



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.alachuacounty.us>

Submit Application to:  
Development Services Division

## COMPREHENSIVE PLAN AMENDMENT APPLICATION

### GENERAL INFORMATION ( BY APPLICANT/ AGENT )

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

### SUBJECT PROPERTY DESCRIPTION

Property Owner: Yadda Property Holdings LLC Property Address: NW 98th St (No Address)  
City: Gainesville State: FL Zip: 32606 Phone: (      )      -       
Tax Parcel #: See below Section: 30 Township: 09 Range: 19 Grant: N/A  
Total Acreage: 92.28(±) Zoning: AP, BW & RP Land Use: OF, W/D & INST  
Tax parcel 06233-014-006 and portions of 06233-014-005 & 06233-000-000

### TYPE OF REQUEST

- ☐ Small-Scale Map Amendment From: \_\_\_\_\_ To: \_\_\_\_\_  
☒ Large-Scale Map Amendment From: OF, W/D & INST To: MED, LI & CON  
☒ Text Amendment For: FLUE Policy 2.2.1  
(See Justification Report)

### 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: 10/28/19

**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:

### Small-Scale Map Amendments

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

### Large-Scale Map Amendments

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

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

### Text Amendments

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



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 Department of Growth Management  
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Submit Application to:  
 Development Services Division

## PROPERTY OWNERS' AFFIDAVIT

YADDA PROPERTY HOLDINGS I LLC

Owner

Application No.

Additional Owners

eda engineers-surveyors-planners, inc.

Appointed Agent(s)

6233-14-6, and portions of 6233 and 6233-14-5

Parcel Number(s)

29

Section

09

Township

19

Range

Rezoning and Land Use Change

Type of Request

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


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

Peter L. Lewis  
 Owner (signature)

Owner (signature)

Owner (signature)

STATE OF FLORIDA  
 COUNTY OF ALACHUA

 Rachel Yoho  
 NOTARY PUBLIC  
 STATE OF FLORIDA  
 Comm# GG141163  
 Expires 9/5/2021

SWORN AND SUBSCRIBED BEFORE ME

THIS 29 DAY OF October, 2019

BY Rachel Yoho

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

driver's license

(TYPE OF IDENTIFICATION)

Notary Public, Commission No. GG141163

(Name of Notary typed, printed, or stamped)



RECORDING REQUESTED BY AND  
WHEN RECORDED RETURN TO:

Jerald M. Goodman, Esq.  
Drinker Biddle & Reath LLP  
One Logan Square, Suite 2000  
Philadelphia, PA 19103-6996

MAIL TAX STATEMENTS TO:

Yadda Property Holdings I, LLC  
7545 West University Avenue, Suite A  
Gainesville, FL 32607  
Attn: Peter Trematerra

**SPECIAL WARRANTY DEED**

THIS SPECIAL WARRANTY DEED made the 26 day of March, 2019 but effective the 26 day of March, 2019 by **PR GAINESVILLE LIMITED PARTNERSHIP**, a Delaware limited partnership, whose mailing address is c/o PREIT Services LLC, The Bellevue, 3rd Floor, Broad and Walnut Streets, Philadelphia, PA 19102, hereinafter called the Grantor, to **YADDA PROPERTY HOLDINGS I, LLC**, a Florida limited liability company, whose mailing address is 7545 West University Avenue, Suite A, Gainesville, FL 32607, hereinafter called the Grantee (whenever used hereunder the terms "Grantor" and "Grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations):

WITNESSETH: That the Grantor, for and in consideration of the sum of Ten (\$10.00) Dollars and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, all those certain lands situated in Alachua County, Florida, described on **Exhibit A** attached hereto, incorporated herein, and made a part hereof for all purposes.

TOGETHER, with all the tenements, hereditaments, and appurtenances thereto belonging or in anywise appertaining (all of the above-described properties being hereinafter collectively referred to as the "Property").

SUBJECT nevertheless, to applicable restrictions, covenants, easements and conditions of record.



TO HAVE AND TO HOLD the Property unto Grantee, in fee simple, its successors and assigns in fee simple forever.

AND the Grantor hereby covenants with the Grantee that it is lawfully seized of the Property in fee simple; that it has good and lawful authority to sell and convey the Property; and that it hereby warrants the title to said Property unto Grantee and its successors and assigns and will defend the same against the lawful claims of all persons claiming by, through or under the said Grantor, but no other.

[SIGNATURE ON FOLLOWING PAGE]

IN WITNESS WHEREOF, the said Grantor has set Grantor's hand and seal the day and year first above written.


**GRANTOR:**

**PR GAINESVILLE LIMITED PARTNERSHIP,**  
a Delaware limited partnership

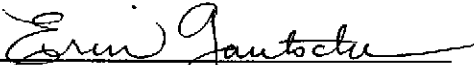
By: PR Gainesville LLC, a Delaware limited liability company,  
its sole general partner

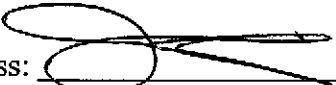
By: PREIT Associates, L.P., a Delaware limited partnership,  
its sole member

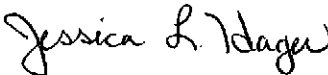
By: Pennsylvania Real Estate Investment Trust, its general partner

By:   
Andrew Ioannou  
Executive Vice President

Signed, sealed and delivered in our presence:

Witness:   
Print Name: Erin Gautoche

Witness:   
Print Name: Joshua Schrier

  
Jessica Idager

[Signature page to Special Warranty Deed]


COMMONWEALTH OF PENNSYLVANIA :  
 : SS  
 COUNTY OF PHILADELPHIA :

On this, the 25 day of March, 2019, before me, the undersigned officer, personally appeared Andrew Ioannou, who acknowledged himself to be an Executive Vice President of Pennsylvania Real Estate Investment Trust, which is the sole general partner of PREIT Associates, L.P., which is the sole member of PR Gainesville LLC, which is the sole general partner of PR Gainesville Limited Partnership, Grantor herein, and that he as such officer, being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of such entity by himself as such officer.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal.

[NOTARIAL SEAL]

COMMONWEALTH OF PENNSYLVANIA  
 NOTARIAL SEAL  
 Erin Gautsche, Notary Public  
 City of Philadelphia, Philadelphia County  
 My Commission Expires Oct. 2, 2021  
 PENNSYLVANIA ASSOCIATION OF NOTARIES

  
 Notary Public  
 My Commission Expires:



**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

TRACT 6 (SW.1)  
PARCEL 1 – FEE SIMPLE:

TOGETHER WITH A PARCEL OF LAND LYING IN SECTIONS 29 AND 30 OF TOWNSHIP 9 SOUTH, RANGE 19 EAST DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF LOT 3, HAUFLEER BROTHER'S ESTATE, UNIT NO. 1, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK "G", PAGE 69, OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, AS THE POINT OF BEGINNING; THENCE RUN SOUTH 89°20'13" WEST ALONG THE NORTH LINE OF SAID PLAT 2698.40 FEET TO THE NORTHWEST CORNER OF SAID PLAT AND THE EASTERLY RIGHT- OF-WAY LINE OF NORTHWEST 98TH STREET ACCORDING TO OFFICIAL RECORDS BOOK 303, PAGE 22 AND OFFICIAL RECORDS BOOK 308, PAGE 328 OF SAID PUBLIC RECORDS; THENCE RUN NORTH 21°38'55" WEST ALONG SAID EASTERLY RIGHT-OF-WAY LINE 642.71 FEET TO A POINT OF CURVATURE OF A RIGHT-OF-WAY CURVE CONCAVE WESTERLY; THENCE, CONTINUE ALONG SAID RIGHT-OF-WAY, RUN NORTHERLY ALONG SAID CURVE HAVING A RADIUS OF 5520.14 FEET, A CENTRAL ANGLE OF 01°31'54", AN ARC LENGTH OF 147.57 FEET, A CHORD LENGTH OF 147.56 FEET, AND A CHORD BEARING OF NORTH 22°24'52" WEST; THENCE CONTINUE ALONG SAID RIGHT-OF-WAY LINE, RUN NORTH 23°10'49" WEST, 935.83 FEET TO A POINT OF CURVATURE OF A RIGHT-OF-WAY CURVE CONCAVE WESTERLY; THENCE, CONTINUE NORTHWESTERLY ALONG SAID RIGHT-OF-WAY CURVE, HAVING A RADIUS OF 2994.21 FEET, A CENTRAL ANGLE OF 03°20'56", AN ARC LENGTH OF 175.01 FEET, A CHORD LENGTH OF 174.98 FEET AND A CHORD BEARING OF NORTH 24°51'17" WEST TO THE SOUTH LINE OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2004, PAGE 2098; THENCE, DEPARTING THE AFORESAID RIGHT-OF-WAY, RUN NORTH 63°45'28" EAST, ALONG THE SAID SOUTH LINE, 200.00 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE WESTERLY; THENCE RUN SOUTHERLY ALONG SAID CURVE HAVING A RADIUS OF 3194.21 FEET, A CENTRAL ANGLE OF 03°19'52", AN ARC LENGTH OF 185.71 FEET, A CHORD LENGTH OF 185.68 FEET, AND A CHORD BEARING OF SOUTH 24°50'44" EAST; THENCE RUN SOUTH 23°10'49" EAST, 24.20 FEET TO THE NORTHWESTERLY CORNER OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2033, PAGE 2200 OF THE ABOVE REFERENCED PUBLIC RECORDS; THENCE RUN SOUTH 23°10'49" EAST, ALONG THE WESTERLY LINE OF OFFICIAL RECORDS BOOK 2033, PAGE 2200 A DISTANCE OF 368.42 FEET TO THE SOUTHWEST CORNER OF SAID LANDS ACCORDING TO OFFICIAL RECORDS BOOK 2033, PAGE 2200; THENCE RUN NORTH 44°10'13" EAST ALONG THE SOUTH LINE OF SAID LANDS, 408.17 FEET TO THE NORTHWESTERLY CORNER OF THOSE LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 2341, PAGE 2470 OF SAID PUBLIC RECORDS; THENCE

RUN NORTH 88°09'02" EAST ALONG THE SOUTHWESTERLY LINE OF SAID DESCRIBED LANDS, 100.92 FEET TO THE SOUTHWESTERLY CORNER THEREOF; THENCE RUN NORTH 44°09'02" EAST, ALONG THE SOUTHEASTERLY LINE OF SAID LANDS, 231.46 FEET TO A POINT BEING THE SOUTHEASTERLY CORNER OF THE REFERENCED LANDS, SAID POINT LYING ON A NON-TANGENT CURVE, CONCAVE WESTERLY; THENCE RUN NORTHWESTERLY ALONG SAID CURVE ALSO BEING THE NORTHEASTERLY LINE OF THE PREVIOUSLY REFERENCED LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2341, PAGE 2470, HAVING A RADIUS OF 370.00 FEET, A CENTRAL ANGLE OF 11°42'22", AN ARC LENGTH OF 75.59 FEET, A CHORD LENGTH OF 75.46 FEET TO THE SOUTHWEST CORNER OF THOSE LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 2238, PAGE 1248 OF THE SAID PUBLIC RECORDS; THENCE RUN NORTH 62°33'37" EAST, ALONG THE SOUTH LINE OF SAID LANDS, 60.00 FEET TO THE SOUTHEAST CORNER OF SAID LANDS AND TO A NON-TANGENT CURVE CONCAVE WESTERLY; THENCE RUN SOUTHEASTERLY ALONG SAID CURVE HAVING A RADIUS OF 430.00 FEET, A CENTRAL ANGLE OF 07°47'54", AN ARC LENGTH OF 58.53 FEET, A CHORD LENGTH OF 58.48 FEET, AND A CHORD BEARING OF SOUTH 23°32'26" EAST; THENCE, DEPARTING SAID CURVE, RUN NORTH 89°19'30" EAST, NON-TANGENT TO THE AFORESAID CURVE, 150.32 FEET TO THE WEST LINE OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2571, PAGE 1111; THENCE RUN SOUTH 00°40'30" EAST, ALONG SAID WEST LINE, 13.33 FEET TO THE SOUTHWEST CORNER THEREOF; THENCE RUN NORTH 89°19'30" EAST, ALONG THE SOUTH LINE OF SAID LANDS, 136.50 FEET TO THE SOUTHEAST CORNER THEREOF; THENCE RUN NORTH 00°40'30" WEST, ALONG THE EAST LINE OF SAID LANDS, 20.27 FEET; THENCE DEPARTING SAID EAST LINE, RUN NORTH 89°19'30" EAST, 1.10 FEET; THENCE RUN NORTH 00°40'30" WEST 108.23 FEET TO THE SOUTH LINE OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2301, PAGE 737; THENCE RUN NORTH 89°19'30" EAST, ALONG THE SOUTH LINE OF SAID LANDS, 28.68 FEET TO THE SOUTHEAST CORNER OF SAID LANDS; THENCE RUN NORTH 00°40'30" WEST, ALONG THE EAST LINE OF SAID LANDS, 147.50 FEET TO THE SOUTH LINE OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1285, PAGE 763 AND OFFICIAL RECORDS BOOK 1285, PAGE 766; THENCE RUN NORTH 89°19'30" EAST, ALONG SAID SOUTH LINE, 741.57 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF INTERSTATE HIGHWAY NO. 75 (STATE ROAD NO. 93), CURRENTLY HAVING A RIGHT- OF-WAY WIDTH OF 300 FEET; THENCE RUN SOUTH 43°32'48" EAST, ALONG SAID RIGHT-OF-WAY, 957.07 FEET; THENCE, CONTINUE ALONG SAID RIGHT-OF-WAY LINE, SOUTH 41°22'04" EAST, 1815.78 FEET TO THE INTERSECTION WITH THE PREVIOUSLY MENTIONED NORTH LINE OF HAUFLEER BROTHER'S ESTATES UNIT NO. 1; THENCE RUN SOUTH 89°20'13" WEST ALONG SAID NORTH LINE 395.68 FEET TO THE NORTHWEST CORNER OF LOT 2 OF SAID HAUFLEER BROTHER'S ESTATES UNIT NO. 1; THENCE RUN ALONG THE WEST LINE OF SAID LOT 2 THE FOLLOWING COURSES: SOUTH 41°31'10" EAST, 25.22 FEET TO A CURVE CONCAVE WESTERLY; THENCE RUN SOUTHERLY ALONG SAID CURVE HAVING A RADIUS OF 95.00 FEET, A CENTRAL ANGLE OF 40°14'02", AN ARC LENGTH OF 66.71 FEET, A CHORD LENGTH OF 65.35 FEET AND A CHORD

BEARING OF SOUTH 21°12'35" EAST; THENCE RUN SOUTH 01°08'40" EAST, 104.99 FEET TO A CURVE CONCAVE NORTHEASTERLY; THENCE RUN SOUTHERLY ALONG SAID CURVE HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 89°31'08", AN ARC LENGTH OF 39.06 FEET, AND A CHORD LENGTH OF 35.21 FEET AND A CHORD BEARING OF SOUTH 45°54'13" EAST TO THE SOUTHWEST CORNER OF SAID LOT 2; THENCE RUN SOUTH 89°20'13" WEST, 120.00 FEET TO THE SOUTHEAST CORNER OF THE ABOVE MENTIONED LOT 3, SAID CORNER LYING ON A NON-TANGENT CURVE CONCAVE NORTHWESTERLY; THENCE RUN ALONG THE EAST LINE OF SAID LOT 3 THE FOLLOWING COURSES: RUN NORTHERLY ALONG SAID CURVE BEING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90°28'52", AN ARC LENGTH OF 39.48 FEET, A CHORD LENGTH OF 35.50 FEET AND A CHORD BEARING OF NORTH 44°05'47" EAST; THENCE RUN NORTH 01°08'40" WEST, 104.05 FEET TO A CURVE CONCAVE WESTERLY; THENCE RUN NORTHERLY ALONG SAID CURVE HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 40°14'02", AN ARC LENGTH OF 17.56 FEET, A CHORD LENGTH OF 17.20 FEET AND A CHORD BEARING OF NORTH 21°12'35" WEST; THENCE RUN NORTH 41°31'10" WEST, 85.53 FEET TO THE NORTHEAST CORNER OF SAID LOT 3 AND THE POINT OF BEGINNING OF THE HEREIN DESCRIBED LANDS.

PARCEL 2 – EASEMENT:

TOGETHER WITH APPURTENANT EASEMENTS OVER PREMISES ADJOINING ABOVE DESCRIBED LAND FOR INGRESS/EGRESS AS CONTAINED IN RECIPROCAL INGRESS/EGRESS EASEMENTS DATED JULY 7, 2000, AND RECORDED IN OR BOOK 2300, PAGE 2524 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA.

TRACT 7 (SW.2)

PARCEL 1 – FEE SIMPLE:

TOGETHER WITH A PARCEL OF LAND LYING IN SECTION 30, TOWNSHIP 9 SOUTH, RANGE 19 EAST BEING DESCRIBED AS FOLLOWS:

COMMENCE AT THE CENTERLINE INTERSECTION OF STATE ROAD NO. 222 (NORTHWEST 39TH AVENUE) AND STATE ROAD NO. 93 (INTERSTATE ROUTE 75) FOR A POINT OF REFERENCE; THENCE RUN SOUTH 89°19'30" WEST ALONG SAID CENTERLINE OF STATE ROAD NO. 222, ALSO BEING THE NORTH LINE OF SAID SECTION 30, A DISTANCE OF 986.84 FEET; THENCE, DEPARTING SAID CENTERLINE, RUN SOUTH 00°40'30" EAST, 72.61 FEET TO THE POINT OF BEGINNING, SAID POINT LIES ON THE SOUTH RIGHT-OF-WAY LINE OF SAID STATE ROAD NO. 222; THENCE RUN SOUTH 00°40'32" EAST, 189.23 FEET TO A POINT ON A NON- TANGENT CURVE CONCAVE SOUTHERLY, SAID POINT LIES ON THE NORTH LINE OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1885, PAGE 2882 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE RUN WESTERLY ALONG SAID NORTH LINE AND SAID



CURVE HAVING A RADIUS OF 775.00 FEET, A CENTRAL ANGLE OF  $04^{\circ}50'33''$ , AN ARC LENGTH OF 65.50 FEET, A CHORD LENGTH OF 65.48 FEET, AND A CHORD BEARING OF SOUTH  $82^{\circ}56'23''$  WEST TO THE POINT OF TANGENCY; THENCE RUN SOUTH  $80^{\circ}31'06''$  WEST, ALONG SAID NORTH LINE, 102.65 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY; THENCE RUN NORTHWESTERLY ALONG SAID NORTH LINE AND SAID CURVE, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF  $98^{\circ}05'54''$ , AN ARC LENGTH OF 42.80 FEET, A CHORD LENGTH OF 37.76 FEET, AND A CHORD BEARING OF NORTH  $50^{\circ}25'57''$  WEST TO THE POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE EASTERLY, SAID POINT LIES ON THE EAST RIGHT-OF-WAY LINE OF NORTHWEST 97TH BOULEVARD ACCORDING TO OFFICIAL RECORDS BOOK 1680, PAGE 2649 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE RUN NORTHERLY ALONG SAID RIGHT-OF-WAY LINE AND SAID CURVE, HAVING A RADIUS OF 380.00 FEET, A CENTRAL ANGLE OF  $00^{\circ}42'30''$ , AN ARC LENGTH OF 4.70 FEET, A CHORD LENGTH OF 4.70 FEET, AND A CHORD BEARING OF NORTH  $01^{\circ}01'45''$  WEST TO THE POINT OF TANGENCY; THENCE RUN NORTH  $00^{\circ}40'30''$  WEST, ALONG SAID RIGHT-OF-WAY LINE, 180.75 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY; THENCE RUN NORTHERLY ALONG SAID RIGHT-OF-WAY LINE AND SAID CURVE, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF  $11^{\circ}31'31''$ , AN ARC LENGTH OF 5.03 FEET, A CHORD LENGTH OF 5.02 FEET, AND A CHORD BEARING OF NORTH  $05^{\circ}05'15''$  EAST TO A POINT ON SAID SOUTH RIGHT-OF-WAY LINE OF STATE ROAD NO. 222; THENCE RUN NORTH  $89^{\circ}19'30''$  EAST, ALONG SAID SOUTH RIGHT-OF-WAY LINE, 155.75 FEET; THENCE RUN SOUTH  $86^{\circ}51'40''$  EAST, ALONG SAID SOUTH RIGHT-OF-WAY LINE, 39.20 FEET TO THE POINT OF BEGINNING.

PARCEL 2 – EASEMENT:

TOGETHER WITH APPURTENANT EASEMENTS OVER PREMISES ADJOINING ABOVE DESCRIBED LAND FOR UTILITIES AS CONTAINED IN EASEMENT DATED MARCH 26, 1991, AND RECORDED IN OR BOOK 1835, PAGE 2141, IN THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA.



2018 Roll Details — Real Estate Account At Unassigned Location RE

Print this page

Real Estate Account #06233 000 000

Parcel details

Latest bill

View/Print full bill history

2018

2017

2016

2015

...

2002

PAID

PAID

PAID

PAID

PAID

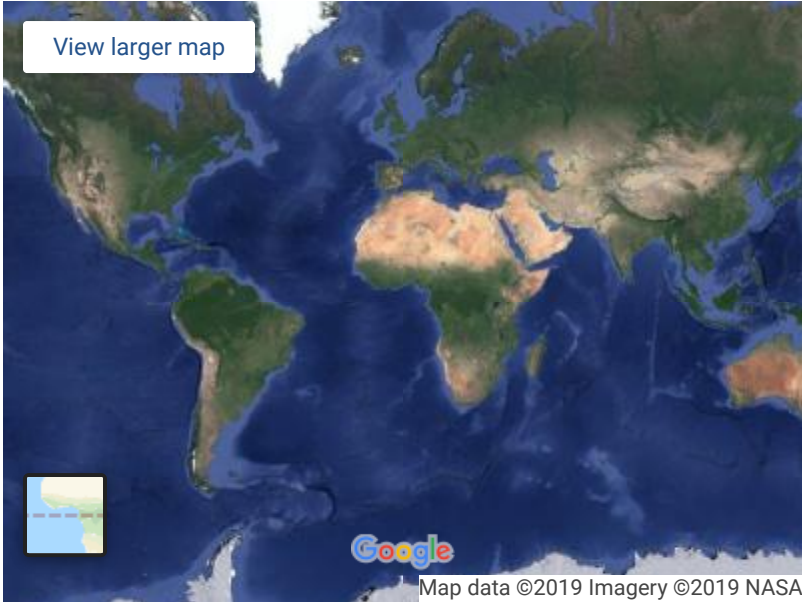
Get Bills by Email

PAID 2018-11-28 \$243.59  
Receipt #18-0035114

Owner: PR GAINESVILLE LIMITED, PARTNE  
% PREIT  
200 SOUTH BROAD ST  
PHILADELPHIA, PA 19102  
Situs: Unassigned Location RE

Account number: 06233 000 000  
Alternate Key: 1041812  
Millage code: 0400  
Millage rate: 20.7574

Assessed value: 3,300  
School assessed value: 3,300  
Unimproved land value: 3,300



Location is not guaranteed to be accurate.

Property Appraiser

2018 Annual bill

View

Ad valorem: \$68.50  
Non-ad valorem: \$185.24  
Total Discountable: 253.74  
No Discount NAVA: 0.00  
Total tax: \$253.74

Legal description

COM INT C/L NW 39TH AVE & C/L I-75 S 40 DEG E 1885 FT S 49 DEG W 178.82 FT POB S 58 DEG W 682.42 FT S 43 DEG W 650 FT S 46 DEG E 500 FT N 43 DEG E 650 FT N 24 DEG E 691.31 FT N 42 DEG W 100 FT POB OR 3312/0267

Location

Book, page, item: 3312-267-  
Geo number: 30-09-19-06233000000  
Range: 19  
Township: 09  
Section: 30  
Neighborhood: 114300.40  
Use code: 05200  
Total acres: 11.980





2018 Roll Details — Real Estate Account At Unassigned Location RE

Print this page

Real Estate Account #06233 014 005

Parcel details

Latest bill

View/Print full bill history

2018

2017

2016

2015

...

2007

PAID

PAID

PAID

PAID

PAID

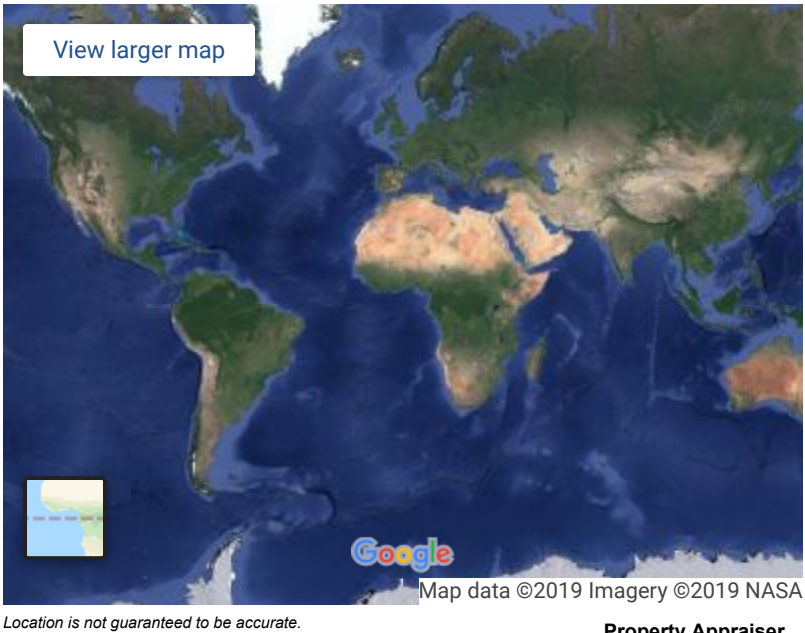
Get Bills by Email

PAID 2018-11-28 \$707.41  
Receipt #18-0035114

Owner: PR GAINESVILLE LTD PARTNERSHIP  
% PREIT  
200 SOUTH BROAD ST  
PHILADLPHIA, PA 19102  
Situs: Unassigned Location RE

Account number: 06233 014 005  
Alternate Key: 1041871  
Millage code: 0400  
Millage rate: 20.7574

Assessed value: 35,500  
School assessed value: 35,500  
Unimproved land value: 35,500



Location is not guaranteed to be accurate.

Property Appraiser

2018 Annual bill

View

Ad valorem: \$736.89  
Non-ad valorem: \$0.00  
Total Discountable: 736.89  
No Discount NAVA: 0.00  
Total tax: \$736.89

Legal description

COM NE COR LOT 3 HAUFLER BROTHERS ESTATE UNIT 1 PB G-69 POB W 2698.40 FT N 21 DEG W 642.71 FT NLY ALG CURVE 147.57 FT N 23 DEG W 935.83 FT NWLY ALG CURVE 175.01 FT N 63 DEG E 200 FT SLY ALG CURVE 185.71 FT S 23 DEG E 24.20 FT S 23 DEG E 368.42 FT N 44 DEG E 408.17 FT E 100.92 FT N 44 DEG E 231.46 FT NWLY ALG CURVE 75.59 FT N 62 DEG E 60 FT SELY ALG CURVE 58.53 FT E 150.32 FT S 13.33 FT E 136.50 FT N 20.27 FT E 1.10 FT N 108.23 FT E 28.68 FT N 147.50 FT E 741.57 FT S 43 DEG E 957.07 FT S 41 DEG E 1815.78 FT W 395.68 FT S 41 DEG E 25.22 FT SLY ALG CURVE 66.71 FT S 104.99 FT SLY ALG CURVE 39.06 FT W 120 FT NLY ALG CURVE 39.48 FT N 104.05 FT NLY ALG CURVE 17.56 FT N 41 DEG W Location

Book, page, item: 3312-267-  
Geo number: 30-09-19-06233014005  
Range: 19  
Township: 09  
Section: 30  
Neighborhood: 114300.58  
Use code: 05500  
Total acres: 104.240

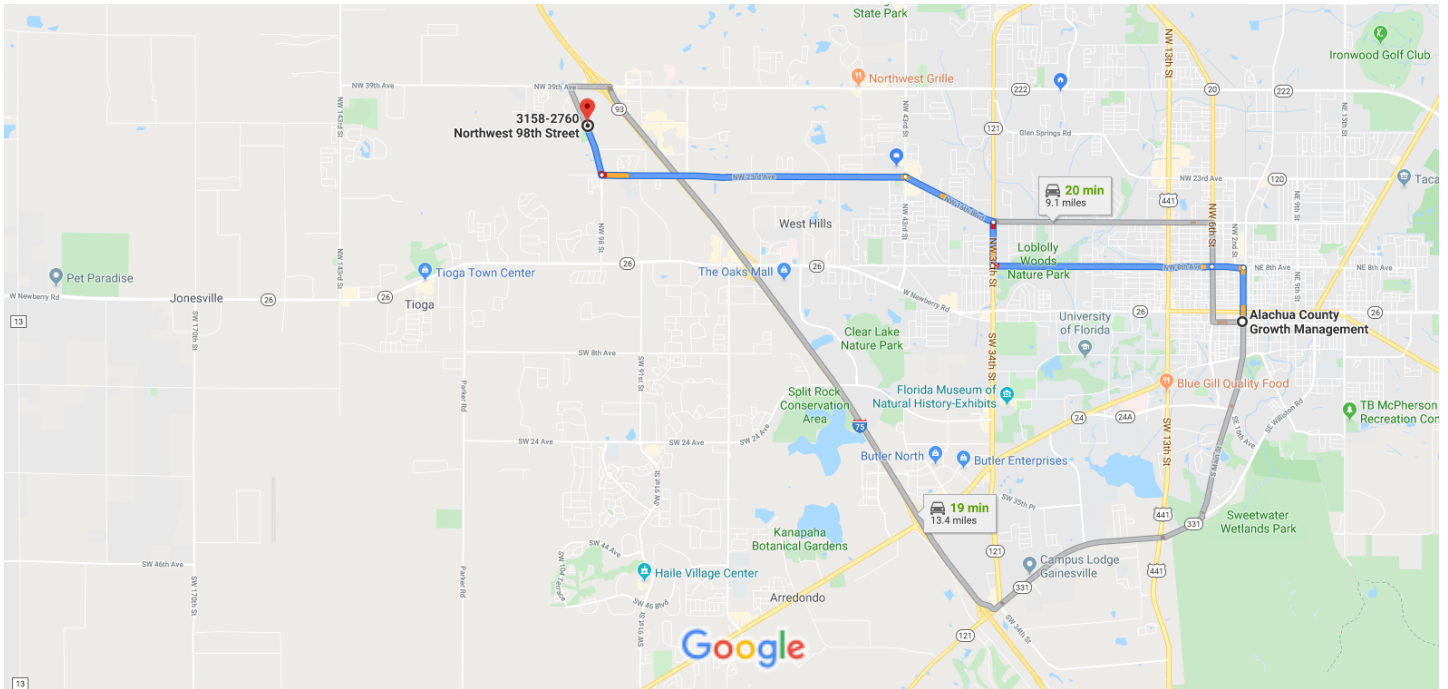






Alachua County Growth Management to 3158-2760  
NW 98 St, Gainesville, FL 32606

Drive 9.1 miles, 20 min



Map data ©2019 1 mi


## Alachua County Growth Management

10 SW 2nd Ave #3, Gainesville, FL 32601

1. Head east on SW 2nd Ave toward S Main St  
4 s (52 ft)

### Take NW 8th Ave and NW 23 Ave/NW 23rd Ave to NW 98 St/NW 98th St/Callison Rd

20 min (9.1 mi)

2. Turn left onto S Main St  
0.6 mi
3. Turn left onto NW 8th Ave  
0.4 mi
4. Continue straight to stay on NW 8th Ave  
2.5 mi
5. Turn right onto NW 34th St  
0.5 mi
6. Turn left onto NW 16th Blvd  
1.1 mi
7. Continue onto NW 23 Ave/NW 23rd Ave  
3.5 mi
8. Turn right onto NW 98 St/NW 98th St/Callison Rd  
 Destination will be on the right  
0.6 mi



WEATHER

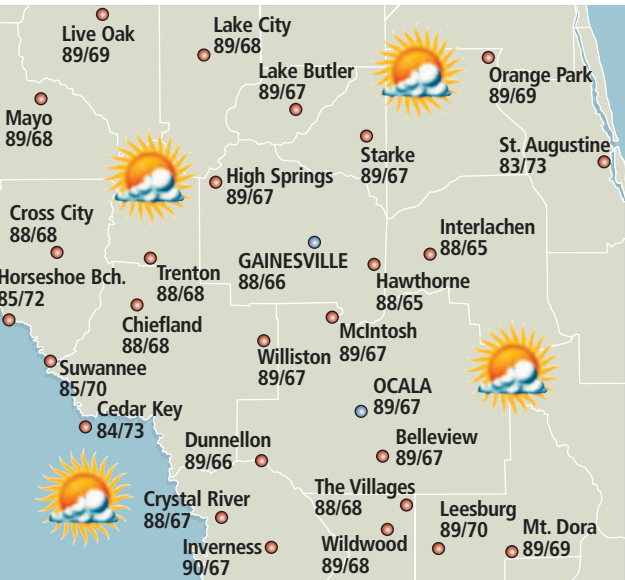
TODAY'S UV INDEX

10 a.m. noon 2 p.m. 4 p.m.

3 5 3 2

The higher the **AccuWeather.com UV Index™** number, the greater the need for eye and skin protection. **0-2:** Low, **3-5:** Moderate, **6-7:** High, **8-10:** Very High, **11+:** Extreme.

REGIONAL FORECAST



Shown is today's weather. Temperatures are today's highs and tonight's lows.

FLORIDA FORECAST

City	Today	Tomorrow	Lakeland	90/69/pc	89/70/pc
Apalachicola	85/72/pc	85/76/s	Melbourne	87/69/pc	86/71/pc
Cape Canaveral	84/71/pc	84/73/pc	Miami	88/75/sh	87/75/pc
Crescent Beach	82/73/pc	82/74/pc	Orlando	89/69/pc	88/71/pc
Crystal River	88/67/pc	88/71/s	Panama City	86/70/c	86/74/t
Daytona Beach	85/69/pc	85/72/pc	Pensacola	83/74/c	85/73/t
Fernandina Bch.	85/72/pc	82/74/c	Perry	89/69/pc	86/74/pc
Ft. Lauderdale	86/76/pc	85/75/pc	St. Petersburg	89/74/pc	88/75/s
Fort Myers	90/72/pc	90/74/pc	Sarasota	90/73/pc	89/75/s
Ft. Walton Bch.	83/73/c	84/73/t	Tallahassee	88/71/pc	85/73/t
Jacksonville	87/69/pc	84/71/c	Tampa	89/73/pc	89/75/s
Key West	87/79/pc	87/78/sh	Vero Beach	86/69/pc	86/70/pc
			W. Palm Beach	86/74/pc	85/73/pc

YESTERDAY'S ALMANAC

**GAINESVILLE**  
Measured at Gainesville Regional Airport through 5 p.m. yesterday.  
**Temperature**  
High/low temperature 86°/63°  
Normal high/low 82°/62°  
Record high 92° in 1911  
Record low 47° in 1992  
**Precipitation**  
24 hours through 5 p.m. yest. 0.00"  
Record rainfall 1.35" in 1942  
**Monthly rainfall**  
2019 2018 2017 Nrm1 Rcrd Year  
Jan. 5.42 4.32 1.45 3.33 11.79 1904  
Feb. 1.01 1.58 0.39 3.20 11.58 1998  
March 1.87 2.41 0.67 4.33 11.13 1996  
April 2.42 7.49 2.74 2.67 8.95 1949  
May 2.65 8.38 4.45 2.48 9.25 1959  
June 9.61 5.55 16.86 7.12 16.86 2017  
July 4.27 6.69 16.70 6.07 16.70 2017  
Aug. 10.06 8.69 5.79 6.39 15.84 1985  
Sept. 0.93 2.84 15.28 4.42 19.91 1894  
Oct. 1.86 0.61 1.57 2.88 10.00 1994  
Nov. 2.81 2.76 2.06 7.27 1972  
Dec. 8.68 2.65 2.38 9.60 1997  
Year 40.10 60.05 71.31 47.33 73.30 1953

**OCALA**  
Measured at Ocala through 5 p.m. yesterday.  
**Temperature**  
High/low temperature 86°/63°  
Normal high/low 86°/63°  
Record high 92° in 2009  
Record low 43° in 1980  
**Precipitation**  
24 hours through 5 p.m. yest. 0.00"  
Record rainfall 0.72" in 1965  
**Monthly rainfall**  
2019 2018 2017 Nrm1 Rcrd Year  
Jan. 4.49 4.19 4.95 3.20 9.12 1994  
Feb. 1.67 1.18 1.51 3.26 11.31 1998  
March 0.48 3.69 1.35 4.56 11.86 1959  
April 3.74 4.83 2.23 2.40 16.37 1982  
May 5.56 12.40 2.84 2.92 13.05 1976  
June 7.23 6.62 9.82 7.42 15.98 1974  
July 7.34 9.25 8.52 6.92 13.57 1964  
Aug. 7.05 6.14 6.81 6.32 15.17 1949  
Sept. 2.01 2.91 12.92 6.08 20.70 2004  
Oct. 2.44 1.05 3.43 3.03 9.53 1958  
Nov. 1.39 5.39 2.12 7.01 1980  
Dec. 11.47 1.14 2.57 11.47 2018  
Year 42.01 65.12 60.91 50.80 74.71 1982

POLLEN INDEX



WEATHER TRIVIA™

**Q:** What is fresh water fury?  
**A:** A destructive wind storm on the Great Lakes

TODAY'S TIDES

	High	Low
Boca Grande	1:12 a.m. 7:36 a.m.	2:19 p.m. 7:31 p.m.
Cedar Key	2:27 a.m. 8:59 a.m.	3:07 p.m. 9:05 p.m.
Crystal River	5:15 a.m. 12:06 p.m.	5:51 p.m. none
Daytona Beach	8:53 a.m. 2:42 a.m.	9:14 p.m. 3:08 p.m.
Homosassa Bay	6:10 a.m. 12:59 a.m.	7:10 p.m. 1:46 p.m.
Ponce Inlet	9:46 a.m. 3:36 a.m.	9:56 p.m. 3:57 p.m.
St. Augustine	9:29 a.m. 3:25 a.m.	9:50 p.m. 3:51 p.m.
Withlacoochee	2:34 a.m. 9:54 a.m.	3:14 p.m. 10:00 p.m.

COASTAL CONDITIONS

**Savannah to St. Augustine:** Wind south-southwest 4-8 knots today. Seas 1-3 feet. Inland waterways mostly smooth. Visibility under 2 miles in a shower or thunderstorm.  
**St. Augustine to Jupiter Inlet:** Wind from the east-northeast at 4-8 knots today. Seas 2-4 feet. Inland waterways mostly smooth. Visibility generally clear.

**Tarpon Springs to Apalachicola:** Wind from the south-southwest at 4-8 knots today. Seas 2 feet or less. Inland waterways mostly smooth. Visibility generally unrestricted.

SOLUNAR TABLES

	A.M.	P.M.
Day	Major	Minor
Today	12:09	6:20
Tues.	12:54	7:05
Wed.	1:42	7:54

AIRPORT REPORT

**ATLANTA:** Sunny to partly cloudy. High 79, Low 61  
**CHARLOTTE:** Warmer with clearing. High 80, Low 49  
**JACKSONVILLE:** Partly sunny and warm. High 87, Low 69  
**MIAMI:** A passing shower or two. High 88, Low 75  
**ORLANDO:** Partly sunny. High 89, Low 69  
**TAMPA:** Partly sunny, nice and warm. High 89, Low 73

AccuWeather

DOWNLOAD THE FREE APP

TODAY'S FIRE RISK

LOW MODERATE HIGH EXTREME

SOURCE: U.S. Forest Service

NATION & WORLD

U.S. CITIES	Today	Tomorrow
Albany	68/40/s	60/41/pc
Albuquerque	75/46/s	74/43/s
Allentown	72/42/s	66/46/s
Anchorage	42/29/c	40/32/c
Asheville	75/46/s	69/55/pc
Atlanta	79/61/s	70/62/r
Atlantic City	75/45/pc	67/49/s
Austin	85/74/t	88/60/pc
Baltimore	76/46/s	70/53/s
Birmingham	78/61/s	71/61/r
Bismarck	40/33/c	40/27/sf
Boise	63/38/s	71/47/pc
Boston	66/49/c	62/47/s
Buffalo	53/38/c	59/48/pc
Burlington, VT	64/39/pc	57/41/pc
Casper	66/27/s	54/36/s
Charleston, SC	82/64/sh	79/69/r
Charlotte, WV	71/40/s	78/55/pc
Charlotte	80/49/pc	76/62/pc
Chicago	52/41/s	60/42/sh
Cincinnati	66/41/s	74/46/pc
Cleveland	57/38/pc	69/52/pc
Columbia	83/56/pc	78/67/r
Columbus, OH	63/39/s	72/49/pc
Concord	63/39/pc	60/33/s
Dallas	80/71/c	87/52/c
Dayton	62/38/pc	74/43/pc
Denver	75/33/s	60/36/s
Des Moines	61/46/s	56/38/pc
Detroit	53/36/pc	61/48/pc
Duluth	45/34/c	44/37/r
El Paso	78/61/t	81/56/pc
Evansville	70/44/s	76/43/pc
Fairbanks	33/17/pc	35/22/s
Fargo	43/31/c	41/32/c
Flagstaff	63/32/s	67/32/s
Grand Rapids	49/35/c	56/44/sh
Great Falls	46/26/c	57/44/pc
Greensboro	77/49/pc	75/58/pc
Hartford	71/42/pc	63/39/s
Helena	51/31/c	57/40/pc
Honolulu	88/76/pc	87/75/pc
Houston	82/74/t	87/70/pc
Indianapolis	61/41/s	71/42/t
Jackson, MS	75/65/r	76/61/r
Kansas City	70/54/s	62/36/pc
Las Vegas	82/58/s	85/60/s
Little Rock	74/58/pc	73/49/t
Los Angeles	75/57/pc	83/61/pc
Louisville	71/45/s	76/48/pc
Lubbock	81/55/c	77/41/pc
Madison	51/37/pc	55/40/sh
Memphis	75/60/pc	73/51/c
Midland	81/64/c	87/49/pc
Milwaukee	51/40/pc	58/43/sh
Minneapolis	49/40/c	46/37/c
Nashville	75/50/s	75/52/pc
New Orleans	84/75/t	89/74/t
New York	72/50/s	63/53/s
Norfolk	76/58/pc	71/62/pc
Oklahoma City	80/63/pc	73/40/pc
Omaha	66/44/s	55/36/s

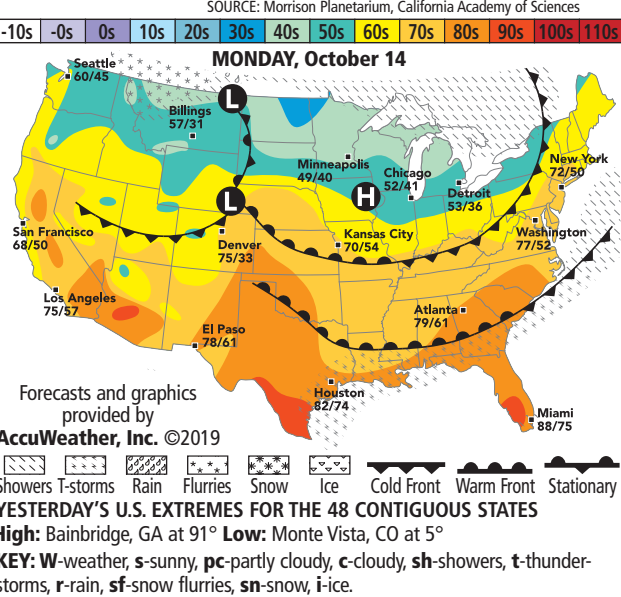
TODAY'S FIRE RISK



U.S. CITIES	Today	Tomorrow
Albany	68/40/s	60/41/pc
Albuquerque	75/46/s	74/43/s
Allentown	72/42/s	66/46/s
Anchorage	42/29/c	40/32/c
Asheville	75/46/s	69/55/pc
Atlanta	79/61/s	70/62/r
Atlantic City	75/45/pc	67/49/s
Austin	85/74/t	88/60/pc
Baltimore	76/46/s	70/53/s
Birmingham	78/61/s	71/61/r
Bismarck	40/33/c	40/27/sf
Boise	63/38/s	71/47/pc
Boston	66/49/c	62/47/s
Buffalo	53/38/c	59/48/pc
Burlington, VT	64/39/pc	57/41/pc
Casper	66/27/s	54/36/s
Charleston, SC	82/64/sh	79/69/r
Charlotte, WV	71/40/s	78/55/pc
Charlotte	80/49/pc	76/62/pc
Chicago	52/41/s	60/42/sh
Cincinnati	66/41/s	74/46/pc
Cleveland	57/38/pc	69/52/pc
Columbia	83/56/pc	78/67/r
Columbus, OH	63/39/s	72/49/pc
Concord	63/39/pc	60/33/s
Dallas	80/71/c	87/52/c
Dayton	62/38/pc	74/43/pc
Denver	75/33/s	60/36/s
Des Moines	61/46/s	56/38/pc
Detroit	53/36/pc	61/48/pc
Duluth	45/34/c	44/37/r
El Paso	78/61/t	81/56/pc
Evansville	70/44/s	76/43/pc
Fairbanks	33/17/pc	35/22/s
Fargo	43/31/c	41/32/c
Flagstaff	63/32/s	67/32/s
Grand Rapids	49/35/c	56/44/sh
Great Falls	46/26/c	57/44/pc
Greensboro	77/49/pc	75/58/pc
Hartford	71/42/pc	63/39/s
Helena	51/31/c	57/40/pc
Honolulu	88/76/pc	87/75/pc
Houston	82/74/t	87/70/pc
Indianapolis	61/41/s	71/42/t
Jackson, MS	75/65/r	76/61/r
Kansas City	70/54/s	62/36/pc
Las Vegas	82/58/s	85/60/s
Little Rock	74/58/pc	73/49/t
Los Angeles	75/57/pc	83/61/pc
Louisville	71/45/s	76/48/pc
Lubbock	81/55/c	77/41/pc
Madison	51/37/pc	55/40/sh
Memphis	75/60/pc	73/51/c
Midland	81/64/c	87/49/pc
Milwaukee	51/40/pc	58/43/sh
Minneapolis	49/40/c	46/37/c
Nashville	75/50/s	75/52/pc
New Orleans	84/75/t	89/74/t
New York	72/50/s	63/53/s
Norfolk	76/58/pc	71/62/pc
Oklahoma City	80/63/pc	73/40/pc
Omaha	66/44/s	55/36/s

IN THE SKIES

Although the full moon looks large when it rises, time-lapse photos show that its size doesn't change at all. See the "Moon Illusion" for yourself when the moon rises at sunset-still looking full a day after the Hunter's Moon.



FORECASTS AND GRAPHICS PROVIDED BY ACCUWEATHER, INC. ©2019	Today	Tomorrow
Shower's T-storms	88/81/sh	88/80/pc
Rain	89/81/sh	89/80/pc
Flurries	88/78/pc	87/80/pc
Snow	84/73/pc	84/74/pc
Ice	90/72/pc	89/71/s
Cold Front	90/76/pc	89/77/pc
Warm Front	89/79/sh	88/79/sh
Stationary	88/78/sh	89/78/sh
YESTERDAY'S U.S. EXTREMES FOR THE 48 CONTIGUOUS STATES		
High: Bainbridge, GA at 91°		
Low: Monte Vista, CO at 5°		
KEY: W-weather, s-sunny, pc-partly cloudy, c-cloudy, sh-showers, t-thunderstorms, r-rain, sf-snow flurries, sn-snow, i-ice.		
Philadelphia	74/48/s	67/51/s
Phoenix	90/67/s	92/66/pc
Pittsburgh	60/37/s	66/52/pc
Portland, ME	60/44/pc	59/40/s
Portland, OR	63/44/pc	64/51/c
Providence	68/46/c	62/43/s
Raleigh	80/49/pc	77/60/pc
Rapid City	59/32/pc	46/27/s
Reno	73/38/s	77/41/pc
Richmond	79/48/s	75/57/pc
Sacramento	82/46/s	81/46/s
St. Louis	69/53/s	70/43/c
Salt Lake City	67/43/s	70/45/s
San Antonio	88/75/t	92/61/pc
San Diego	71/57/pc	74/58/pc
San Francisco	68/50/s	69/50/s
Santa Fe	72/37/s	71/35/s
St. Ste. Marie	48/34/sh	50/40/r
Seattle	60/45/pc	61/51/c
Shreveport	74/66/r	78/58/r
Sioux Falls	57/39/pc	45/33/c
Spokane	55/35/pc	58/42/pc
Syracuse	58/38/pc	59/45/pc
Topeka	73/49/s	64/36/s
Tucson	87/62/pc	87/61/s
Tulsa	78/65/s	71/40/pc
Wash., DC	77/52/s	71/57/s
Wichita	76/55/s	66/38/pc
Wilkes-Barre	68/39/s	63/45/s
Wilmington, NC	80/58/c	79/66/pc
CANADA		
Calgary	41/25/sf	46/35/c
Edmonton	40/27/sf	45/27/c
Halifax	56/51/c	62/44/r
Ottawa	54/33/c	55/41/pc
Quebec	59/36/c	51/37/pc
Regina	39/27/r	39/27/c
Toronto	52/37/pc	57/49/pc
Vancouver	55/44/pc	55/49/r
Winnipeg	39/31/c	41/31/sn

ABUSE

From Page B2

head-butted him. The tourist was livid that his wife, who walked without any assistance, wasn't allowed to use the wheelchair line at the Magical Kingdom's Monorail station.  
In his 14 years at working at Disney, it was the only time he has physically assaulted at work, although many times veered dangerously close, said Fontenot. He said it was his decision to not to press charges because he was satisfied that Disney had banned the tourist.  
"I just want people to be civil. We're low-wage workers," said Fontenot, 39. "Treat us with dignity."

Outbursts typically happen on the popular rides, although not always. Visitors blow up, shoving and yelling at workers at a Donald Duck meet-and-greet or photo opportunity with the Disney princesses.  
Last month, it happened on the children's Winnie the Pooh ride when a 36-year-old Frenchman scratched an employee, elbowed her in the stomach and then pushed her after the ride broke down, according to the reports.  
Disney employees aren't alone on the front lines when a situation erupts, Disney says.  
They have a two-way radio or a phone to call for help.  
Disney employees also undergo safety training from day one on the job, as do

their managers who are specially trained to help defuse the situations, according to Disney. The company did not provide details on the training for security reasons.  
Disney security and deputy sheriffs also add an extra layer of protection.  
And for workers who need mental health counseling, the company has a wellness assistance program that provides five free visits with a counselor.  
Similar battery complaints have been filed at SeaWorld and Universal Orlando, too.  
A man whose young daughter was too short to ride Journey to Atlantis pushed a SeaWorld employee in her stomach last year. The man didn't realize the worker was pregnant, the sheriff's report said.

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ACCREDITED BUSINESS A+

GF-GH052534

NATIONAL DEBT RELIEF

PUBLIC NOTICE

A neighborhood workshop will be held to discuss a proposed Comprehensive Plan text amendment and land use map change on parcel 06233-014-005 from Office, Warehouse/Distribution & Institutional to Medium Density Residential, Industrial & Conservation and rezoning from AP, BW & RP to R-1b, ML and C-1. On parcel 06233-000-000, a proposed land use map change from Warehouse/Distribution to Medium Density Residential & Industrial and rezoning from BW to R-1b & ML. On parcel 06233-014-006, a proposed land use map change from Institutional to Industrial & Conservation and rezoning from RP to ML & C-1. This is not a public hearing. The purpose of this meeting is to inform neighboring property owners of the proposed development and to seek their comments.

The meeting will be held at 6:00 p.m. on October 24, 2019 in Meeting Room B of the Millhopper Branch Library, located at 3145 NW 43rd Street, Gainesville, FL 32606.

Contact: Clay Sweger, AICP, LEED AP  
eda engineers-surveyors-planners, inc.  
(352) 373-3541

Gainesville

history in a hardcover book

Commemorate Gainesville's 150th!

\$29.95 \$44.95

plus tax & shipping

offer expires 10/16/19

In honor of Gainesville's 150th birthday, The Gainesville Sun is pleased to announce an all-new hardcover coffee-table book: "Gainesville Memories: A Photographic History of the Early Years." We are thrilled to include photos of Gainesville area from our readers, in addition to photos carefully selected from local partners from the mid-1800s through 1939. Pre-order your 136-page commemorative book now and save \$15.00 off the \$44.95 retail price.

Order online and save with flat-rate shipping

Gainesville.PictorialBook.com

Pre-order by mail now (discount expires 10/16/19). Select an option:

☐ I'll pick up my order

\$29.95 plus \$2.10 tax per book. Pick up order at The Gainesville Sun office (2700 SW 13th Street, Gainesville) after 11/18/19.

Quantity: x \$32.05 = \$ total

☐ Ship my order to me

\$29.95 plus \$2.10 tax and \$6.95 shipping and handling per book. Order will be shipped to the address below after 11/22/19.

Quantity: x \$39.00 = \$ total

Payment method: ☐ Check/Money Order ☐ Visa ☐ MasterCard ☐ AmEx ☐ Discover

Name

Address

City State Zip

Phone E-mail

Card # Expiration

Signature Verification Code

The Gainesville Sun

Send form and payment to:

The Gainesville Sun

Attn: Memories Book

2700 SW 13th Street

Gainesville, FL 32608

From the archives of Alachua County Libraries, Florida Historical Society and Matheson History Museum and University of Florida Archives

GF-GH051675

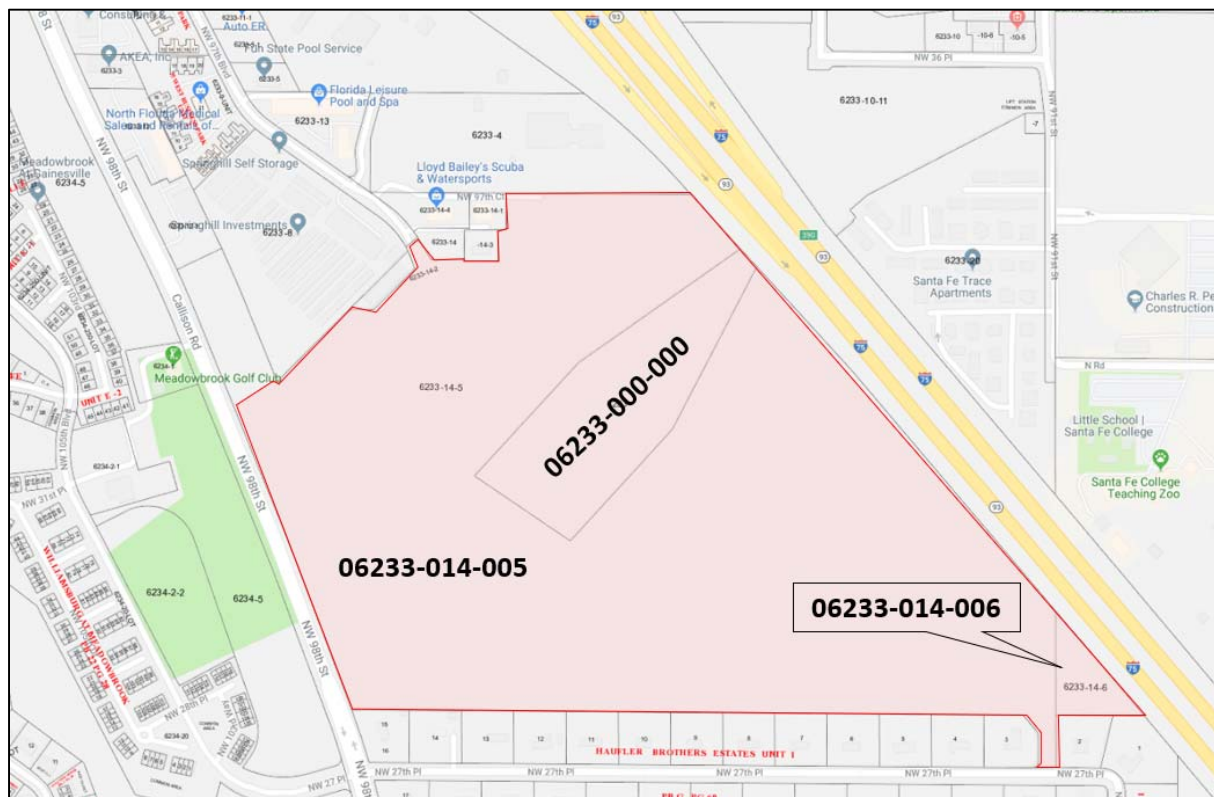


## NEIGHBORHOOD WORKSHOP NOTICE

Date: October 24, 2019  
 Time: 6:00 PM  
 Place: Millhopper Branch Library  
 Meeting Room B  
 3145 NW 43rd St  
 Gainesville, FL 32606

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

A neighborhood workshop will be held to discuss a proposed Comprehensive Plan text amendment and land use map change on parcel 06233-014-005 from Office, Warehouse/Distribution & Institutional to Medium Density Residential, Industrial & Conservation and rezoning from AP, BW & RP to R-1b, ML and C-1. On parcel 06233-000-000, a proposed land use map change from Warehouse/Distribution to Medium Density Residential & Industrial and rezoning from BW to R-1b & ML. On parcel 06233-014-006, a proposed land use map change from Institutional to Industrial & Conservation and rezoning from RP to ML & C-1. This is not a public hearing. The purpose of this meeting is to inform neighboring property owners of the proposed development and to seek their comments.





06233-009-000  
75 West Business Park Unit 2

06234-250-041  
ALLEN LINDA MARGARET  
10205 NW 32ND PL  
GAINESVILLE, FL 32606-7303

06234-250-042  
VATANI FARZANEH  
10215 NW 32ND PL  
GAINESVILLE, FL 32606-7303

06234-250-043  
KUYPERS INGRID G  
10225 NW 32ND PL  
GAINESVILLE, FL 32606

06234-250-044  
WEIDMANN MARIE A LIFE ESTATE  
10235 NW 32ND PL  
GAINESVILLE, FL 32606-7303

06234-020-119  
FLITCRAFT CARLENE TRUSTEE  
10306 NW 28TH PL  
GAINESVILLE, FL 32608

06234-250-018  
SCAVONE JOANNE M  
10311 NW 33RD LN  
GAINESVILLE, FL 32606

06234-250-014  
MCCLOSKEY C STUART III &  
SANDRA L  
10312 NW 33RD LN  
GAINESVILLE, FL 32606

06234-020-118  
MITRO AMY LEIGH  
10316 NW 28TH PL  
GAINESVILLE, FL 32606

06234-250-017  
ADAMS MARTHA  
10321 NW 33RD LN  
GAINESVILLE, FL 32606-5096

06234-020-117  
MUELLER ELIZABETH A  
10326 NW 28TH PL  
GAINESVILLE, FL 32606

06234-020-116  
LOPEZ ROCIO DEL VALLE  
10336 NW 28TH PL  
GAINESVILLE, FL 32606

06234-020-115  
DATKULIAK STEVEN E  
10404 NW 28TH PL  
GAINESVILLE, FL 32606

06234-250-026  
BLACK JOSEPH E TRUSTEE  
10431 NW 35TH PL  
GAINESVILLE, FL 32606

06234-250-040  
ROCKEY JONATHAN R &  
KATHERINE  
10645 EAST ALI CIRCLE  
PALMER, AK 99645

06234-250-046  
REID THOMAS G JR & GENEVIEVE  
110 IVEY ST  
PITTSBURGH, PA 15218-1618

06234-130-000  
BROOKFIELD ASSOCIATION INC  
11609 NW 62ND PL  
GAINESVILLE, FL 32653-2708

06233-014-003  
HAMILTON LOCK & SAFE INC  
12217 NW 8TH PL  
NEWBERRY, FL 32669

06233-009-004  
75 WEST PHASE II INC  
12801 NW 56TH AVE  
GAINESVILLE, FL 32653

06233-009-005  
75 WEST PHASE II INC  
12801 NW 56TH AVE  
GAINESVILLE, FL 32653

06233-009-006  
75 WEST PHASE II INC  
12801 NW 56TH AVE  
GAINESVILLE, FL 32653

06233-009-007  
75 WEST PHASE II INC  
12801 NW 56TH AVE  
GAINESVILLE, FL 32653

06233-009-009  
75 WEST PHASE II INC  
12801 NW 56TH AVE  
GAINESVILLE, FL 32653

06233-009-011  
75 WEST PHASE II INC  
12801 NW 56TH AVE  
GAINESVILLE, FL 32653

06233-009-012  
75 WEST PHASE II INC  
12801 NW 56TH AVE  
GAINESVILLE, FL 32653

06234-020-125  
TORRES-TORRES JESSICA  
13215 SW 6TH AVE  
NEWBERRY, FL 32669-4952

06233-010-011  
PR GAINESVILLE LTD PARTNERSHIP  
200 SOUTH BROAD ST  
PHILADELPHIA, PA 19102

06234-250-031  
ASHBY KEITH  
25219 SW 21ST PL  
NEWBERRY, FL 32669

06234-130-073  
SORGI JASON R  
2531 NW 91ST DR  
GAINESVILLE, FL 32606

06234-130-074  
PRIOR JOHN ALAN & JENNIFER  
DAWN  
2541 NW 91ST DR  
GAINESVILLE, FL 32606

06234-003-000  
PRIVETTE ROBERT MALCOLM &  
DENISE C  
2555 NW 98TH ST  
GAINESVILLE, FL 32606-5128

06234-000-000  
23 WEST PARTNERS LLC  
2579 SW 87TH DR  
GAINESVILLE, FL 32608

06235-035-000  
HEMENWAY HEIRS & HUNT  
2600 NW 90TH TER  
GAINESVILLE, FL 32606-6741

06233-012-001  
NINETY EIGHTH STREET PROPERTY  
2607 NW 82ND ST  
GAINESVILLE, FL 32606-8655

06235-034-000  
DOLHAY & DOLHAY & MANUEL  
2620 NW 90TH TER  
GAINESVILLE, FL 32606-6741

06235-033-000  
DAVIS KENNETH B & SHERESE B  
2621 NW 90TH TER  
GAINESVILLE, FL 32606-6742

06234-020-130  
MENOHER JOHN G & DEBBIE S  
2701 NW 103RD WAY  
GAINESVILLE, FL 32606

06234-020-129  
O'NEAL LATOYA J  
2707 NW 103RD WAY  
GAINESVILLE, FL 32606

06235-017-000  
GARRARD PHYLLIS A LIFE ESTATE  
2707 NW 98TH ST  
GAINESVILLE, FL 32606-5124

06235-031-000  
BRODY JEFFREY & DIANE  
2708 NW 90TH TER  
GAINESVILLE, FL 32606-6741

06235-032-000  
PERRY JEFFREY G & ANGELA L  
2709 NW 90TH TER  
GAINESVILLE, FL 32606

06234-020-128  
HACKNEY JULIE  
2711 NW 103RD WAY  
GAINESVILLE, FL 32606

06234-020-127  
HUTCHINSON ANTHONY A &  
GENEVIEVE A  
2717 NW 103RD WAY UNIT O  
GAINESVILLE, FL 32606

06234-020-126  
DROLL MARK C  
2721 NW 103RD WAY  
GAINESVILLE, FL 32606

06235-015-000  
SILBER JACK H & LINDA R LIFE  
ESTATE  
2733 NW 98TH ST  
GAINESVILLE, FL 32606

06234-020-123  
MOSSLER DELORES W TRUSTEE  
2737 NW 103RD WAY  
GAINESVILLE, FL 32606

06234-020-121  
KAI MICHAEL S & JOYCE M  
2747 NW 103RD WAY  
GAINESVILLE, FL 32606

06234-002-001  
MEADOWBROOK OF GVILLE PROP  
OW  
3111 NW 105TH BLVD  
GAINESVILLE, FL 32606

06234-200-000  
MEADOWBROOK OF GVILLE PROP  
OW  
3111 NW 105TH BLVD  
GAINESVILLE, FL 32606

06234-001-000  
GVILLE GOLF LLC  
3200 NW 98TH ST  
GAINESVILLE, FL 32606

06234-005-000  
GVILLE GOLF LLC  
3200 NW 98TH ST  
GAINESVILLE, FL 32606

06234-002-002  
GVILLE GOLF LLC  
3200 NW 98TH ST  
GAINESVILLE, FL 32606

06234-250-039  
FORSYTH PAULA A  
3211 NW 103RD DR  
GAINESVILLE, FL 32606

06234-250-047  
WALKER DONALD & DEIDRE  
3226 NW 103RD DR  
GAINESVILLE, FL 32606

06234-250-048  
WALKER DONALD & DEIDRE  
3226 NW 103RD DR  
GAINESVILLE, FL 32606

06234-250-037  
BRADLEY & BRADLEY  
3237 NW 103RD DR  
GAINESVILLE, FL 32606

06234-250-036  
ADAMS KATHLEEN A  
3247 NW 103RD DR  
GAINESVILLE, FL 32606

06234-250-049  
SIMS MOLLY R  
3252 NW 103RD DR  
GAINESVILLE, FL 32606

06234-250-035  
BRUMFIELD JUDITH A  
3257 NW 103RD DR  
GAINESVILLE, FL 32606

06234-250-050  
COLAROSS ALESSIA  
3262 NW 103RD DR  
GAINESVILLE, FL 32606

06234-250-034  
PALUMBO MARILYN TRUSTEE  
3333 NW 103RD DR  
GAINESVILLE, FL 32606

06234-250-030  
MILLER SANDRA R  
3303 NW 103RD DR  
GAINESVILLE, FL 32606

06234-250-028  
BAUMGARTNER DORIS W  
3323 NW 103RD DR  
GAINESVILLE, FL 32606

06234-250-027  
MCLANE-CARTER BEULAH D  
3333 NW 103RD DR UNIT 16  
GAINESVILLE, FL 32606

06234-250-025  
GARRAHAN STEPHEN A  
3401 NW 103RD DR  
GAINESVILLE, FL 32606

06233-014-001  
BAILEY LLOYD W JR TRUSTEE  
3405 NW 97TH BLVD # B  
GAINESVILLE, FL 32606

06234-250-024  
JOHNSON JOHN DALE  
3409 NW 103RD DR  
GAINESVILLE, FL 32606

06234-250-023  
WINGARD KENNETH PAUL &  
KIMBERLY L  
3411 NW 103RD DR  
GAINESVILLE, FL 32606

06234-250-022  
STOUFER VIRGINIA M  
3421 NW 103RD DR  
GAINESVILLE, FL 32606

06233-020-000  
SANTA FE TRACE APARTMENTS  
3500 NW 97TH BLVD  
GAINESVILLE, FL 32606

06233-013-000  
THIRTY-NINTH AVENUE LIMITED  
3500 NW 97TH BLVD #A  
GAINESVILLE, FL 32606

06231-006-000  
THIRTY-NINTH AVENUE LIMITED  
3500 NW 97TH BLVD #A  
GAINESVILLE, FL 32606

06233-014-000  
THIRTY-NINTH AVENUE LIMITED  
3500 NW 97TH BLVD #A  
GAINESVILLE, FL 32606

06233-008-000  
SPRING HILL INVESTMENTS INC  
3500 NW 97TH BLVD STE A  
GAINESVILLE, FL 32606

06233-014-002  
SPRING HILL INVESTMENTS INC  
3500 NW 97TH BLVD STE A  
GAINESVILLE, FL 32606

06233-009-001  
CK PROPERTY MANAGEMENT  
GROUP LLC  
3510 NW 97TH BLVD  
GAINESVILLE, FL 32606

06233-009-002  
CK PROPERTY MANAGEMENT  
GROUP LLC  
3510 NW 97TH BLVD  
GAINESVILLE, FL 32606

06233-009-003  
CK PROPERTY MANAGEMENT  
GROUP LLC  
3510 NW 97TH BLVD  
GAINESVILLE, FL 32606

06233-009-008  
JAMES WAYNE  
3534 NW 97TH BLVD  
GAINESVILLE, FL 32606-7322

06233-012-000  
PLA JOHN M TRUSTEE  
3603 NW 98TH ST STE C  
GAINESVILLE, FL 32606

06234-250-032  
MILLER JAMES W  
37822 PALM AVE  
DADE CITY, FL 33525-4942

06235-019-000  
HELLARD DONALD W  
3803 KEOTA AVE  
DAVENPORT, IA 52802-3633

06234-250-038  
GREER JOSEPH A II  
3945 NW 27TH LN  
GAINESVILLE, FL 32606-6683

06233-004-000  
KGNV SALES LLC  
4201 NW 95TH BLVD  
GAINESVILLE, FL 32606

06234-250-051  
GRUM STANLEY A JR TRUSTEE  
469 MOCKINGBIRD CT  
LINDENHURST, IL 60046-4933

06233-009-010  
PASTORE JOHN A JR  
4701 SW 4TH ST  
GAINESVILLE, FL 32608

06234-020-000  
MEADOWBROOK DEVELOPMENT INC  
4707 NW 53RD AVE  
GAINESVILLE, FL 32653

06233-014-004  
THE ATHLETES DEN PROPERTIES  
LLC  
6116 NW 114TH PL  
ALACHUA, FL 32615

06231-005-000  
SANTA FE COMMUNITY COLLEGE  
723 W UNIV AVE DISTRICT BOARD  
OF TRUSTEES  
GAINESVILLE, FL 32601

06233-000-000  
YADDA PROPERTY HOLDINGS I LLC  
7545 W UNIVERSITY AVE STE A  
GAINESVILLE, FL 32607

06233-014-005  
YADDA PROPERTY HOLDINGS I LLC  
7545 W UNIVERSITY AVE STE A  
GAINESVILLE, FL 32607

06233-014-006  
YADDA PROPERTY HOLDINGS I LLC  
7545 W UNIVERSITY AVE STE A  
GAINESVILLE, FL 32607

06234-020-120  
FURST & FURST JR TRUSTEES  
8184 GABANNA DR  
SARASOTA, FL 34231

06235-001-000  
CARROLL J H & GLENDA  
9000 NW 27TH PL  
GAINESVILLE, FL 32606-6740

06235-002-000  
WASHINGTON JACQUELINE S  
9020 NW 27TH PL  
GAINESVILLE, FL 32606-6740

06234-250-029  
BRICKER VICTORIA R  
911 CHEROKEE ST  
NEW ORLEANS, LA 70118

06235-030-000  
MCFALL MICHAEL  
9115 NW 27TH PL  
GAINESVILLE, FL 32606

06235-003-000  
ALLEN LEON HARTWELL JR & BETTY  
LOU LIFE ESTATE  
9120 NW 27TH PL  
GAINESVILLE, FL 32606

06235-029-000  
MORRIS & SELLERS  
9125 NW 27TH PL  
GAINESVILLE, FL 32606

06234-130-075  
HARRIS ROBERT G & ANGELI E  
9208 NW 26TH AVE  
GAINESVILLE, FL 32606

06235-004-000  
HOFSTETTER & HOFSTETTER  
TRUSTEES  
9210 NW 27TH PL  
GAINESVILLE, FL 32606-5182

06234-130-072  
SCHENTRUP JOSEPH & ANZEELA  
9215 NW 26TH AVE  
GAINESVILLE, FL 32606

06234-130-076  
MURRAY MICHAEL P & REBECCA A  
9218 NW 26TH AVE  
GAINESVILLE, FL 32606

06234-130-071  
MCTUREOUS III & MCTUREOUS  
9225 NW 26TH AVE  
GAINESVILLE, FL 32606

06235-028-000  
LE JEUNE JAMES & PATRICIA  
9225 NW 27TH PL  
GAINESVILLE, FL 32606

06234-130-077  
MARSH KEVIN J & RHONDA J  
9228 NW 26TH AVE  
GAINESVILLE, FL 32606

06235-005-000  
LOWE THOMAS O  
9230 NW 27TH PL  
GAINESVILLE, FL 32606-5182

06234-130-078  
WALKER ASA  
9238 NW 26TH AVE  
GAINESVILLE, FL 32606

06234-130-079  
ANDERSON JOHN S & CORAL A  
9248 NW 26TH AVE  
GAINESVILLE, FL 32606

06235-027-000  
DEMPERE LUISA AMELIA  
9305 NW 27TH PL  
GAINESVILLE, FL 32606

06235-006-000  
CARD DARRELL W & SUSAN M  
9320 NW 27TH PL  
GAINESVILLE, FL 32606

06235-026-000  
MOORE & MOORE  
9325 NW 27TH PL  
GAINESVILLE, FL 32606

06235-007-000  
BROWN & LEE H/W  
9330 NW 27TH PL  
GAINESVILLE, FL 32606

06235-025-000  
KNOWLES R J & JOETTA  
9425 NW 27TH PL  
GAINESVILLE, FL 32606-5178

06235-008-000  
EVANS WILLIAM ROBERT &  
MARJORIE POTTS  
9426 NW 27TH PL  
GAINESVILLE, FL 32606-5184

06235-024-000  
MURPHY WILLIAM A JR  
9501 NW 27TH PL  
GAINESVILLE, FL 32606-5179

06235-009-000  
CLARK BRUCE CHARLES & YVONNE  
M  
9506 NW 27TH PL  
GAINESVILLE, FL 32606

06235-023-000  
SANCHEZ JOHN A & LISA  
9519 NW 27TH PL  
GAINESVILLE, FL 32606

06235-010-000  
MCALISTER DIANE L  
9526 NW 27TH PL  
GAINESVILLE, FL 32606-5185

06235-022-000  
DICKS JULIE A  
9625 NW 27TH PL  
GAINESVILLE, FL 32606

06235-011-000  
LOCKWARD ROBERT C  
9626 NW 27TH PL  
GAINESVILLE, FL 32606-5186

06235-021-000  
KURTZ N W JR & MARTA  
9635 NW 27TH PL  
GAINESVILLE, FL 32606

06235-012-000  
HUNT BARBARA  
9638 NW 27TH PL  
GAINESVILLE, FL 32606-5186

06235-020-000  
OSSA JAMES  
9715 NW 27TH PL  
GAINESVILLE, FL 32606-5181

06235-013-000  
GROVER GUY B  
9720 NW 27TH PL  
GAINESVILLE, FL 32606

06235-014-000  
PRIVETTE CHRISTOPHER A & SARAH  
M  
9744 NW 27TH PL  
GAINESVILLE, FL 32606

06233-002-000  
CITY OF GAINESVILLE  
PO BOX 147117 STA A-130  
GAINESVILLE, FL 32614-7117

06234-250-033  
FREBURG & HOFFMEISTER W/H &  
FREBURG-HOFFMEISTER  
PO BOX 295  
KEARNEY, NE 68848



engineers • surveyors • planners, inc  
2404 NW 43<sup>rd</sup> Street  
Gainesville, FL 32606

06231-005-000  
SANTA FE COMMUNITY COLLEGE  
723 W UNIV AVE DISTRICT BOARD OF  
TRUSTEES  
GAINESVILLE, FL 32601

JACKSONVILLE  
FL 320  
09 OCT '19  
PM 2 L



32606-732210  
ITF

NIXIE 322 FE 1 0010/14/19  
RETURN TO SENDER  
NOT DELIVERABLE AS ADDRESSED  
UNABLE TO FORWARD  
RT: 32606660204 \*1538-05347-09-39  
0000255201 OCT 09 2019  
MAILED FROM ZIP CODE 32606



engineers • surveyors • planners, inc  
2404 NW 43<sup>rd</sup> Street  
Gainesville, FL 32606

06233-009-001 & 06233-009-002  
06233-009-003  
CK PROPERTY MANAGEMENT GROUP LLC  
3510 NW 97TH BLVD  
GAINESVILLE, FL 32606

JACKSONVILLE  
FL 320  
09 OCT '19  
PM 2 L



32606-732210  
ANK

NIXIE 322 FE 1 0010/17/19  
RETURN TO SENDER  
ATTEMPTED - NOT KNOWN  
UNABLE TO FORWARD  
BC: 32606660204 \*1538-05347-09-39  
0000255201 OCT 09 2019  
MAILED FROM ZIP CODE 32606





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2404 NW 43<sup>rd</sup> Street  
Gainesville, FL 32606

JACKSONVILLE

FL 320

09 OCT '19

PM 2 L



06234-250-051  
GRUM STANLEY A JR TRUSTEE  
469 MOCKINGBIRD CT  
LINDENHURST, IL 60046-4933

Does not live

Return to Sender

60046-4933659  
32606-66602

NIXIE 501 FE 1 0010/19/19  
RETURN TO SENDER  
NOT DELIVERABLE AS ADDRESSED  
UNABLE TO FORWARD  
BC: 32606660204 \*1592-02220-14-10  
|||||



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2404 NW 43<sup>rd</sup> Street  
Gainesville, FL 32606

JACKSONVILLE

FL 320

09 OCT '19

PM 1 L



06234-250-040  
ROCKEY JONATHAN R & KATHERINE  
10645 EAST ALI CIRCLE  
PALMER, AK 99645

32606-66602

BC: 32606660204 \*1438-05689-09-39  
RETURN TO SENDER  
NOT DELIVERABLE AS ADDRESSED  
UNABLE TO FORWARD  
|||||

## Neighborhood Meeting - Sign-in Sheet

**Project:** Proposed Comprehensive Plan text amendment and land use map change

**Date & Time:** October 24, 2019 at 6:00 PM

**Location:** Millhopper Branch Library  
Meeting Room B  
3145 NW 43rd St  
Gainesville, FL 32606

NAME	ADDRESS	PHONE	EMAIL
Yvonne Clark	9506 NW 27 <sup>th</sup> Pl	3280080	_____
Bruce Clark	9506 NW 27 <sup>th</sup> Pl		bcyc1000@cox.net
Sarah Wilson	3287 NW 103 <sup>rd</sup> Drive		Sarah.embrey.peders@gmail.com
Joseph Carroll	9000 NW 27 <sup>th</sup> Pl	352-332-6422	
Joseph S. Carroll	9000 NW 27 <sup>th</sup> Pl	352-332-6422	
Frederic Reichardt	2605 NW 90 <sup>th</sup> Terrace	352-215-9038	reichardt@cox.net
John Mendoza	2701 NW 103 <sup>rd</sup> Way		
Debbie Meroher	2701 NW 103 <sup>rd</sup> Way	352-538-3339	debbiesmoe@gmail.com
Ron Locke	3500 NW 97 Blvd	352-331-3396	
Martie Moore	9325 NW 27 Pl	352-333-0557	
Mary Reichardt	2605 NW 90 <sup>th</sup> Terrace	352-222-5380	vistasbymary@cox.net
Leah H. Allen	9120 NW 27 <sup>th</sup> Pl	352-332-4937	lhallenjr@gmail.com
Diane McAlister	9526 NW 27 Pl	352-332-1788	_____
Barbara Hunt	9638 NW 27 <sup>th</sup> pl	352-222-2002	huntsy@cox.net
Rick Githens	9638 NW 27 <sup>th</sup> pl	352-332-7467	
MARTA Kurtz	9635 NW 27 <sup>th</sup> Pl	352-665-6900	
Norman Kurtz	9635 NW 27 <sup>th</sup> Pl	352-665-6900	normsfrank@aol.com
Jeff Perry	2709 NW 90 Terr	352-377-7929	

## Neighborhood Meeting Minutes

**Project:** Proposed rezoning and land use change

**Meeting Date & Time:** October 24, 2019 at 6:00 PM

**Location:** Millhopper Branch Library  
Meeting Room B  
3145 NW 43rd St  
Gainesville, FL 32606

**Community Participants:** 18

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

### **Project Representatives:**

Planner: Clay Sweger, eda

Engineer: Sergio Reyes, eda

Minutes: Ashley Scannella, eda

### **Meeting Minutes:**

Clay Sweger and Sergio Reyes gave a presentation to the meeting attendees. They gave an overview of the proposed land use and zoning change and described the related comprehensive plan text amendments that are fully described in the Comprehensive Plan Amendment and Rezoning applications to be submitted to the County on October 28<sup>th</sup>.

The applications (encompassing approximately 92 acres) include a land use map change from Office, Warehouse/Manufacturing and Institutional to Medium Density Residential, Light Industrial and Conservation. The zoning map change is proposed from AP, BW and RP to R-1b, ML and C-1. Also, the Comp Plan amendment includes select text changes that address how the land will be developed, including master planning, conservation set-asides, access to property, etc. In addition, it was stated that the proposed plan would prohibit any future access to the existing subdivision to the south.

In addition, Sweger outlined the process for review of these applications with the County moving forward and also indicated that minutes of this meeting would be included in the application submittals to the County.

Q: Who is the owner?

A: Until very recently owned by Pennsylvania Real Estate Investment Trust, who goes by PREIT. They recently sold the land to our client. Our client who is a local builder/developer purchased this land from

PREIT a while back and asked us to analyze what would be the best use of the land from all aspects (which led to these proposed changes).

We were asked by the landowner to analyze the land, approximately 92 acres. An environmental assessment of the property was conducted, which includes an environmentally sensitive area in the southwestern corner of the land. We're proposing with the county to amend the land use and zoning map, and to put this land in conservation so it won't ever get built upon (including a 100' wide buffer along the southern property line between this property and the subdivision to the south. This area could, however, serve as usable open space for trails/passive use, etc. for the nearby residents. Also, we'd like to adjust the land use and zoning on the remainder of the property.

We're proposing to never have a road connection to your neighborhood, and a natural buffer to protect you and be a good neighbor. I don't believe it's appropriate to have any truck traffic or any other traffic going through your neighborhood. We have about 40 acres of this warehouse distribution on the existing map, and we're proposing about 39 acres of light industrial. They're very similar. Light industrial allows a few less activities than warehousing. Also, the proposed Light Industrial / ML area we're proposing will eliminate some uses that are allowed in the current BW zoning, including fuel sales, service stations, convenience stores, restaurants, drive-throughs, outdoor storage, lumber sales, cocktail lounge, etc., which are not really compatible with your neighborhood. Light industrial activities are limited to inside buildings - not heavy industrial. Light industrial is to be meant to be compatible with other nearby areas, by definition. Current rules say a 50-foot buffer between light industrial and residential, but we're proposing 100-foot buffer.

Q: What's your client's name?

A: Peter Trematerra.

Q: You might also want to check with the county- I was told by my mother who bought the property about a deed restriction for a half acre behind our property line off 27th Place.

A: We'd be glad to look at that agreement if you have a copy. We are not aware of such an agreement. However, we are proposing a 100' conservation area on the same portion of the property, so you will have significant buffering regardless.

Q: So, there will be no traffic put into our neighborhood directly from the property?

A: No, we actually proposed the opposite – to eliminate the possibility of building a road to your stubout.

Q: There's been a driveway on that stubout for over 15 years now. I think she was a realtor and did some paperwork to maintain that as a driveway.

A: Yes, we are aware of their driveway and will not impact what they have at all.

Q: We've got a few water oaks hanging over our property. We were told by an arborist that there's a fungus growing in the joints of the tree. Would that be something the landowner would address, taking those two trees down?

A: We recommend that the county arborist be consulted about this issue.

Q: Did you find a sinkhole out there?

A: Yes, our environmental assessment did show a small depression or sinkhole in the proposed conservation area and it would be protected in the current land use/zoning proposal.

Q: I saw strings tied around on some trees. Are you proposing to cut those down?

A: No. We're surveying the property, and the surveyors tag the trees for many different reasons. Doesn't at all mean they're taking those trees out. They're identifying the trees, or the trees might indicate a corner of the survey, etc.

Q: Are there noise restrictions on light industrial?

A: Everything in the county must comply with the baseline noise ordinance. Light industrial doesn't allow outdoor storage or outdoor manufacturing or anything like that - primary uses must be enclosed.

Q: I'd like to propose a citizen group that goes in and actually looks and measures trees to ensure that no heritage trees are taken down like they did at other projects. Claims that developers actually take out heritage trees which they're not supposed to touch. The developers mark trees at 30", which they're allowed to take down, that are actually more like 30-60".

A: We are required to perform a tree survey and must be signed/sealed for accuracy. Also, the county arborist will review this work for accuracy in the field.

Q: The blue area on that map, there used to be a huge live oak, which they took down years ago. When I moved here, there was nothing here, and I spent a lot of time in these woods.

A: This is definitely the densest part of the property, which is why we're proposing this to be the conservation area.

Q: What are examples of light industrial uses?

A: Any kind of offices, research and development, light industrial internal to buildings, distribution, no outdoor storage as a primary use. No retail, no commercial. Mini warehouses are also allowed.

Q: Are you putting an apartment complex there?

A: We are proposing about 24 acres to be put into medium density residential, which allows 4-8 units per acre. We are envisioning a concept similar to Meadowbrook across the street - platted attached units.

Q: Good- they just built 3-story tall apartment complexes near us. Traffic is increasing, and we were concerned it would be big units.

A: No, that's not at all what we're visualizing.

Q: I live behind 23 West- it's lit up at night brighter than any strip mall - they used LED lights, which reflects off buildings like its daytime all night long. Concern about light pollution. Are you going to use like Arizona does low lights- 8 feet tall- light the ground- nothing other than the walkways and drives?

A: At this early stage of land use and zoning, we don't know how high the lights will be. That would be determined later during the development review process, but we will definitely take note of that issue now.

Q: Will there be another meeting like this as the project progresses?

A: Yes. If anything gets proposed such as actual development, there will likely be another neighborhood meeting required. Right now, we're just proposing editing the land use and zoning map as you see.

Q: What is medium density?

A: 4-8 units per acre.

Q: What size square footage homes would those be?

A: Hard to say – several different residential unit types are allowed, but we are considering patio homes that are attached maybe 4-8 in a row. They could be platted and sold as individual lots.

Comment: When 23 West was built, we were told 2-story townhomes, but we got 3-story apartments.

Q: Is there a proposal to build a connecting road from the residential area to 98th street? Or do they have to go through the whole industrial complex? Because 39th is so heavily trafficked, you can't hardly get out of the access road to the north.

A: We propose access both to 98<sup>th</sup> Street and 97<sup>th</sup> Blvd. as part of the development of this site.

Q: For the Light industrial - you're planning on exiting through the existing industrial road system out on 39th? That is not a safe intersection.

A: The county is actually in the process of analyzing that intersection, and they're going to modify it to improve safety conditions. There will be limited access- there won't be a full median opening at the intersection of 97th and 39th Ave., which may help.

Q: I live next to I-75- we have quite a bit of wildlife. Any possibility of getting 150 feet or more as a buffer? There are deer, wild turkeys, all kinds of animals. I'm glad for 100 feet, don't get me wrong- I was curious if we could possibly maybe get a bit more.

A: We are proposing 100 feet, which is twice what the current requirement is, but I can tell you, realistically, where your property is configured, there will likely end up being more than 100 feet because of the property configuration.

Q: What is the price range of those homes approximately?

A: We really don't know at this preliminary stage.

Q: We are concerned about the animals in the woods on your property. What will happen to them?

A: It's important to remember that this property is already zoned with urban uses and has been in a county-designated activity center for decades. This is not a preservation-zoned property. Currently, the property has a timberland agricultural classification, which would allow for the harvesting of all of the timber on site. The proposed land use and zoning to conservation will protect the best areas, which is a good thing and will go a long way to address your primary concerns.

Q: We pay \$498 a month for flood abatement, charged by the county. What are you going to do about flooding in the area? There are existing problems with flooding at Hills of Santa Fe and Meadowbrook. We are already paying \$498 a year for flood abatement.

A: We don't have anything to do with the flood abatement charge. However, we will be required to meet all of today's stringent requirements for stormwater management, which at a minimum requires that no additional runoff be generated post-development.

Q: My main concern was the flooding. I've lived in Meadowbrook since 2001 - we've been through two floods that flooded part of the golf course. We had to start paying flood insurance, which we didn't have to pay when we first moved in.

A: It's important to look at the larger picture for a moment. Since at least the early 80s, all of this land has been in what the county calls an "activity center"- mapped to be built and developed. I know it's been woods and undeveloped, but it's been mapped by the county for almost 40 years to be developed. It's important to know that we're not asking for agricultural land to be zoned for development. This land currently has a timber classification, which means it can be harvested for timber- there's no protection for that land right now. And the landowner is willing to put 29 acres into conservation- the lowest area that holds the most water currently. We will not be impacting that area at all.

The land owner is offering up a significant amount of land to be placed into conservation. The land is currently not preservation or conservation. There's definitely a lot of stringent drainage/stormwater requirements. A lot of the issues out there down the hill are maybe things that are not built to today's standards. All of this being said, we are very aware of the flooding issues and will take great care to address that as the project moves forward in development plan review stages.

Any new development will help with the flooding problem, because we have to meet today's standards. We have to collect it, treat it, dispose of it through percolation. There can be design to allow even less water coming in through 98th street.

Q: More comments / concerns about existing flooding issues.

A: We are very clear on what is happening on 98th Street. There are new rules and regulations for the county regarding stormwater. If you develop any property in the county today, you typically set aside around 20% of the land- whether it is 1 acre or 100 acres- for stormwater facilities, meaning you have to create very large drainage basins. You see the new developments all around the county and the city, they have huge basins. People say, "why do you have to put in those basins?" That's helping in the overall picture of the flooding. Hills of Santa Fe- they didn't do anything from the beginning. So that water from the top of the hill is flooding 98th. That's the reason that now there are very stringent rules. We have to meet these stringent rules. No choice.

Q: About 5 years ago, because of the flooding, they came and dug a huge ditch in front of our yard- I can't even mow the lawn- it's at such a steep angle.

A: That sounds like some maintenance that was performed by the county.

Q: Is that the one that is pumping water that gets pumped out onto 98th?

A: I don't think so.

Q: What's going to happen to all that water? Is there going to be more or less offsite discharge?

A: There's going to be no more (per regulations) and maybe less.

Q: So are they going to dig the ditches deeper?

A: That's a county maintenance issue – the ditches in your subdivision.

C: I'm just worried that what's going to end up happening is instead of 450 flood abatement, the county will increase the abatement fee.

C: During the storms of 2004, there was flooding on part of 98<sup>th</sup> Street.



Q: Our road in the subdivision to the south has gone way past its lifetime. We have a lot of people that cut through our neighborhood to get to 23rd, and I think with this new development, we'll have even more. The roads are falling apart. They've been microsurfaced about 15 or 20 years ago and haven't been microsurfaced again since. It was a slag road to start with. Of course, the garbage trucks come in, sometimes they're in a hurry and just slide, and the road tears. I don't know what to do exactly, maybe make it a gated neighborhood, so we don't get a lot of extra traffic.

A: I think that's something you could talk to public works office or the county commissioners about to make them aware. Maybe they could put in some traffic calming if that's something the neighborhood wants. Make it so it's not going to be quicker to go through there. Maybe they don't know you're having this concern. One thing to think about- if this gets built, any future development on our site would pay transportation impact fees in the county, and they are supposed to use those dollars for projects somewhere in the area. So, there could be some money generated from this project that they could use for resurfacing, traffic calming, etc. in your neighborhood.

Q: Your notice to us concerns the property below that red diagonal line. Those are the changes you're proposing here today, nothing else? The property you're in the process of developing/reformatting, can you show where the line is on the map?

A: There is some land up here that's part of the same ownership, but there are no proposed changes.

Q: Where's the berm that's holding that water right now?

A: Pretty similar to where that red line is. Right along the treeline.

Q: Is all of that vacant area holding water?

A: Some of that area on our property collects water from I-75 drainage.

Q: Where will the access road go to the light industrial area?

A: It will likely go on top of the berm.

Q: Where is the access going to be for the business portion of the project? Not sure I agree with having residential in the location that you propose.

A: We think that the proposed residential area is appropriate because it is away from I-75 (where the business uses should be) and closer to similar uses, like Meadowbrook. We will propose a connection to 98<sup>th</sup> Street for the subdivision.

Q: We are concerned about traffic on 98<sup>th</sup> Street. We have trouble getting out in the morning.

A: Part of the development, if it comes along, will be a traffic study to analyze existing and proposed traffic and look at what improvements need to be made.

Q: Is there a proposed timeline?

A: I can tell you that I'm looking to submit these applications for the land use and zoning on Monday. It takes upwards of 5-6 months for that process. If we're hired to do a development project, that process can take 9-11 months. At the fastest pace, I would think that there would not be any development activity for at least a year.

Q: When they did the development at 98th and 23rd, I didn't hear anything about it. And that huge development is in an already congested area. The county seems to be doing everything backwards, and

the road system is awful. I don't think this development is bad, but just getting out of our neighborhood is difficult.

A: I did mention, when a project comes in of any size on our site, they'll have to do a traffic study. The county does require operational and safety improvements, where they look at existing traffic and the traffic you're proposing. You have to make improvements to ensure safe conditions, and to potentially improve the situation.

Q: What is medium density housing?

A: Medium-density allows 4-8 units per acre. We're looking at building something similar to Meadowbrook- patio homes, platted lots. Lots would be platted and sold under this scenario.

Q: They just built 23 West right behind my house- they call that low density? How did this happen?

A: We're proposing that this would not be a mixed-use TND. When you do one of those TND's like 23 West, you can build at a lot higher density than what the land use map specifies. The county has rules that allow development to build a mixed-use development in a low-density land use area to allow you to go over 3 stories. And you can increase density a lot more than what the land use allows you because you're going to put some non-residential uses there.

Q: So no three-story apartments like 23 West? We moved here to be away from apartments.

A: No. We are proposing R-1b, which does not allow multifamily development. Also, we are proposing that this land would not be developed as a TND, which would be the only way that apartments could be developed under the proposed zoning.

Q: Do you have any business cards?

A: No, but I will pass out our contact information to anyone who needs it.

Q: I didn't get the notice until today. You may have mailed it on this date, but the postmark says this date.

A: We mailed the notices a while ago. Not sure what happened with the postal delivery. Once we put it in the mailbox, it's out of our hands what the post office does.

***Springhills Activity Center – SW Quadrant***

***Land Use Change Justification Report***

**Prepared for Submittal to:**

Alachua County

**Prepared by:**

**eda** engineers-surveyors-planners, inc.

**Date:**

January 7, 2020

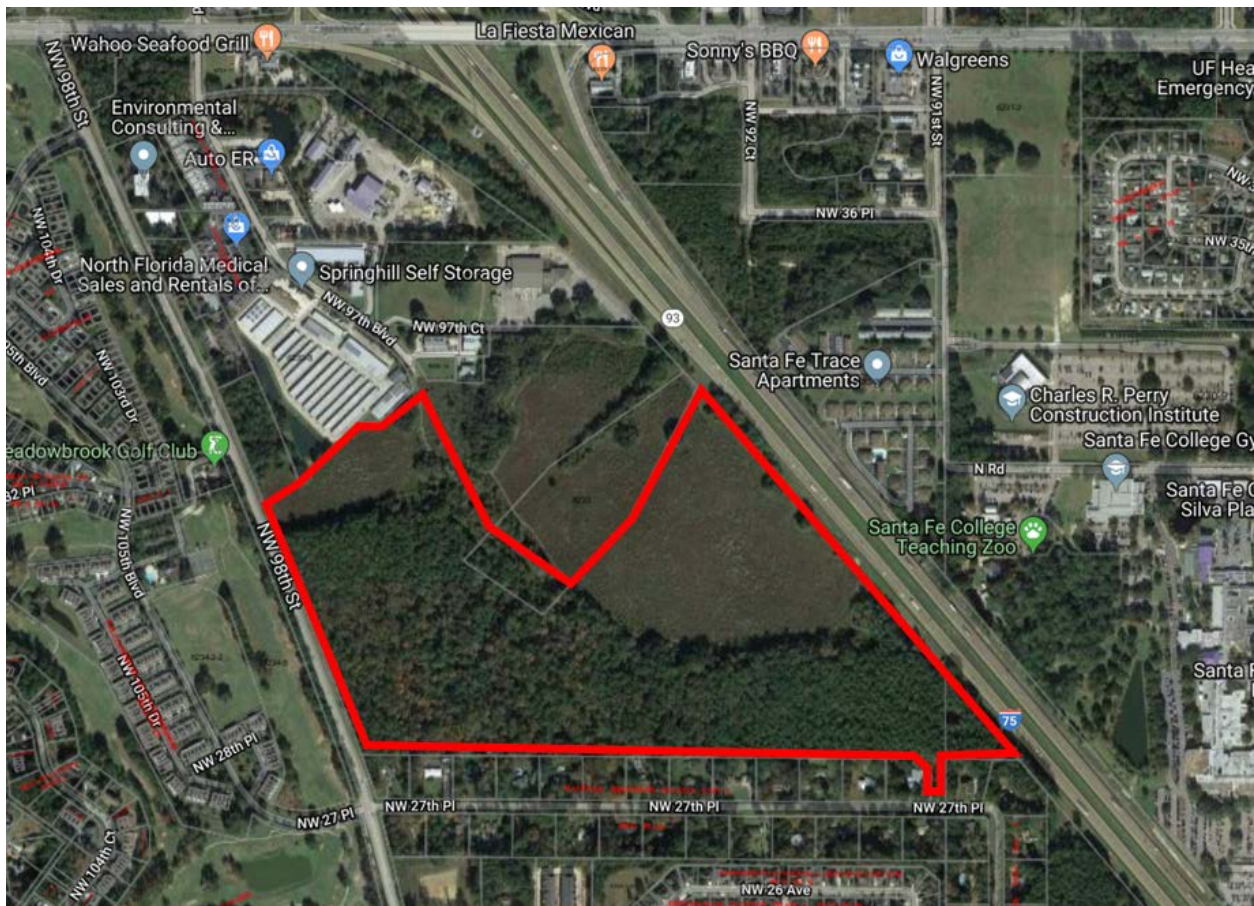
## Project Background

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This application proposes a Large-Scale Comprehensive Plan Amendment (land use change) for lands located at the 2700 block of NW 98<sup>th</sup> Street. The project site lies within a portion of the southwest quadrant of the Springhills Activity Center, near the interchange of Interstate 75 & NW 39<sup>th</sup> Avenue (State Road 222). The Project Site consists of a set of three (3) Alachua County tax parcels (06233-014-006 and portions of 06233-000-000 and 06233-014-005) that collectively total approximately 92.28 acres.

The property was part of the former Haufler Development of Regional Impact (DRI), which has since been rescinded.

The following aerial photo exhibit indicates the project limits:



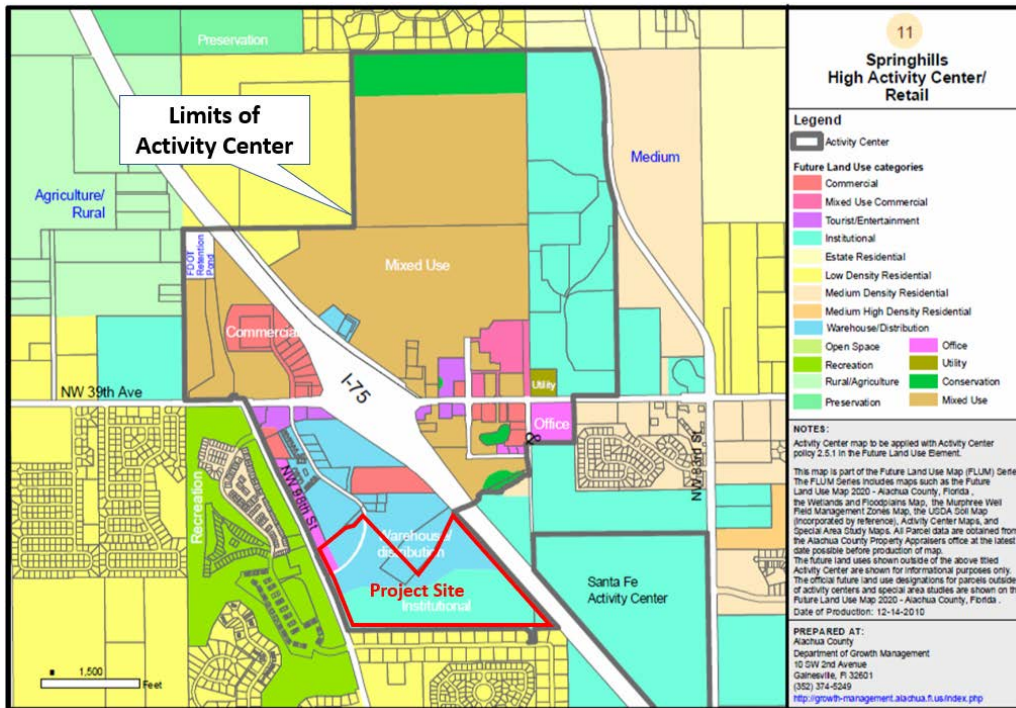
The project site is located within the urbanized section of northwest Gainesville and is served by centralized utilities that are suitable to accommodate urban development. General land uses occurring adjacent to and within the local vicinity of the project site include light industrial uses to the north, Interstate 75 to the east, a residential subdivision to the south and 98<sup>th</sup> Street/Meadowbrook golf course to the west. A major interstate interchange in the Urban Cluster (I-75/39<sup>th</sup> Avenue) is less than ½ mile from the project site.

The proposed land use changes would occur on all or a portion of these parcels and are described in detail in the subsequent sections of this report.

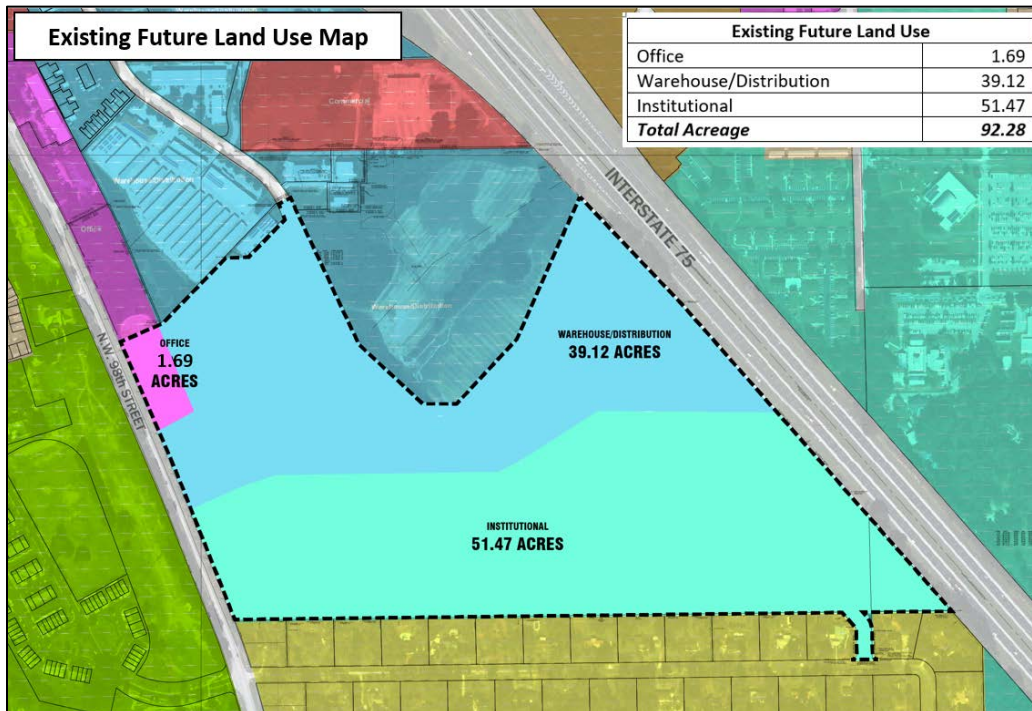


## Existing Future Land Use Designations

The project site is located within the Springhills Activity Center – the limits of the entire Activity Center in relation to the project site is shown in the exhibit below:



The current future land use designation of the project site is a combination of Office, Warehouse/Distribution and Institutional, as indicated in the exhibit below:



As indicated above, the existing future land use designations on the subject property are Office, Warehouse/Distribution and Institutional. In summary, the Comprehensive Plan summarizes these future land use designations as stated below:

### **Office**

#### **OBJECTIVE 3.9 - OFFICE POLICIES AND STANDARDS**

*An Office land use category shall be established for individual offices or office parks to provide for professional and business services, exclusive of retail trade. Office uses are unique because of the need to have accessibility to both residential and other commercial uses. Their special trade area characteristics require office uses to have additional policies and standards.*

*Policy 3.9.1 Office uses shall only be located in areas designated for commercial development, Low, Medium, or High Activity Centers, village centers, planned developments, Transit Oriented Developments, or traditional neighborhood developments, rural employment centers, or rural clusters.*

### **Warehouse/Distribution**

#### **Policy 2.2.1 Activity Center Plan – Springhills**

##### **(a) Land Use**

*(1) Commercial mixed uses should be limited to the areas designated on the Activity Center Plan Map and shopping center should be developed in accordance with the standards of Sections 3.5, 3.6. and 3.7. of the Future Land Use Element. Tourist and entertainment areas shown on the Plan map should be restricted to retail commercial activities associated with a transient clientele. Limited retail and service commercial uses should be permitted in **warehouse and distribution** areas and in office areas where such retail uses are clearly accessory to and related to the principal uses or where the retail uses are provided to serve the businesses and employees within the development. Such retail uses shall be located internal to the development with no exposure outside the development being served. Floor area ratios (FAR) for office, warehouse/distribution and commercial uses shall not exceed 1.0 except as otherwise established herein.*

*a. The Springhills Activity Center shall be designated a High Activity Center/Retail which shall have commercial activities as its primary use and office, residential, **warehouse/distribution** and institutional as secondary uses providing they are compatible with primary uses. The scale of these activities may be at a regional level of 300,000 - 1,000,000 sq. ft. gross leasable area or more.*

*(3) Areas designated as **warehouse/distribution** shall be used for office, warehousing, distribution, and light assembly activities. No outside storage shall be permitted except in fully enclosed areas, including areas which are fenced and screened with appropriate landscaping. **Warehouse and distribution** uses include activities such as wholesaling, storage, distribution establishments (includes heavy usage of single unit trucks for distribution), light manufacturing, processing, food processing (not a slaughter house), packaging, fabricating, printing, lithographing, publishing, research laboratories, and experimental laboratories.*



(8) The development standards for the **Warehouse/Distribution** area in the southwest quadrant shall be as follows:

- a. Lots fronting on N.W. 97th Boulevard or NW 97th Court extension shall have a front setback of 25 feet.
- b. All uses developed in this area shall have a maximum Floor Area Ratio of .35 to 1.

## **Institutional**

### **OBJECTIVE 5.1 – GENERAL**

*An institutional land use category shall be established to provide for a range of activities related to human development and community services, subject to the policies and standards contained in this Section.*

*Policy 5.1.2 The following uses are considered institutional and governmental uses in Alachua County:*

- (a) Public and Private Educational Facilities (meeting State of Florida compulsory education requirements), Day Care Centers, and Nursery Schools.*
- (b) Community Services (e.g. civic and government facilities, fire and emergency services, law enforcement, health facilities, community service organizations, correctional facilities).*
- (c) Public Utility, Communications or Infrastructure Services (e.g. utility transmission and distribution facilities, landfills).*
- (d) Religious Facilities; and*
- (e) Cemeteries.*

This variety of future land use designations on the project site permits a mix of activities, including light industrial, office and institutional uses, as originally envisioned for the Springhills Activity Center. While there may have been a master planning of this parcel years ago from a future land use map perspective, the proposed land use changes seek to improve the land use configuration above and beyond the current map.

The current future land use map does not take into account the existing environmentally sensitive areas located on a portion of the southwest portion of the property. These environmentally sensitive areas, recently mapped by an environmental consultant, have been deemed as significant upland habitat as defined in the Comprehensive Plan and Land Development Code. The existing future land use map shows this area as Institutional, which includes a wide variety of uses that are not compatible with the characteristics of this portion of the property.

The subsequent section of this report outlines how the current property owner seeks to amend the future land use map to adjust & update the mix of land uses on the property, taking the environmental characteristics and improved adjacent use compatibility into account.

## **Statement of Proposed Change**

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This application proposes two types of Comprehensive Plan amendments; one to the future land use map and the other to update/amend certain text within the Springhills Activity Center policies in the Future Land Use Element that are related to this property.

### *Land Use Map Change*

As stated above, the site currently has future land use designations (FLU) designation of Office, Warehouse/Distribution and Institutional. The future land use designations are compatible with each other and the surrounding land uses as well. However, the map is not properly configured on the project site as it relates to environmentally sensitive areas, primarily located in the southwest portion of the property. The proposed amendments to the map will change certain portions of the property from Office, Warehouse/Distribution and Institutional to Medium Density Residential, Light Industrial and Conservation (for the core significant upland habitat area).

A summary of the proposed land use map change is summarized in the following table:

Summary of Existing vs. Proposed Future Land Use Map Designations			
Future Land Use Designations (Existing)	Acres (+/-)	Future Land Use Designations (Proposed)	Acres (+/-)
Office	1.69	Conservation	29.37
Warehouse/Distribution	39.12	Light Industrial	38.43
Institutional	51.47	Medium Density Residential	24.48
<b>Total Acreage</b>	<b>92.28</b>	<b>Total Acreage</b>	<b>92.28</b>

These proposed changes in the land use map (combination of Medium Density Residential, Light Industrial and Conservation) will rearrange the map in a more logical configuration based on the property characteristics and existing land use pattern of the area. Specifically, the map change will expand the mix of uses on site by adding a medium density residential component to support the non-residential uses in the area. Also, the approximately 29-acre Conservation land use designation is proposed to be applied to the core significant habitat area in the southwestern portion of the property and also to provide a 100-foot wide natural buffer along the entire southern limits of the property in order to provide enhanced compatibility between future development on the subject property and the existing residential neighborhood to the south.

### *Text Change*

Changes to certain sections of Future Land Use Element Policy 2.2.1 (Springhills Activity Center) are also proposed with the purpose of updating language related to the future development of this land to better address master planning, improved protection of environmental resources, addressing the overall transportation network and improved compatibility between existing and proposed uses.

These amendments are summarized below:

- Delete language related to Institutional future land use (proposed for removal from the Activity Center future land use map)
- Add requirements for master planning of parcels
- Address Activity Center design standards and TND applicability to future development
- Enhance buffering / compatibility with neighborhood to the south

- Specify Interconnectivity / access requirements
- Identify Conservation future land use purposes
- Delete references to the former Development of Regional Impact (which has been rescinded)
- Delete reference to requirement for PD zoning in Activity Centers (PD zoning no longer required via County-initiated Comprehensive Plan update)

The specific amendments in underline/strikethrough format are below:

*Policy 2.2.1 Activity Center Plan – Springhills*

*(a) Land Use*

*(1) Commercial mixed uses should be limited to the areas designated on the Activity Center Plan Map and shopping center should be developed in accordance with the standards of Sections 3.5, 3.6. and 3.7. of the Future Land Use Element. Tourist and entertainment areas shown on the Plan map should be restricted to retail commercial activities associated with a transient clientele. Limited retail and service commercial uses should be permitted in warehouse and distribution areas and in office areas where such retail uses are clearly accessory to and related to the principal uses or where the retail uses are provided to serve the businesses and employees within the development. Such retail uses shall be located internal to the development with no exposure outside the development being served. Floor area ratios (FAR) for office, warehouse/distribution and commercial uses shall not exceed 1.0 except as otherwise established herein.*

- a. The Springhills Activity Center shall be designated a High Activity Center/Retail which shall have commercial activities as its primary use and office, residential, warehouse/distribution, **light industrial and institutional** as secondary uses providing they are compatible with primary uses. The scale of these **secondary** activities may be at a regional level of 300,000 - 1,000,000 sq. ft. gross leasable area or more.*

~~*(7) The area identified as institutional in the southwest quadrant shall permit institutional or residential land uses according to the policies and standards contained in the Plan.*~~

**(7) The undeveloped portions of the southwest quadrant with Medium Density Residential, Warehouse/Distribution, Light Industrial and Conservation future land use designations shall be master planned and will include the following:**

**(a) Approval of the site as one Preliminary Development Plan (PDP) with allowance for multiple phases /Final Development Plan submittals in compliance with the PDP**

**(b) Provision of centralized open space based on site environmental characteristics, including a Conservation Management Area (CMA) management plan**

**(c) Master-planned stormwater facilities serving the entire project (spanning over multiple land use districts)**

**(c) Requirement for two fully functional vehicular access points (one to NW 97<sup>th</sup> Blvd. and another to NW 98<sup>th</sup> Street) with no connection to the existing subdivision to the south**

**(d) Application of a 100-foot conservation buffer along the southern property line.**

**(e) Exemption from Activity Center design requirements (Policies 2.1.4 – 2.1.12) related to development in the Warehouse / Distribution and Light Industrial future land use areas.**

**(f) Exemption from TND requirements for development within the Warehouse / Manufacturing and Light Industrial future land use areas and Medium Density Residential future land use area for development under 150 units.**

(8) The development standards for the Warehouse/Distribution area in the southwest quadrant shall be as follows:

- a. Lots fronting on N.W. 97th Boulevard ~~or NW 97th Court extension~~ shall have a front setback of 25 feet.
- b. All uses developed in this area shall have a maximum Floor Area Ratio of .35 to 1.

(9) The following buffers shall be required:

a. A buffer shall be maintained along the I-75 right-of-way, at depths to be determined on a site-by-site basis by ~~the Board of County Commissioners~~ **the applicable development review body** and shall provide visual and acoustical separation.

b. All the non-residential land lying within the Activity Center abutting residential land lying outside the Activity Center shall maintain a buffer of at least 50 feet. As it pertains to the southern ~~50-foot~~ buffer of the Southwest Quadrant, between the ~~Light Industrial Warehouse and Institutional~~ land uses within the Activity Center and the residential area located outside the Activity Center, **a 100-foot buffer shall be required lying within the Conservation land use area, the DRC shall evaluate the need for a larger buffer between these areas at such time as the property within the Activity Center is presented for site plan review.**

c. The ~~Institutional area and the~~ Office area along Northwest 98th Street in the southwest quadrant shall have a buffer of at least ~~25~~ **20** feet, except for ingress/egress points.

(10) No parking, storage, trash receptacles, or mechanical or utility equipment may be located between any building and I-75, unless approved with appropriate screening on a site-by-site basis during development review. Only one **freestanding** sign identifying the property in question may be located between any building and I-75, ~~or may be attached to any building facing I-75. with the exception of a second freestanding sign allowed if the related project has in excess of 500 linear feet of frontage along I-75.~~ More than one sign may be attached to a ~~shopping center non-residential building~~ facing I-75 if approved on a site-by-site basis during development review. In administering these buffer standards or requiring additional buffering, the Development Review Committee and the Board of County Commissioners shall consider the need for visual and acoustical separation for residential use and noise attenuation and shall consider the effectiveness of existing vegetation.

(11) Conservation areas shown on the Activity Center Land Use Plan are not to scale. These areas shall be field-located at the time of development review.

(12) The conservation area separating single-family residential land use from Warehouse/Distribution uses in the northeast quadrant shall be treated as an overlay district. This property may contain environmentally sensitive areas. During site plan review, the applicant shall be required to submit plans, soil borings, and other necessary information to determine if there are any environmentally sensitive areas. If so found, these areas shall remain designated Conservation. If not, development may occur utilizing the normal buffer requirements.

~~(13) Development of Regional Impact (DRI) approved after the effective date of Ordinance 90-3 shall be consistent with the adopted Alachua County Comprehensive Plan.~~

~~(13) (14)~~ The Activity Center concept is intended to incorporate a broad mixture of uses under specific design standards approved by the Board of County Commissioners.

*(b) Transportation*

(2) Access to 39th Avenue, ~~98th Street~~, and 91st Street shall be limited to the points indicated on the Activity Center Plan map. Existing development (i.e.: entrances approved as of December 1, 1984), may continue to have other access to these roads, but shall provide for alternate access in the event the property is redeveloped or the use of the property is expanded beyond that which existed on December 1, 1984. Alternative access shall include access through the internal street system or using frontage roads or service drives or other appropriate internal access. Any new development or redevelopment of parcels currently having direct access shall include provision of service drives. Any development of parcels lying between such parcels and ultimate access points shall provide for service drives or other alternative access. It is the intent of this Activity Center Plan that medians be constructed along 39th Avenue at least between 98th Street and 83rd Street and that the number of points at which median cuts are permitted be strictly limited, with consideration of projected traffic volumes and land uses within the Activity Center.

(3) Direct access may be permitted to 98th Street, but shall be limited to one access point every 400 feet. unless approved by the County Engineer. Where necessary, individual parcels shall share access with adjoining parcels.

~~(8) The alignment of the NW 97th Court extension and the access roads to the Institutional area in the southwest quadrant shown on the Activity Center Plan Map are tentative only; actual alignments shall be determined by the Development Review Committee and redrawn on the Activity Center Map. There shall be required interconnectivity between NW 98<sup>th</sup> Street and NW 97<sup>th</sup> Blvd. through the undeveloped portions of the southwest quadrant. Development in this area shall provide fully functional vehicular access points via connections to NW 97<sup>th</sup> Blvd. (one connection) and NW 98<sup>th</sup> Street (two connections).~~

(9) The transportation system within the site shall be developed in an interconnected manner to the maximum extent feasible. The internal transportation system shall be stubbed out to allow access and interconnections with adjacent properties ~~both within and outside the DRI boundary.~~ within the activity center. The transportation system shall be designed so that multiple roads, bike-paths and sidewalks can continue into any adjacent development in an effort to integrate adjacent properties and limit the impacts to the arterial roadway system. No transportation system connections shall be constructed within conservation land use areas. The exact number and location of streets, paths and sidewalks to be stubbed out will be determined during the site plan approval process.

*(d) Implementation*

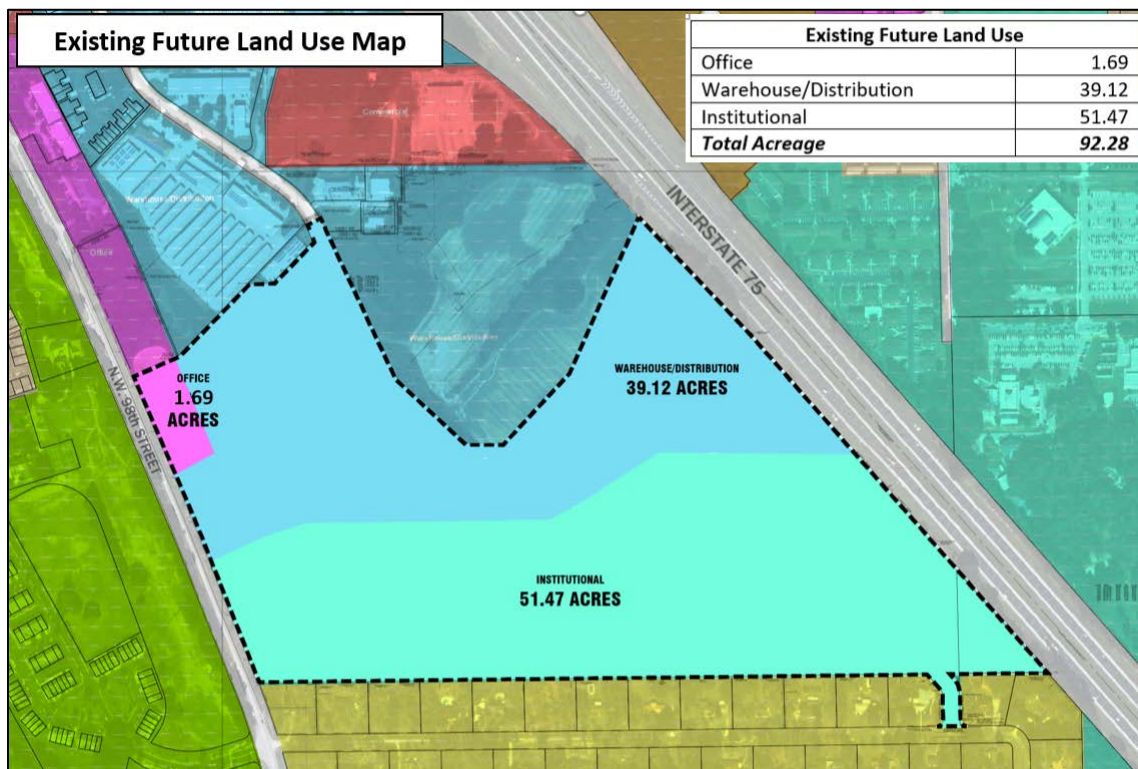
~~(1) Use of the PD zoning category for each quadrant with an overall conceptual zoning master plan shall be required for the entire Springhills Development of Regional Impact (DRI) area in order to provide adequate buffer areas, sign and landscaping controls, and to ensure consistency with the intent of the Activity Center Plan. The Master Plan shall address the overall traffic~~

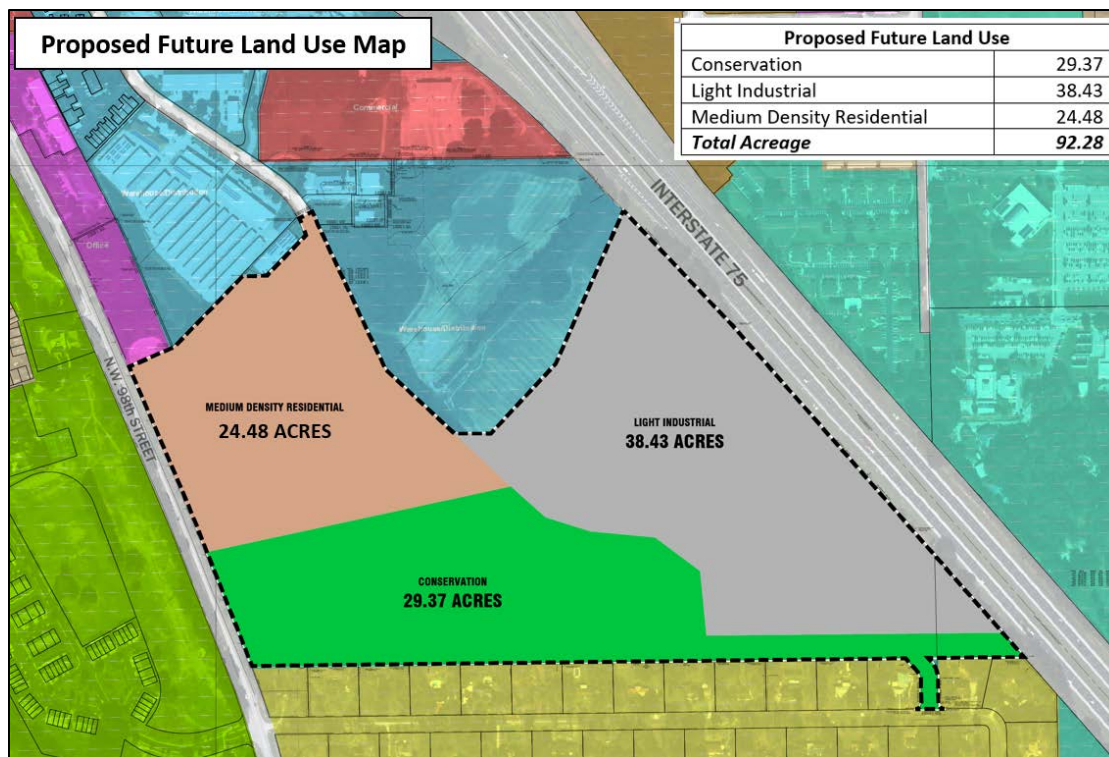


*circulation system, pedestrian and bicycle paths and circulation, mass transit accommodations, stormwater management, open space/recreation areas, conservation areas, and utility provisions, in a manner consistent with the Alachua County Board of County Commissioners adopted Design Standards for the DRI.*

## Proposed Future Land Use Designations

The request is to amend the future land use map for the project site from a combination of Office Warehouse/Distribution and Institutional to Medium Density Residential, Light Industrial and Conservation designations. The exhibit below indicates the location of the existing and proposed future land use designations within the project area:





The following table provides a listing of the existing and proposed land use designations with corresponding acreage calculations per future land use category:

Summary of Existing vs. Proposed Future Land Use Map Designations			
Future Land Use Designations (Existing)	Acres (+/-)	Future Land Use Designations (Proposed)	Acres (+/-)
Office	1.69	Conservation	29.37
Warehouse/Distribution	39.12	Light Industrial	38.43
Institutional	51.47	Medium Density Residential	24.48
<b>Total Acreage</b>	<b>92.28</b>	<b>Total Acreage</b>	<b>92.28</b>

The Alachua County Comprehensive Plan defines the proposed future land use designations with the following language:

### **Medium Density Residential**

*Policy 1.3.2.1 Urban Residential Densities - Areas designated on the Future Land Use Map for gross residential densities of one unit per acre or greater shall be considered as urban in character. There shall be four gross residential density ranges as follows:*

*(b) Medium Density: Greater than Four to less than or equal to Eight dwelling units per acre.*

*Policy 1.3.3 A range in urban residential densities should be provided with the highest densities located in or near urban activity centers and transit oriented developments, and lower densities located in outlying areas or areas of the County which have physical limitations to development.*

#### **URBAN RESIDENTIAL DENSITIES**

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

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

*Policy 1.3.8.2 Multi-family development outside a TND or TOD in the Medium 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:*

- (1) The character of the primary 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.*
- (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.*

*(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.*

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

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

#### **Light Industrial**

#### **4.0 INDUSTRIAL POLICIES**

#### OBJECTIVE 4.1 - GENERAL

#### OBJECTIVE 4.3 - LIGHT INDUSTRIAL

*The Light Industrial future land use classification is established to accommodate certain office and light industrial uses, such as research and development and experimental laboratories and similar uses or the manufacturing or fabrication of products that have **minimal off-site impacts**.*

*Policy 4.3.1 Certain office and light industrial uses, such as research, development, and experimental laboratories and similar uses, or the manufacturing or fabrication of products that have minimal off-site impacts and that do not require specialized sites may also be appropriate within Transit Oriented Developments (TODs) or Activity Centers. **Stringent performance standards shall be incorporated into the land development regulations to provide buffering, signage, landscaping, and architectural standards, and other methods to limit any adverse impacts and ensure compatibility with adjacent areas.** Certain warehousing, transportation and distribution uses may be appropriate if all performance standards can be achieved.*

#### Conservation

#### 3.0 ENVIRONMENTAL LAND USE CATEGORIES

#### OBJECTIVE 3.1 - CONSERVATION LAND USE CATEGORIES

*A conservation land use category shall be established to recognize and protect natural resources within privately owned lands in Alachua County utilizing appropriate regulatory, acquisition, and incentive mechanisms.*

*Policy 3.1.1 Conservation areas shall consist of natural resources that, because of their ecological value, uniqueness and particular sensitivity to development activities, require stringent protective measures to sustain their ecological integrity. These areas shall include:*

- (a) Wetlands;*
- (b) Surface waters;*
- (c) 100-year floodplains;*
- (d) Listed species habitat;*
- (e) Significant geologic features; and*
- (f) Strategic ecosystems.*

*Policy 3.1.2 In conservation areas, the following uses, if otherwise consistent with the Comprehensive Plan, generally shall be permitted to the extent that they do not significantly alter the natural functions of the conservation area:*

- (a) Public and private conservation, recreation and open space uses.*
- (b) Public and private wildlife preserves, game management and refuge areas.*
- (c) Water conservation and retention/detention areas that are determined to be appropriate for stormwater management.*
- (d) Agricultural uses, employing latest applicable best management practices.*



*Policy 3.1.3 Conservation areas shall be developed only in a manner consistent with protection of the ecological integrity of natural resources, and in accordance with standards which are outlined subsequently in this Element.*

## Compatibility Analysis

Compatibility with adjacent land uses is a key factor when considering a proposed change in future land use. The following list of adjacent uses and accompanying map illustrates the existing land uses for the surrounding properties:

The existing land uses and future land use designation of the adjacent properties are as follows:

- North: Current Use: Multiple light industrial uses & Undeveloped Land  
Future Land Use Designation: Warehouse Distribution & Office
- East: Current Use: Interstate 75 / Santa Fe College Campus & Multifamily (across I-75)  
Future Land Use Designation: Institutional
- South: Current Use: Residential Subdivision  
Future Land Use Designation: Low Density Residential (LDR)
- West: Current Use: NW 98<sup>th</sup> Street / Meadowbrook Golf Course (across NW 98<sup>th</sup> Street)  
Future Land Use Designation: Recreation





The proposed land use change will allow for the development of the property with a mix of residential and non-residential uses that are similar and compatible with the surrounding existing development patterns. The proposed Medium Density Residential development area is compatible with the office designation to the north, the conservation area to the south and the Meadowbrook community to the west, which is developed in a similar density/unit type. The proposed Light Industrial is compatible with the existing Warehouse/Distribution land use designation to the north, the interstate to the east and with the proposed 100-foot conservation area (serving as natural buffer) to the south. Additionally, the elimination of any future road connection to the south will significantly increase compatibility between uses.

Upon analyzing these existing land use pattern, the proposed land use change will have no negative effect the nature of the existing development pattern in the area and in fact, should create a more compatible land use pattern based on the factors indicated above.

## **Suitability Analysis**

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### ***Environmental Resources***

There are environmental resources clustered in the southwestern portion of the subject property, as indicated in the environmental assessment report prepared by Water & Air Research, dated May 2019. Regarding these on-site environmental features, the applicant retained Water & Air Research to prepare an environmental assessment to provide an analysis of the site which provides an overall look at the existing resources on the property. The consultant report is included as an exhibit with this application and shall serve as the base document for identification of on-site environmentally sensitive features as they relate to any future development to be proposed on the property.

This extensive report identified a portion of the property (southwestern portion) as mesic hammock and qualifies as significant upland habitat. However, the proposed land use change proposes to take the proactive step to place the core significant upland habitat area into a Conservation future land use designation to identify and protect the resource. Therefore, this proposed land use change creates a land use map that better addresses/protects these resources.

### ***Urban Infill***

The subject property supports urban infill as it is within the core of the Urban Cluster of Alachua County and in an Activity Center in direct proximity to a major interstate interchange. Urban land uses, centralized utilities, and arterial & collector roadways are available to serve the site. Due to its location and proximity to necessary public facilities, the property is suitable for urban infill development. Such development activity will support the surrounding area by providing additional lands for business location, job creation and supporting residential activity.

### ***Proposed Residential Density Range & Use Types / Affordable Housing***

As indicated on the proposed future land use map, the application proposes to designate approximately 24.48 acres of land as Medium Density Residential, which at a density of 4-8 units per acres would allow between 98-196 residential units. The proposed land use change will support provision of more affordable, workforce housing as it would allow medium density development, which promotes a mix of

residential designations, density ranges and permitted housing types, which will promote the construction of a range of housing stock (single family, townhouse, apartment, etc.). The provision of this variety of housing options will serve a range of income and age ranges and will therefore have a positive impact of affordable housing in the area.

### ***Availability of Facilities and Services***

Public facilities, including all necessary utilities (water, sewer, electric, etc.) are available (with capacity) to serve the subject property. The net change between existing and proposed land use designations as described in the Public Facilities Analysis section of the report shows a potential reduction in potential public facilities impacts / trip generation and at a minimum, the proposed changes will not result in increases in demand that will negatively affect the adopted level of service for public facilities.

No development activity is proposed as part of the proposed land use change application stage. However, any future development on-site shall require development plan review by the County and at that time, a detailed public facilities / traffic analysis would occur and must demonstrate compliance with the applicable concurrency and transportation mobility regulations at that time.

### ***Site Accessibility***

The subject property is accessible from both a collector road (NW 98<sup>th</sup> Street) and an arterial road (NW 39<sup>th</sup> Avenue – via NW 97<sup>th</sup> Blvd.) and is less than ½ mile from an interstate interchange (I-75 & NW 39<sup>th</sup> Avenue), which provides ample access for both local and regional traffic to the property. This strategic location and good accessibility make it a prime location for office & light industrial development. Further, due to this access points referenced above, there is no functional purpose for a connection to the south through the existing abutting single family subdivision and therefore, no connection will be proposed.

### ***Need for Additional Acreage for Light Industrial Activities***

According to staff at the Gainesville Chamber of Commerce, there is a deficit of developable light industrial lands in the Gainesville area that is suitable for attracting new businesses/employers to our community. The proposed addition of approximately 38 additional acres of developable light industrial land in a strategic location near a major interstate interchange This land, in addition to the existing 22 acres of Warehouse / Manufacturing land will provide a sizable increase in raw land available for attracting businesses and encouraging job creation (approximately 60 contiguous acres that are suitable for development). Further, the Chamber staff expressed an interest in promoting the subject property as an appropriate site for future development.

### ***Long-Term Economic Benefits***

The proposed land use change applications will provide a long-term benefit to Alachua County. Future development on the site will support overall economic prosperity and economic development opportunities by properly allocating approximately 60 contiguous acres for office & light industrial uses. Future development of this property with private capital investment in an area designated by the County for urban development will lead directly to job creation and a stimulus to overall economic development in the area. The proposed land use changes will promote an active mix of employment and residential uses that will support each other and in addition, will support the area as a whole.

## Public Facilities Analysis

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The following level of service analysis calculates the net impacts of the proposed development scenario for residential and nonresidential uses under the proposed future land use categories. Overall net impacts will be calculated by the reduction of the existing development entitlements vs. proposed utilizing a realistic development scenario for both. As demonstrated below, public facilities are available to accommodate future infill development on the project site, based on net impacts.

### Proposed Land Use Development Scenarios

The proposed change in future land use will affect approximately 92.28 acres of land from the current future land use designation of Office, Warehouse / Distribution and Institutional to Medium Density Residential, Light Industrial and Conservation. Based on existing site conditions and applicable land development/permitting regulations, the subject property will not develop at the maximum allowable ratios per the respective land use designations. Rather, as demonstrated in the following table, a more realistic development program/scenario has been established (for both existing and proposed land use designations) based on these factors in determining site development potential.

In summary, the realistic development program for permitted uses in both the existing and proposed future land use designations is below:

Existing FLU Designations	Development Per Acre
Office	10,000 SF / Acre
Warehouse / Distribution	10,000 SF / Acre – Light Industrial (50% of Land Area) 10,000 SF / Acre – Warehousing (30% of Land Area) 10,000 SF / Acre – General Office (20% of Land Area)
Institutional	10,000 SF / Acre (Medical Office) 250 Seats (Church)

Proposed FLU Designations	Development Per Acre
Conservation	N/A
Medium Density Residential	6 Units Per Acre
Light Industrial	10,000 SF / Acre – Light Industrial (50% of Land Area) 10,000 SF / Acre – Warehousing (30% of Land Area) 10,000 SF / Acre – General Office (20% of Land Area)

### Transportation Analysis

Alachua County requires a multi-modal transportation mitigation (MMTM) agreement and payment to offset impacts on the transportation system cause by the proposed development. The MMTM agreement and payment for this project will be calculated and paid at the time of Final Development Plan Approval for specific phases of any proposed future on-site development.

Estimated trip generation for the existing and proposed future land use designations (based on realistic development scenarios) is presented below:

### Trip Generation Estimates (Existing & Proposed)

Existing FLU	Acres (+/-)	Development Program	ITE Code	ADT	AM Peak	PM Peak
Office	1.69	16,900 SF (10,000/Acre x 1.69 Acres)	710-General Office	164.61	24.84	24.00
Warehouse/Distribution	39.12	195,600 SF (10,000/Acre x 19.56 Acres) (50% of Area)	110-General Light Industrial	970.18	179.95	162.35
		117,400 SF (10,000/Acre x 11.74 Acres) (30% of Area)	150-Warehousing	204.28	25.83	28.18
		78,200 SF (10,000/Acre x 7.82 Acres) (20% of Area)	710-General Office	761.67	114.95	111.04
Institutional	51.47	150,000 SF (10,000/Acre x 15 Acres)*	720-Medical Office	5220.00	529.50	615.00
		250 seat church (10 Acres)*	Church	110.00	5.00	10.00
<b>TOTAL</b>	<b>92.28</b>			<b>7430.73</b>	<b>880.08</b>	<b>950.57</b>
*Does not include any trip generation attributed to the approx. 26 acres of Institutional FLU and RP zoning that are located within the significant habitat area.						
Proposed FLU	Acres (+/-)	Development Program	ITE Code	ADT	AM Peak	PM Peak
Conservation	29.37	N/A	N/A	0	0	0
Medium Density Residential	24.48	147 Units (at 6 units / acre)	220-Lowrise Multifamily	1076.04	82.32	98.49
Light Industrial	38.43	192,100 SF (10,000/Acre x 19.21 Acres) (50% of Area)	110-General Light Industrial	952.82	176.73	159.44
		115,300 SF (10,000/Acre x 11.53 Acres) (30% of Area)	150-Warehousing	200.62	25.37	27.67
		76,900 SF (10,000/Acre x 7.69 Acres) (20% of Area)	710-General Office	749.01	113.04	109.20
<b>TOTAL</b>	<b>92.28</b>			<b>2978.48</b>	<b>397.46</b>	<b>394.80</b>

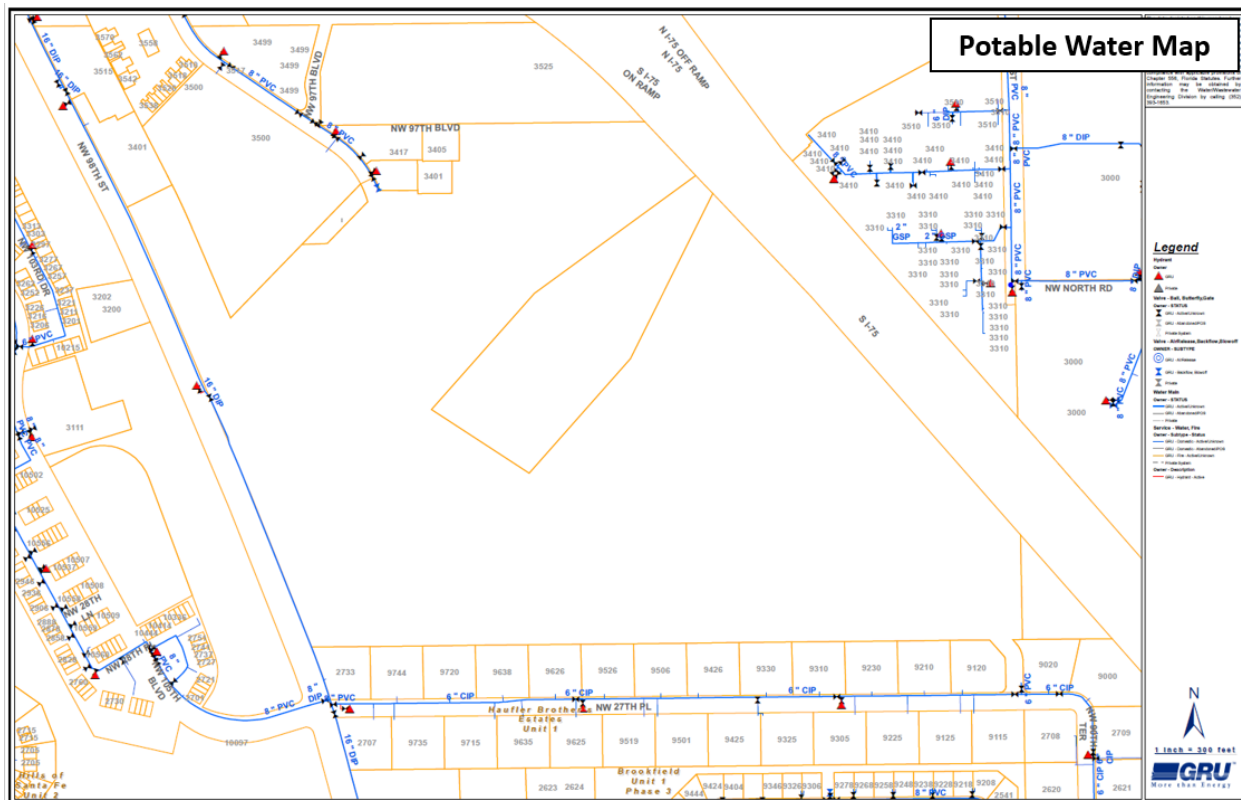
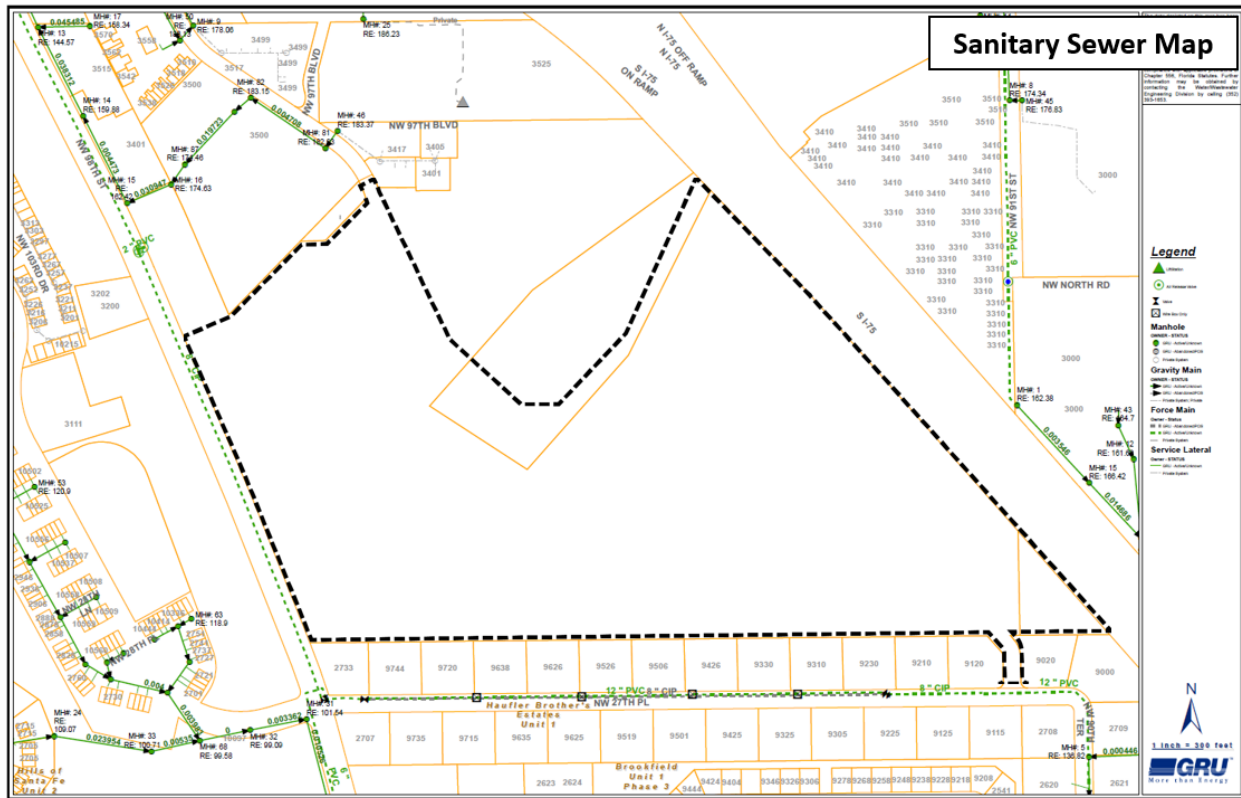
### Proposed Net Trip Generation

Category / ITE Code	Units	PM Peak	Average Daily Trips
Lowrise Multifamily (220)	147 units	98.49	1,076.04
Medical Office (720)	-150,000 SF	-615	-5220
Church (561)	-250 seats	-10	-110
Light Industrial (110)	-3,500 SF	-2.91	-17.36
Warehousing (150)	-2,100 SF	-0.51	-3.66
Office (710)	-18,200 SF	-25.84	-177.26
<b>Total Estimated Net Trip Generation</b>		<b>-557.77</b>	<b>-4,452.24</b>

Based upon the net trip generation analysis above, the net impacts associated with the proposed land use amendments show an overall reduction in trip generation for ADT and PM peak trips and therefore, will not adversely increase impacts to local public transportation facilities.

### Potable Water & Sanitary Sewer

The property is currently served with both potable water and sanitary sewer (wastewater) by Gainesville Regional Utilities (GRU). According to information provided by GRU, existing facilities exist to serve future development on site with adequate capacity to serve the site. The generalized water & sewer maps are illustrated below:



In summary, water and sewer concurrency are not a limiting factor related to the development of the subject property. According to the tables above and conversations with GRU staff, connections to electric, sanitary sewer and potable water service are available and are operating with available capacity in immediate proximity to the project site. On-site provision of utility service to the project site will require developer-funded improvements.

### **Solid Waste**

According to information provided by Alachua County, adequate capacity is available to serve the proposed development. The New River Solid Waste Facility has capacity for an estimated 50 years.

Policy 1.2.4 (c) of the Capital Improvements Element states that the minimum level of service standard for solid waste disposal used for determining the availability of disposal capacity to accommodate demand generated by existing and new development, at a minimum, shall be 0.73 tons per person per year. The LOS standards for solid waste will not be exceeded by this request.

### **Fire and Emergency Services**

This site is served by Alachua County Fire Rescue Station 16 located approximately 1.25 miles southeast of the subject property.

Policy 1.2.5 (a) of the Capital Improvements Element states that the LOS standard for fire services in the urban service area is as follows:

- Initial unit response within 4 minutes for 80% of all responses within 12 months.
- Fire protection service level of ISO (Insurance Service Office) Class Protection 4 or better.
- Development shall provide 100% of water supply from hydrants.

All development will be required to meet these standards at the time of development plan approval.

### **Recreation**

Alachua County is currently meeting all Level of Service (LOS) standards for recreation. The proposed land use change will not negatively affect the required LOS. As residential development occurs, each development shall be required to demonstrate compliance with the adopted recreation Level of Service standards.

The proposed land use change authorizes a maximum of 196 residential units. This request, if approved, will not negatively affect the level of service for recreational needs.

### **Public Schools**

According to the proposed future land use change, a maximum of 196 residential units are permitted. The schools zoned for the property are Southwest Alachua CSA (Archer, Chiles, Hidden Oak, Meadowbrook, Newberry, Oak View, and Wiles), Fort Clarke Middle School, and Buchholz High School.



*Projected Public School Impact*

	Units	Elementary	Middle	High
<b>Generation Rates</b>				
Multi-Family Units	-	0.09	0.03	0.03
<b>Calculations</b>				
Multi-Family Units	196*	17	6	6

*Source: School Board of Alachua County*

\*Assumed maximum density buildout for residential land use area, which is unlikely.

Based on the proposed demand and existing capacity numbers, adequate capacity exists in the school system to accommodate the proposed development and shall not exceed the adopted LOS in the Alachua County Public School Interlocal Agreement.

### **Comprehensive Plan Consistency**

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The proposed Medium Density Residential, Light Industrial and Conservation designations are consistent with the County's Comprehensive Plan. The following objectives and policies are the applicable to the proposed designations:

#### **7.0 IMPLEMENTATION OBJECTIVE 7.1 - GENERAL**

*To establish standards through the adopted goals, objectives and policies of the Comprehensive Plan in conjunction with the adopted maps within the Future Land Use Element and within the other elements to guide decisions affecting land use and development. To provide for implementation of the Comprehensive Plan through land development regulations and an ongoing Capital Improvements Program. To provide a process for Plan revision, Map amendments, and establishment of Special Area Plans, incorporating citizen participation.*

*Policy 7.1.2 Proposed changes in the zoning map shall consider:*

*(a) consistency with the goals, objectives, policies and adopted maps of the Comprehensive Plan*

**Consistency:** As demonstrated in this section of the report (primarily the Comprehensive Plan Consistency section), the proposed Comprehensive Plan Amendment is consistent with the applicable policies found in the Comprehensive Plan.

*(b) the availability and capacity of public facilities required to serve the development. When considering a rezoning, this includes availability and capacity of existing public facilities and timing of future facilities based on capital plans. Specific determinations for any exceptions to the requirement to connect to a centralized potable water and sanitary sewer system will be made at the stage of development plan review, as detailed in Policy 2.1.1 of the Potable Water and Sanitary Sewer Element.*

**Consistency:** As demonstrated in the Public Facilities Analysis section of this report, adequate public facilities are available (with capacity) to serve any future development proposed on site. It should be noted that the existing future land use map allows for similar if not less intensity of use compared to the proposed map / allowable uses.

*(c) the relationship of the proposed development to existing development in the vicinity and considerations relating to environmental justice and redevelopment opportunities.*

**Consistency:** As demonstrated in the Compatibility Analysis section of this report, the proposed land use change will offer improved compatibility in proposed uses vs. adjacent uses in several ways, including the provision of a compatibility buffer to the south that is 2x greater than currently required, the proposed elimination of vehicular connection to the neighborhood to the south and the placement of residential land use along 98<sup>th</sup> Street, which is consistent with the adjacent residential development to the west. In addition, the proposed land use map places the core upland significant habitat area into a Conservation land use designation for permanent protection of this environmental resource.

*(d) those factors identified by law, including that as a general matter an applicant is not entitled to a particular density or intensity within the range of densities and intensities permitted by the Comprehensive Plan, given due consideration of legitimate public purposes relating to health, safety, and welfare*

**Consistency:** As demonstrated in this report, the proposed Comprehensive Plan amendments take into consideration the public purposes relating to health, safety and welfare as the proposed map is more consistent with the environmental characteristics of the land and more compatible with adjacent land uses.

*PRINCIPLE 1 PROMOTE SUSTAINABLE LAND DEVELOPMENT THAT PROVIDES FOR A BALANCE OF ECONOMIC OPPORTUNITY, SOCIAL EQUITY INCLUDING ENVIRONMENTAL JUSTICE, AND PROTECTION OF THE NATURAL ENVIRONMENT.*

*GENERAL STRATEGY 1 Minimize the conversion of land from rural to urban uses by maximizing the efficient use of available urban infrastructure, while preserving environmentally sensitive areas, according to the following:*

#### *1.0 URBAN RESIDENTIAL POLICIES OBJECTIVE 1.1 – GENERAL*

*Policy 1.1.3 Urban Residential development shall be consistent with the Conservation policies of Alachua County.*

**Consistency:** *The proposed land use change will provide a new conservation area that will be properly set aside from urban residential development and will provide an interface between the two in which the resources are protected and the area can be properly utilized as open space for the local residents.*

*Policy 1.1.6 Master planning of all contiguous land under common ownership or control is strongly encouraged.*

**Consistency:** The proposed Comprehensive Plan amendment includes proposed text that will require master planning elements for the subject property that align with the intent of this Policy.

*Policy 1.2.1.1 Residential areas shall be designed to provide for an interconnected system of internal circulation, including the provision of streets dedicated to the public connecting the residential area to the major street system. New development shall not preclude public access to the development. Residential areas shall also be designed to provide for substantial interconnectivity between adjacent*

*developments and within developments, except where such connectivity is precluded by constraints resulting from physical layout of existing development or environmental features. The land development regulations shall detail the requirements for public access and substantial interconnectivity based on standards such as a connectivity index, maximum separations between connections to adjacent developments, and rules relative to hours, operations, and public safety considerations for any restriction of access through use of gates.*

**Consistency:** The proposed residential area within the subject property will provide for interconnectivity that complies with the requirements in the land development regulations, including provision of two fully functional vehicular access points. This proposed residential area does not include the land immediately abutting the existing residential subdivision, as a point of information.

*Policy 1.2.1.2 Landscapes, buffers, natural areas or transitional development practices shall be utilized in site planning to lessen impacts and integrate development along the edges of different land use categories, screen undesirable views, preserve tree canopy and vegetation in accordance with the Conservation and Open Space Element, and facilitate the safe movement of traffic and pedestrians in vehicle use areas. Such practices may take the form of any combination of the following:*

- (a) undisturbed natural areas of non-invasive trees and plants;*
- (b) landscaped open spaces with canopy trees and under-story trees and plants;*
- (c) physical elements that do not impede the interconnectivity of pedestrian, bicycle, and automobile facilities, such as landscaped screens, walls, or fences; or*
- (d) development practices to use massing, scale of structures, design, and transitions of intensity of uses to provide for building types, building sizes, and activities that are similar to or compatible with the character of the surrounding neighborhood and community.*

**Consistency:** The proposed land use change includes exactly what is encouraged in Policy 1.2.1.2(a) above, which is the provision of an ‘undisturbed natural area of non-invasive trees and plants’ in the form of a 100’ wide conservation area between the project site and the existing residential subdivision to the south to serve as a transitional area between uses.

*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 2.1.1 of the Potable Water and Sanitary Sewer Element.*

**Consistency:** The subject property is served by all required public services needed to property develop urban uses on the site.

*Policy 1.3.2.1 Urban Residential Densities - Areas designated on the Future Land Use Map for gross residential densities of one unit per acre or greater shall be considered as urban in character. There shall be four gross residential density ranges as follows:*

- (b) Medium Density: Greater than Four to less than or equal to Eight dwelling units per acre.*

*Policy 1.3.3 A range in urban residential densities should be provided with the highest densities located in or near urban activity centers and transit oriented developments, and lower densities located in outlying areas or areas of the County which have physical limitations to development.*

**Consistency:** The proposed Medium Density Residential (MDR) designation is appropriate in the location as proposed as the subject property is within an Activity Center (which promotes higher densities), is located along a collector roadway and adjacent to similar residential density types (to the west).

#### URBAN RESIDENTIAL DENSITIES

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

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

*Policy 1.3.8.2 Multi-family development outside a TND or TOD in the Medium Density Residential land use category shall:*

*(a) have direct access to an arterial or collector...*

**Consistency:** The proposed MDR designation is located along a collector road, thus complying with this policy.

*(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.*

**Consistency:** The proposed MDR designation is situated in a location that is abutting compatible land uses, including office, conservation, roadway (for access) and light industrial areas which have land development regulations that provide provisions for compatibility between uses.

*(c) provide common open space as part of pervious open space requirements established in the Conservation and Open Space Element.*

**Consistency:** The proposed MDR designation is situated abutting a large conservation area, which will provide for ample open space area that will be an amenity for the residents of the neighborhood.

*(d) provide adequate developed recreation at the scale of the development, according to criteria in the land development regulations.*

**Consistency:** Any development within the MDR area shall provide developed recreation as required in the ULDC.

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

**Consistency:** Any future development within the proposed MDR land use area shall utilize one or a combination of these housing types.

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

**Consistency:** The proposed MDR land use area is located within the urban cluster.

## **2.0 URBAN ACTIVITY CENTER POLICIES**

*OBJECTIVE 2.1 – GENERAL Promote efficient use of land through designation of Activity Centers within the Urban Cluster which provide for nodes of higher density and intensity mixed uses that are interconnected with other commercial, employment, light industrial, and institutional centers within Alachua County through a system of multimodal corridors and a public transit system. Urban design standards for Activity Centers will provide for compact, mixed use, and pedestrian-friendly development, which is functionally integrated with surrounding land uses.*

**Consistency:** The subject property is located within an Activity Center and proposes residential and light industrial uses, which are both encouraged in the Objective above.

*Policy 2.1.2 Activity Centers shall be designated based on two classifications depending on the size, location and function of the Activity Center:*

*(a) High intensity activity centers are intended for commercial, employment, institutional, light industrial, and visitor-related uses of a scale and type that typically serve a regional or larger market. High activity centers shall also contain higher density residential uses which are phased and interconnected with the non-residential uses in the Activity Center. High intensity activity centers attract commercial customers or employees from within Alachua County and surrounding cities or counties; are generally greater than 200 total acres in area; are located proximate to major interstate transportation corridors; have access to at least two arterial roadways; and are near existing or planned rapid transit corridors.*

**Consistency:** The subject property is located within a High Intensity Activity Center and proposes residential and light industrial uses, which are both encouraged in the Policy above.

*Policy 2.2.1 Activity Center Plan – Springhills*

*(b) Land Use*

*(2) Commercial mixed uses should be limited to the areas designated on the Activity Center Plan Map and shopping center should be developed in accordance with the standards of Sections 3.5, 3.6. and 3.7. of the Future Land Use Element. Tourist and entertainment areas shown on the Plan map should be restricted to retail commercial activities associated with a transient clientele. Limited retail and service commercial uses should be permitted in warehouse and distribution areas and in office areas where such retail uses are clearly accessory to and related to the principal uses or where the retail uses are provided to serve the businesses and employees within the development. Such retail uses shall be located internal to the development with no exposure outside the development being served. Floor area ratios (FAR) for office, warehouse/distribution and commercial uses shall not exceed 1.0 except as otherwise established herein.*

- b. *The Springhills Activity Center shall be designated a High Activity Center/Retail which shall have commercial activities as its primary use and office, residential, warehouse/distribution, **light industrial and institutional** as secondary uses providing they are compatible with primary uses. The scale of these **secondary** activities may be at a regional level of 300,000 - 1,000,000 sq. ft. gross leasable area or more.*

**Consistency:** The proposed land use change to light industrial supports the Policy above which identifies the Springhills Activity Center as an area that shall have significant non-residential activity, including uses typically found in light industrial areas, including office, warehousing and distribution.

#### 4.0 INDUSTRIAL POLICIES

##### OBJECTIVE 4.1 - GENERAL

*Industrial land use categories shall be established to allow for a range of light and heavy industrial activities, subject to the policies and standards contained in this Chapter. Industrial developments are characterized by the fabrication, manufacturing, transporting, warehousing or distribution of goods as well as facilities for research, development, or experimental laboratories.*

*Policy 4.1.2 A range of choice in land areas and locations for the different types of industry shall be provided to meet the anticipated expansion of industry in the County and to meet the objectives of the Economic Element of this Plan. Sufficient area for industrial land use shall be identified in appropriate locations on the Future Land Use Map in an effort to create a supply of land which has the proper zoning already in place, which is therefore immediately available for such uses. The County shall identify a number of potential locations with suitable infrastructure, including parcels with rail access, interstate access, or proximity to cargo terminals, and suitable environmental characteristics for such uses. Procedures and standards to facilitate development review shall be adopted as part of the land development regulations to implement this policy. Such standards and procedures shall be reviewed on an annual basis to determine their effectiveness in protecting public health and the environment, and facilitating permitting.*

**Consistency:** The project site is appropriate for placement of light industrial activities for a number of reasons, including the project's; proximity to the interstate, availability of public facilities/infrastructure, access to collector & arterial roads and adjacency to existing light industrial activities to the north.

*In addition, this policy indicates that there should be 'sufficient area for industrial land use shall be identified in appropriate locations on the Future Land Use Map in an effort to create a supply of land which has the proper zoning already in place, which is therefore immediately available for such uses.'* The approval of this land use change to light industrial will do just that – provide a supply of industrial land that in appropriate/suitable areas that is current deficient in Alachua County.

*Policy 4.1.3 Industrial locations and proposed uses shall be consistent with the Conservation and Open Space Policies of Alachua County.*

**Consistency:** The proposed light industrial land use area is consistent with the COSE policies in the Comprehensive Plan. In fact, the light industrial land use area configuration is in the form proposed based on an environmental assessment done to map the environmentally sensitive areas on the



property (proposed to be designated Conservation land use). The light industrial area is drawn to avoid those areas in their entirety and respect the characteristics of the land.

*Policy 4.1.4 Industrial operations shall eliminate or, where possible, minimize the following impacts on public health and the environment:*

- (a) erosion;*
- (b) noise;*
- (c) odor, fumes, vapors and gases;*
- (d) fire and explosion hazards;*
- (e) radioactive elements;*
- (f) electromagnetic interference;*
- (g) smoke, dust, particulate matter, and dirt;*
- (h) vibrations;*
- (i) glare;*
- (j) toxic wastes.*

**Consistency:** The elements indicated above are primarily related to heavy industrial activities and not light industrial activities, which is what is proposed for the project site. As stated in Objective 4.3, light industrial uses (permitted uses in this district) shall have minimal (or no) off-site impacts. Therefore, by proposing light industrial land use and not heavy industrial, these impacts are minimized if not eliminated.

#### **OBJECTIVE 4.2 - LOCATION AND COMPATIBILITY**

*Policy 4.2.1 Industrial uses shall not be located adjacent to residential or agricultural areas without adequate buffering or integrating design and business practices to eliminate or minimize adverse impacts. Land use decisions concerning location of industrial uses shall take into consideration environmental justice.*

**Consistency:** The proposed light industrial area is proposed in a manner that is compatible with the surrounding uses. Specifically, the land use change request includes the placement of a 100' wide conservation land use area along the southern property line in order to ensure that a sizable natural buffer will remain in place to provide appropriate separation between uses.

*Policy 4.2.2 Prime industrial locations, pursuant to Policy 4.1.2 above, shall be kept free from encroachment of incompatible land uses.*

**Consistency:** The proposed land use pattern will allow for the expansion of this prime industrial location, while also providing appropriate buffering/separation between the site and adjacent land uses to the south.

#### **OBJECTIVE 4.3 - LIGHT INDUSTRIAL**

*The Light Industrial future land use classification is established to accommodate certain office and light industrial uses, such as research and development and experimental laboratories and similar uses or the manufacturing or fabrication of products that have minimal off-site impacts.*

**Consistency:** The proposed light industrial designation is appropriate for the non-residential uses above based on locational criteria stated in this report (Activity Center, availability of public facilities, proximity to interstate interchange, etc.) and is further supported by this objective that states that the permissible uses shall have minimal off-site impacts.

*Policy 4.3.1 Certain office and light industrial uses, such as research, development, and experimental laboratories and similar uses, or the manufacturing or fabrication of products that have minimal off-site impacts and that do not require specialized sites may also be appropriate within Transit Oriented Developments (TODs) or Activity Centers. Stringent performance standards shall be incorporated into the land development regulations to provide buffering, signage, landscaping, and architectural standards, and other methods to limit any adverse impacts and ensure compatibility with adjacent areas. Certain warehousing, transportation and distribution uses may be appropriate if all performance standards can be achieved.*

**Consistency:** The proposed Light Industrial land use designation allows for a variety of office and light industrial uses that will have minimal off-site impacts and include performance standards to ensure compatibility between adjacent uses. The proposed LI area on the project site is appropriate due to its adjacency to other existing industrial areas, the availability of public facilities, the proximity to the I-75/39<sup>th</sup> Avenue interchange and the proposed conservation area that provides a buffer between the light industrial area and adjacent residential uses to the south.

#### OBJECTIVE 4.5 - DESIGN AND SITE STANDARDS

*Policy 4.5.1 Industrial facilities in the urban cluster shall group together in planned industrial districts on sites capable of being expanded and developed in stages. Criteria for permitting industrial development shall include but are not limited to:*

- (a) topography and soils--land having stable, well-drained soils, free from flooding;*
- (b) climate--prevailing wind direction that does not impact adjacent residential areas;*
- (c) accessibility--access to arterials and highways and, where possible, rail facilities;*
- (d) utilities--availability of water, sewer, electricity or natural gas in adequate quantities;*
- (e) size--large enough for proper site design.*

**Consistency:** The proposed light industrial location will adhere to the design and site standards above in the following ways:

- (a) The project site does not contain any flood prone areas**
- (b) The proposal is for light industrial land use (not heavy industrial), which by nature includes uses that do not create smoke/fumes that would create impacts**
- (c) Access is suitable as there will be full vehicular access to both NW 98<sup>th</sup> Street and NW 97<sup>th</sup> Blvd. and is proximate to the interstate**
- (d) Utilities are existing and available to serve the site**
- (e) The proposed light industrial land use area is approximately 38 acres, which is a size suitable for a properly designed campus**

*Policy 4.5.2 Industrial sites shall be designed to provide for:*

- (a) adequate off-street parking to meet the needs of the operation;*

*(b) adequate buffering along roadways and adjacent uses to minimize the effects of lighting, noise and signing.*

**Consistency:** Any future development in the proposed light industrial land use area will provide the required parking to comply with the Land Development Code. In addition, there is a proposed 100-foot wide conservation area along the southern property line to serve as a buffer between the light industrial area and the existing subdivision to the south to provide a more than ample buffer and transitional area between uses.

#### *OBJECTIVE 4.6 - REQUIRED FACILITIES AND SERVICES*

*Policy 4.6.1 Industrial development shall be located only in areas where adequate facilities and services exist or will be provided prior to occupancy. These facilities include, but are not limited to:*

- (a) roadways.*
- (b) fire service.*
- (c) water supply.*
- (d) street lighting.*
- (e) solid waste collection and disposal.*
- (f) sewage collection and disposal.*
- (g) storm water drainage and disposal.*
- (h) emergency medical service.*

**Consistency:** As indicated in this report, the proposed location of the light industrial land use area is properly served by each of the necessary urban services and facilities described above.

*Policy 4.6.2 New industrial development shall meet all of the requirements for adequate facilities based on the level of service standards for those facilities and concurrency provisions of the Plan.*

**Consistency:** As indicated in this Public Facilities Analysis section of this report, the proposed location of the light industrial land use area is properly served by each of the urban services and facilities necessary to serve the site.

### *3.0 ENVIRONMENTAL LAND USE CATEGORIES*

#### *OBJECTIVE 3.1 - CONSERVATION LAND USE CATEGORIES*

*A conservation land use category shall be established to recognize and protect natural resources within privately owned lands in Alachua County utilizing appropriate regulatory, acquisition, and incentive mechanisms.*

*Policy 3.1.1 Conservation areas shall consist of natural resources that, because of their ecological value, uniqueness and particular sensitivity to development activities, require stringent protective measures to sustain their ecological integrity. These areas shall include:*

- (a) Wetlands;*
- (b) Surface waters;*
- (c) 100-year floodplains;*
- (d) Listed species habitat;*

- (e) Significant geologic features; and
- (f) Strategic ecosystems.

**Consistency:** The primary portion of the proposed Conservation land use area was mapped by an environmentally sensitive area, specifically identified as significant upland habitat. This land characteristic is appropriate for designation as conservation land use.

*Policy 3.1.3 Conservation areas shall be developed only in a manner consistent with protection of the ecological integrity of natural resources, and in accordance with standards which are outlined subsequently in this Element.*

**Consistency:** The proposed conservation land use area will be provided appropriate permanent protection as deemed appropriate during subsequent development plan proposals. Examples of permanent protection include designations as Open Space on Development Plan, Conservation Easements, etc.

It should be noted that at present the entire property has an agricultural classification as timberland and is eligible for harvesting of timber and the proposed conservation designation would eliminate the possible clearing of these lands.

#### **OBJECTIVE 3.3 - FUTURE LAND USE MAP**

*Identify conservation and preservation areas on the Future Land Use Map.*

*Policy 3.3.1 The adopted Future Land Use Map shall identify wetlands, surface waters, wellfield protection areas, 100-year floodplains, soils, strategic ecosystems and preservation areas.*

*Policy 3.3.2 The Conservation Element Map Series data and analysis shall identify the resources listed in policy 3.3.1, as well as other conservation areas, in the form of individual, resource-specific maps consistent with policy 2.1.1.*

*Policy 3.3.4 Site Specific Delineation: The parcel-specific boundaries of preservation and conservation areas shall be verified by ground surveys conducted in the course of special studies or development review. County-initiated mapping efforts shall be performed at the County's expense, except when an applicant seeks land use change, zoning change, or development approval prior to the completion of the County's mapping efforts, consistent with policies 3.4.2 and 4.10.3. Conservation policies shall be applied based on the resulting site specific delineation.*

**Consistency:** The proposed Conservation Future Land Use area is primarily intended to protect a natural resource referenced in Policy 3.3.1 & 3.3.2 and was a result of a site-specific delineation as referenced in Policy 3.3.4. It is understood that the final required environmental set-aside will be determined at the development review stage, but the proposed conservation area in the southwestern corner of the property constitutes the core area.

## ECONOMIC ELEMENT

### GOAL 1

ENHANCE THE ECONOMIC PROSPERITY OF ALL CITIZENS OF ALACHUA COUNTY AND EXPAND AND DIVERSIFY THE COUNTY'S TAX BASE.

#### OBJECTIVE 1.1 - ECONOMIC DIVERSITY AND SUSTAINABILITY

*Diversify the County's economy. Achieve a diversified and sustainable economic base in Alachua County to minimize the vulnerability of the local economy and to provide economic opportunity for all segments of the population and attract and retain high-quality employers and employees within the workforce.*

*Policy 1.1.1 Alachua County shall promote the recruitment and expansion of targeted industries that are either growing, high-skill, high wage areas of desired growth, or contribute to regional economic diversification. These targeted industries include, but are not limited to: logistics, and distribution; building component design and manufacturing; aviation services and products, bio-fuels and energy; healthcare services and projects business services; communication services; medical and pharmaceuticals, including biotech; technology driven manufacturing; electronics and other electrical equipment; regional or corporate headquarters; information technology; research and development; eco-tourism; multimedia productions.*

**Consistency:** The proposed light industrial land use area endorses this Policy by creating a land area with a size and suitability to not only allow, but support these uses within the Urban Cluster.

*Policy 1.1.2 Alachua County shall promote economic development efforts that build on and complement existing commercial, industrial and agricultural assets in the local economic system.*

**Consistency:** Proposed light industrial land use areas in appropriate locations (as proposed) are consistent with this Policy.

*Policy 1.1.9 Consistent with Energy Element Policy 3.1.4, Alachua County shall promote redevelopment and infill within the Urban Cluster.*

**Consistency:** Proposed light industrial land use areas in the urban cluster with available public facilities is considered infill in nature and is consistent with this Policy.

*Policy 1.2.8 Priority should be given to businesses and industries that would contribute to the flow of income into the local economy through the sale of goods and services outside of the County, or that would produce goods and services that would otherwise be imported into the County and such firms should be encouraged to locate or expand existing local business in Alachua County.*

**Consistency:** Proposed light industrial land use areas that are appropriately located (such as the project site) to accommodate business & industries that will help grow the local economy through employment and sale of goods and services that would be otherwise imported into the County is consistent with this Policy.

*Policy 1.2.9 Alachua County recognizes Research and Technology Parks as valuable economic assets to the community that are particularly appropriate in transit oriented developments and mixed-use activity*

*centers. Development of such parks and other similar ventures through expansion, development and recruitment of appropriate businesses and industries shall be given high priority.*

**Consistency:** The proposed light industrial land use designation allows research and technology parks and is therefore consistent with this Policy.

### **Urban Sprawl Analysis**

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All proposed changes in land use must demonstrate compliance with the criteria outlined in the Florida Statutes. Specifically, the application must demonstrate discouragement of urban sprawl as defined in Section 163.3164, F.S., and consistent with the requirements of Subsection 163.3177(6)(a)9., F.S.

**Consistency:** A review of Sec. 163.3177(6)(a)9, F.S., is included below:

*163.3177 Required and optional elements of comprehensive plan; studies and surveys.*

*(6) In addition to the requirements of subsections (1)-(5), the comprehensive plan shall include the following elements:*

*(a) A future land use plan element designating proposed future general distribution, location, and extent of the uses of land for residential uses, commercial uses, industry, agriculture, recreation, conservation, education, public facilities, and other categories of the public and private uses of land. The approximate acreage and the general range of density or intensity of use shall be provided for the gross land area included in each existing land use category. The element shall establish the long-term end toward which land use programs and activities are ultimately directed.*

*9. The future land use element and any amendment to the future land use element shall discourage the proliferation of urban sprawl.*

*a. The primary indicators that a plan or plan amendment does not discourage the proliferation of urban sprawl are listed below. The evaluation of the presence of these indicators shall consist of an analysis of the plan or plan amendment within the context of features and characteristics unique to each locality in order to determine whether the plan or plan amendment:*

*(I) Promotes, allows, or designates for development substantial areas of the jurisdiction to develop as low-intensity, low-density, or single-use development or uses.*

**Consistency:** The proposed change to future land use map to Medium Density Residential, Light Industrial and Conservation does not promote low-intensity, low density or single used development. Rather, the permitted uses in the requested designations will allow for a range of development opportunities on the property.

*(II) Promotes, allows, or designates significant amounts of urban development to occur in rural areas at substantial distances from existing urban areas while not using undeveloped lands that are available and suitable for development.*

**Consistency:** The proposed change to future land use map to Medium Density Residential, Light Industrial and Conservation does not promote urban development to occur in rural areas. Rather, the



proposed future land use designations will allow for economic development opportunities in the urbanized portion of Gainesville with adequate public facilities available to serve the site, including water, sewer, roadway facilities, etc.

*(III) Promotes, allows, or designates urban development in radial, strip, isolated, or ribbon patterns generally emanating from existing urban developments.*

**Consistency:** The proposed change to future land use map to Medium Density Residential, Light Industrial and Conservation do not promote radial, strip isolated or ribbon patterns. Future development will include interconnectivity within the project site and between NW 98<sup>th</sup> Street and NW 97<sup>th</sup> Blvd. The proposed land use change will promote an active mix of employment and residential uses that will support each other.

*(IV) Fails to adequately protect and conserve natural resources, such as wetlands, floodplains, native vegetation, environmentally sensitive areas, natural groundwater aquifer recharge areas, lakes, rivers, shorelines, beaches, bays, estuarine systems, and other significant natural systems.*

**Consistency:** Any future development will be required to protect natural resources according to the stringent environmental protection standards found in the Alachua County Comprehensive Plan and Land Development Code.

*(V) Fails to adequately protect adjacent agricultural areas and activities, including silviculture, active agricultural and silvicultural activities, passive agricultural activities, and dormant, unique, and prime farmlands and soils.*

**Consistency:** The project site is not currently utilized for agricultural purposes. In addition, the proposed land use changes are between urban (non-agricultural) designations and therefore, will not result in any negative impacts on agricultural uses on the property or in the area.

*(VI) Fails to maximize use of existing public facilities and services.*

**Consistency:** The proposed change to the future land use map to Medium Density Residential, Light Industrial and Conservation is in an area surrounded by uses served by existing public facilities and services. Future development on the project site will connect to all required centralized services, including potable water, sanitary sewer, roadways, mass transit, etc. In addition, each of these public facilities are available to serve the site at an adequate level of service to accommodate future demands.

*(VII) Fails to maximize use of future public facilities and services.*

**Consistency:** The proposed change to the future land use map to Medium Density Residential, Light Industrial and Conservation is in an area served by existing public facilities and services and is located in an area designated by the County as an Activity Center.

*(VIII) Allows for land use patterns or timing which disproportionately increase the cost in time, money, and energy of providing and maintaining facilities and services, including roads, potable water, sanitary sewer, stormwater management, law enforcement, education, health care, fire and emergency response, and general government.*

**Consistency:** The proposed change to the future land use map to Medium Density Residential, Light Industrial and Conservation allows for a land use pattern that will not disproportionately increase the cost in time, money, and energy of providing and maintaining facilities and services, including roads, potable water, sanitary sewer, stormwater management, law enforcement, education, health care, fire and emergency response, and general government. The project site is located in the urbanized portion of Gainesville and is surrounded by existing public facilities and roadways that have adequate capacity to serve future development on-site. The proposed land use designations will create a very effective land use pattern that will ensure that public facilities are properly utilized.

*(IX) Fails to provide a clear separation between rural and urban uses.*

**Consistency:** There is a clear separation between rural and urban uses in the project area. The County has identified this area for urban development as it is located in an Activity Center very close to an interstate interchange. Further, the existing and proposed land use designations for the project site call for urban development in an urbanized portion of the County.

*(X) Discourages or inhibits infill development or the redevelopment of existing neighborhoods and communities.*

**Consistency:** The proposed land use change does not discourage or inhibit infill development or redevelopment. In fact, the development of this property will be a catalyst for future infill development in the area, which is called for in the County Comprehensive Plan.

*(XI) Fails to encourage a functional mix of uses.*

**Consistency:** The proposed change to future land use map to Medium Density Residential, Light Industrial and Conservation allows for a wide range of uses on the site, including both residential and non-residential development within the property.

*(XII) Results in poor accessibility among linked or related land uses.*

**Consistency:** The proposed change to future land use map to Medium Density Residential, Light Industrial and Conservation will not result in poor accessibility among linked or related land uses. Future development will include interconnectivity within the site and between NW 97<sup>th</sup> Blvd. and NW 98<sup>th</sup> Street.

*(XIII) Results in the loss of significant amounts of functional open space.*

**Consistency:** The proposed land use will not result in a loss of functional open space. The land is privately owned and is not open to the public and therefore, not functional open space. In addition, any future development shall comply with the open space criteria found in the City Land Development Code and therefore, the project site will provide additional functional open space above what is currently provided.

*b. The future land use element or plan amendment shall be determined to discourage the proliferation of urban sprawl if it incorporates a development pattern or urban form that achieves four or more of the following:*

- (I) *Directs or locates economic growth and associated land development to geographic areas of the community in a manner that does not have an adverse impact on and protects natural resources and ecosystems.*

**Consistency:** Any future development will be required to protect natural resources according to the stringent environmental protection standards found in the Alachua County Comprehensive Plan and Land Development Code.

- (II) *Promotes the efficient and cost-effective provision or extension of public infrastructure and services.*

**Consistency:** The proposed change to the future land use map to Medium Density Residential, Light Industrial and Conservation is in an area surrounded by uses served by existing public facilities and services.

- (III) *Promotes walkable and connected communities and provides for compact development and a mix of uses at densities and intensities that will support a range of housing choices and a multimodal transportation system, including pedestrian, bicycle, and transit, if available.*

**Consistency:** The proposed change to the future land use map to Medium Density Residential, Light Industrial and Conservation allows for a wide range of uses on the site, including both residential and non-residential development within the property. Future development will include interconnectivity within the site and between NW 98<sup>th</sup> Street and NW 97<sup>th</sup> Blvd.

- (IV) *Promotes conservation of water and energy.*

**Consistency:** The proposed change to the future land use map to Medium Density Residential, Light Industrial and Conservation is in an area surrounded by uses served by existing public facilities and services, thereby reducing sprawl and wasteful allocation of resources, including water use via wells and non-centralized systems and more costly energy service to remote areas. All future development on the project site shall connect to centralized public facilities.

- (V) *Preserves agricultural areas and activities, including silviculture, and dormant, unique, and prime farmlands and soils.*

**Consistency:** The proposed land use change does not affect any existing agricultural areas or activities. Agricultural uses are not presently conducted on the project site.

- (VI) *Preserves open space and natural lands and provides for public open space and recreation needs.*

**Consistency:** Any future development will be required to protect natural resources according to the stringent environmental protection standards found in the Alachua County Comprehensive Plan and Land Development Code thus providing designated open, natural spaces on the site as part of future site development. The site does not presently provide any public open space or recreation area.

- (VII) *Creates a balance of land uses based upon demands of the residential population for the nonresidential needs of an area.*

**Consistency:** The proposed change to the future land use map to Medium Density Residential, Light Industrial and Conservation allows for a wide mix of land uses on the site, including both residential and non-residential development within the property.

*(VIII) Provides uses, densities, and intensities of use and urban form that would remediate an existing or planned development pattern in the vicinity that constitutes sprawl or if it provides for an innovative development pattern such as transit-oriented developments or new towns as defined in s. 163.3164.*

**Consistency:** The proposed change to the future land use map to Medium Density Residential, Light Industrial and Conservation for a wide range of uses and densities & intensities on the site, including both residential and non-residential development within the property. The project is located within an existing urbanized portion of the County with existing public infrastructure available to accommodate urban development.

10. Need for job creation, capital investment, and economic development to strengthen and diversify the City's economy; and

**Consistency:** The proposed change to the future land use map to Medium Density Residential, Light Industrial and Conservation allow for urban development in an area of the city designated for future infill development which aids economic development efforts in the county, including job creation, capital investment. Future development of this property with private capital investment will lead directly to job creation and a stimulus to overall economic development in the area. This will benefit the residents and local businesses in the area.

11. Need to modify land use categories and development patterns within antiquated subdivisions as defined in Section 163.3164, F.S.

**Consistency:** The subject property does not include any antiquated subdivisions as defined in Section 163.3164, F.S. Therefore, this provision does not apply.

## **Conclusion**

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Based on the analysis provided in this justification report, the proposed Comprehensive Plan amendments are consistent with and further the intent of the Comprehensive Plan as a whole, based in part on the following:

- Provides an improved future land use map for the subject property that offers a mix of residential and non-residential land uses in a configuration that is economically viable based on the strategic location near the I-75 / 39<sup>th</sup> Avenue interchange
- Provides greater protection of existing environmentally sensitive resources
- Furthers the purpose of the Springhills Activity Center
- Updates certain Comprehensive Plan text to better address master planning, compatibility, resource protection and other related issues on the subject property



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November 4, 2019

Planning Commission & Board of County Commissioners  
Alachua County Growth Management  
10 SW 2nd Ave #3  
Gainesville, FL 32601

Re: Land Use Change and Rezoning

The Greater Gainesville Chamber's vision is for Greater Gainesville to be a global hub of talent, innovation and opportunity. It strives to advance that vision via a mission to facilitate economic opportunity, business success and community progress. We are the designated economic development entity for the Greater Gainesville region.

The Greater Gainesville Chamber of Commerce supports the land use change and rezoning applications for a portion of the Springhill's Activity Center – SW Quadrant (2700 block of NW 98<sup>th</sup> Street). In particular, the Chamber supports the change that would add approximately 39 acres in the Light Industrial Future Land Use category and the Light Industrial (ML) zoning district. There is currently a deficit of developable light industrial lands in the Gainesville area that is suitable for this type of activity. The Chamber is interested in promoting this property for attracting new businesses/employers or relocating existing light industrial uses that need to expand.

The area in question is within ½ mile of the I-75/NW 39<sup>th</sup> Avenue interchange, making it an ideal location to add additional area for light industrial use. Public utilities are available to serve this property, which would make it a ready to go solution for future light industrial uses. Additional light industrial uses would add diversity to the economy and job opportunities in Alachua County.

It is the Chamber's understanding that the area proposed for Light Industrial does not have environmental constraints and that the environmental resources on the larger site are proposed to be protected by a Conservation land use designation on approximately 29 acres (which also provides adequate buffering for the area to the south of the site).

The proposed land use change to Light Industrial (and related rezoning to Light Industrial (ML)) is consistent with and supportive of Future Land Use Element Objective 4 in the County's

Comprehensive Plan as quoted below:

*Objective 4*

*The Light Industrial future land use classification is established to accommodate certain office and light industrial uses, such as R&D laboratories and similar uses or the manufacturing or fabrication of products that have minimal off-site impacts.*

The Chamber actively seeks to assist Alachua County and its cities to diversify the economy, increase job opportunities, and promote the area as a vibrant, attractive and livable place. The proposed land use and zoning changes support regional goals and will expand opportunities for locating R&D uses and other light manufacturing uses that have minimal impacts in Alachua County.

Sincerely,



Eric L. Godet  
President and CEO  
Greater Gainesville Chamber of Commerce



## **LEGAL DESCRIPTION**

### **TRACT 6-C (Proposed CON & C-1)**

A PARCEL OF LAND LYING IN SECTIONS 29 AND 30, TOWNSHIP 9 SOUTH, RANGE 19 EAST, ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHEAST CORNER OF LOT 3, HAUFLER BROTHER'S ESTATES, UNIT NO. 1, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK "G", PAGE 69, OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE SOUTH 89°20'07" WEST, ALONG THE NORTH LINE OF SAID HAUFLER BROTHER'S ESTATES, UNIT NO. 1, A DISTANCE OF 2698.33 FEET TO THE NORTHWEST CORNER OF SAID HAUFLER BROTHER'S ESTATES, UNIT NO. 1 AND TO THE EASTERLY RIGHT-OF-WAY LINE OF NW 98TH STREET (100 FOOT WIDE RIGHT-OF-WAY); THENCE NORTH 21°39'17" WEST, ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 503.99 FEET; THENCE NORTH 77°50'04" EAST, 1284.20 FEET; THENCE SOUTH 48°23'46" EAST, A DISTANCE OF 191.30 FEET; THENCE SOUTH 72°30'05" EAST, A DISTANCE OF 193.23 FEET; THENCE SOUTH 84°44'50" EAST, A DISTANCE OF 268.82 FEET; THENCE SOUTH 53°09'40" EAST, A DISTANCE OF 232.02 FEET; THENCE SOUTH 05°32'07" EAST, A DISTANCE OF 267.32 FEET; THENCE NORTH 89°25'19" EAST, A DISTANCE OF 1223.03 FEET TO THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF INTERSTATE HIGHWAY NO. 75 (STATE ROAD NO. 93); THENCE SOUTH 41°22'19" EAST, ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 132.55 FEET TO THE INTERSECTION WITH THE NORTH LINE OF SAID HAUFLER BROTHER'S ESTATES, UNIT NO. 1; THENCE SOUTH 89°22'08" WEST, ALONG SAID NORTH LINE, A DISTANCE OF 395.93 FEET TO THE NORTHWEST CORNER OF LOT 2 OF SAID HAUFLER BROTHER'S ESTATES, UNIT NO. 1; THENCE SOUTH 41°22'29" EAST, ALONG THE WESTERLY LINE OF SAID LOT 2, A DISTANCE OF 25.33 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE SOUTHWEST WITH A RADIUS OF 95.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE AND ALONG THE WESTERLY LINE OF SAID LOT 2, THROUGH A CENTRAL ANGLE OF 40°12'00", A DISTANCE OF 66.65 FEET TO THE BEGINNING OF A NON-TANGENT LINE, SAID ARC BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 21°11'00" EAST, 65.30 FEET; THENCE SOUTH 01°08'37" EAST, ALONG SAID NON-TANGENT LINE AND ALONG THE WESTERLY LINE OF SAID LOT 2, A DISTANCE OF 105.02 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE NORTHEAST WITH A RADIUS OF 25.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE AND ALONG THE WESTERLY LINE OF SAID LOT 2, THROUGH A CENTRAL ANGLE OF 89°31'51", A DISTANCE OF 39.07 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF NW 27TH PLACE (70 FOOT WIDE RIGHT-OF-WAY) AS SHOWN UPON SAID HAUFLER BROTHER'S ESTATES, UNIT NO. 1, SAID ARC BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 45°39'34" EAST, 35.21 FEET; THENCE SOUTH 89°20'22" WEST, ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 119.84 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENT CURVE CONCAVE TO THE NORTHWEST WITH A RADIUS OF 25.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE AND ALONG THE EASTERLY LINE OF LOT 3 OF SAID HAUFLER BROTHER'S ESTATES, UNIT NO. 1, THROUGH A CENTRAL ANGLE OF 90°36'41", A DISTANCE OF 39.54 FEET TO THE BEGINNING OF A NON-TANGENT LINE, SAID ARC BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 43°57'31" EAST, 35.54 FEET; THENCE NORTH 01°08'10" WEST, ALONG SAID NON-TANGENT LINE AND SAID EASTERLY LINE OF LOT 3, A DISTANCE OF 103.94 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE SOUTHWEST WITH A RADIUS OF 25.00 FEET; THENCE NORTHWESTERLY, ALONG THE ARC OF SAID CURVE AND ALONG SAID EASTERLY LINE OF LOT 3, THROUGH A CENTRAL ANGLE OF 39°52'41", A DISTANCE OF 17.40 FEET TO THE BEGINNING OF A NON-TANGENT LINE, SAID ARC BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 20°33'14" WEST, 17.05 FEET; THENCE NORTH 41°33'47" WEST, ALONG SAID NON-TANGENT LINE AND ALONG SAID EASTERLY LINE OF LOT 3, A DISTANCE OF 85.65 FEET TO THE NORTHEAST CORNER OF SAID LOT 3 AND THE POINT OF BEGINNING.

CONTAINING 29.37 ACRES, MORE OR LESS.



## **LEGAL DESCRIPTION**

### **TRACT 6-B (Proposed LI & ML)**

A PARCEL OF LAND LYING IN SECTIONS 29 AND 30, TOWNSHIP 9 SOUTH, RANGE 19 EAST, ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF LOT 3, HAUFLE BROTHER'S ESTATES, UNIT NO. 1, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK "G", PAGE 69, OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE SOUTH 89°20'07" WEST, ALONG THE NORTH LINE OF SAID HAUFLE BROTHER'S ESTATES, UNIT NO. 1, A DISTANCE OF 2698.33 FEET TO THE NORTHWEST CORNER OF SAID HAUFLE BROTHER'S ESTATES, UNIT NO. 1 AND TO THE EASTERLY RIGHT-OF-WAY LINE OF NW 98TH STREET (100 FOOT WIDE RIGHT-OF-WAY); THENCE NORTH 21°39'17" WEST, ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 503.99 FEET; THENCE NORTH 77°50'04" EAST, 1284.20 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 48°23'46" EAST, A DISTANCE OF 191.30 FEET; THENCE SOUTH 72°30'05" EAST, A DISTANCE OF 193.23 FEET; THENCE SOUTH 84°44'50" EAST, A DISTANCE OF 268.82 FEET; THENCE SOUTH 53°09'40" EAST, A DISTANCE OF 232.02 FEET; THENCE SOUTH 05°32'07" EAST, A DISTANCE OF 267.32 FEET; THENCE NORTH 89°25'19" EAST, A DISTANCE OF 1223.03 FEET TO THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF INTERSTATE HIGHWAY NO. 75 (STATE ROAD NO. 93); THENCE NORTH 41°22'19" WEST, ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 1683.48 FEET; THENCE NORTH 43°32'36" WEST, ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 657.75 FEET TO THE NORTHEAST CORNER OF THE DRAINAGE EASEMENT DESIGNATED AS SW-E1 IN OFFICIAL RECORDS BOOK 3312, PAGE 1018; THENCE SOUTH 23°54'41" WEST, ALONG THE SOUTHEASTERLY LINE OF SAID DRAINAGE EASEMENT, A DISTANCE OF 691.31 FEET; THENCE SOUTH 42°56'28" WEST, ALONG THE SOUTHEASTERLY LINE OF SAID DRAINAGE EASEMENT, A DISTANCE OF 388.17 FEET; THENCE NORTH 90°00'00" WEST, 156.92 FEET; THENCE SOUTH 47°03'32" EAST, A DISTANCE OF 325.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 38.43 ACRES, MORE OR LESS.

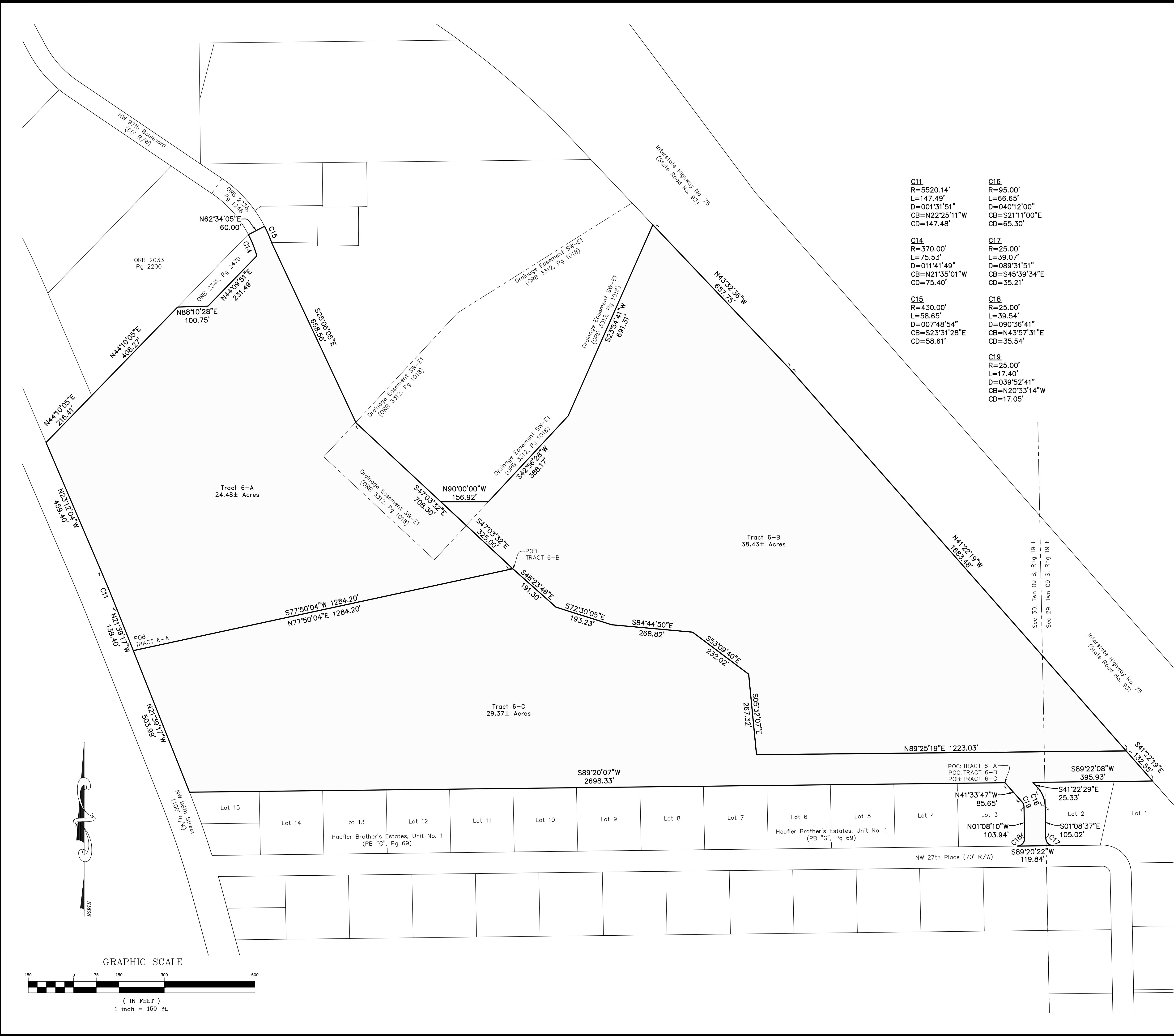
## **LEGAL DESCRIPTION**

### **TRACT 6-A (Proposed MDR & R-2)**

A PARCEL OF LAND LYING IN SECTION 30, TOWNSHIP 9 SOUTH, RANGE 19 EAST, ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF LOT 3, HAUFLE BROTHER'S ESTATES, UNIT NO. 1, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK "G", PAGE 69, OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE SOUTH 89°20'07" WEST, ALONG THE NORTH LINE OF SAID HAUFLE BROTHER'S ESTATES, UNIT NO. 1, A DISTANCE OF 2698.33 FEET TO THE NORTHWEST CORNER OF SAID HAUFLE BROTHER'S ESTATES, UNIT NO. 1 AND TO THE EASTERLY RIGHT-OF-WAY LINE OF NW 98TH STREET (100 FOOT WIDE RIGHT-OF-WAY); THENCE NORTH 21°39'17" WEST, ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 503.99 FEET TO THE POINT OF BEGINNING; THENCE NORTH 21°39'17" WEST, ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 139.40 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE SOUTHWEST WITH A RADIUS OF 5520.14 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE AND ALONG SAID EASTERLY RIGHT-OF-WAY LINE, THROUGH A CENTRAL ANGLE OF 01°31'51", A DISTANCE OF 147.49 FEET TO THE BEGINNING OF A NON-TANGENT LINE, SAID ARC BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 22°25'11" WEST, 147.48 FEET; THENCE NORTH 23°12'04" WEST, ALONG SAID NON-TANGENT LINE AND SAID RIGHT-OF-WAY LINE, A DISTANCE OF 459.40 FEET; THENCE NORTH 44°10'05" EAST, A DISTANCE OF 216.41 FEET TO THE SOUTHWESTERLY CORNER OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2033, PAGE 2200 OF SAID PUBLIC RECORDS; THENCE CONTINUE NORTH 44°10'05" EAST, ALONG THE SOUTHEASTERLY LINE OF SAID LANDS, A DISTANCE OF 408.27 FEET TO THE WESTERLY CORNER OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2341, PAGE 2470 OF SAID PUBLIC RECORDS; THENCE NORTH 88°10'28" EAST, ALONG THE SOUTHERLY LINE OF SAID LANDS, A DISTANCE OF 100.75 FEET; THENCE NORTH 44°09'51" EAST, ALONG THE SOUTHEASTERLY LINE OF SAID LANDS, A DISTANCE OF 231.49 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENT CURVE CONCAVE TO THE SOUTHWEST WITH A RADIUS OF 370.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 11°41'49", A DISTANCE OF 75.53 FEET TO THE SOUTHWEST CORNER OF THE LANDS DESCRIBED AS AN EXTENSION TO NW 97TH BOULEVARD (AN ALACHUA COUNTY RIGHT-OF-WAY BEING 60 FEET WIDE) IN OFFICIAL RECORDS BOOK 2238, PAGE 1248 OF SAID PUBLIC RECORDS, SAID ARC BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 21°35'01" WEST, 75.40 FEET; THENCE NORTH 62°34'05" EAST, ALONG THE SOUTHERLY LINE OF SAID LANDS, A DISTANCE OF 60.00 FEET TO A RADIAL INTERSECTION WITH A NON-TANGENT CURVE CONCAVE TO THE SOUTHWEST WITH A RADIUS OF 430.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 07°48'54", A DISTANCE OF 58.65 FEET, TO A POINT OF INTERSECTION WITH A NON-TANGENT LINE, SAID ARC BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 23°31'28" EAST, 58.61 FEET; THENCE SOUTH 25°06'05" EAST, ALONG SAID NON-TANGENT LINE, A DISTANCE OF 658.56 FEET; THENCE SOUTH 47°03'32" EAST, A DISTANCE OF 708.30 FEET; THENCE SOUTH 77°50'04" WEST, A DISTANCE OF 1284.20 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY OF SAID NW 98TH STREET AND THE POINT OF BEGINNING.

CONTAINING 24.48 ACRES, MORE OR LESS.



Legal Description

TRACT 6-A

A PARCEL OF LAND LYING IN SECTION 30, TOWNSHIP 9 SOUTH, RANGE 19 EAST, ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF LOT 3, HAUFLE BROTHER'S ESTATES, UNIT NO. 1, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK "G", PAGE 69, OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE SOUTH 89°20'07" WEST, ALONG THE NORTH LINE OF SAID HAUFLE BROTHER'S ESTATES, UNIT NO. 1, A DISTANCE OF 2698.33 FEET TO THE NORTHWEST CORNER OF SAID HAUFLE BROTHER'S ESTATES, UNIT NO. 1 AND TO THE EASTERLY RIGHT-OF-WAY LINE OF NW 98TH STREET (100 FOOT WIDE RIGHT-OF-WAY); THENCE NORTH 21°39'17" WEST, ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 503.99 FEET TO THE POINT OF BEGINNING; THENCE NORTH 21°39'17" WEST, ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 139.40 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE SOUTHWEST WITH A RADIUS OF 5520.14 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE AND ALONG SAID EASTERLY RIGHT-OF-WAY LINE, THROUGH A CENTRAL ANGLE OF 01°31'51", A DISTANCE OF 147.49 FEET TO THE BEGINNING OF A NON-TANGENT LINE, SAID ARC BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 22°25'11" WEST, 147.48 FEET; THENCE NORTH 23°12'04" WEST, ALONG SAID NON-TANGENT LINE AND SAID RIGHT-OF-WAY LINE, A DISTANCE OF 459.40 FEET; THENCE NORTH 44°10'05" EAST, A DISTANCE OF 216.41 FEET TO THE SOUTHWESTERLY CORNER OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2033, PAGE 2200 OF SAID PUBLIC RECORDS; THENCE CONTINUE NORTH 44°10'05" EAST, ALONG THE SOUTHEASTERLY LINE OF SAID LANDS, A DISTANCE OF 408.27 FEET TO THE WESTERLY CORNER OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2341, PAGE 2470 OF SAID PUBLIC RECORDS; THENCE NORTH 88°10'28" EAST, ALONG THE SOUTHERLY LINE OF SAID LANDS, A DISTANCE OF 100.75 FEET; THENCE NORTH 44°09'51" EAST, ALONG THE SOUTHEASTERLY LINE OF SAID LANDS, A DISTANCE OF 231.49 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENT CURVE CONCAVE TO THE SOUTHWEST WITH A RADIUS OF 370.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 11°41'49", A DISTANCE OF 75.53 FEET TO THE SOUTHWEST CORNER OF THE LANDS DESCRIBED AS AN EXTENSION TO NW 97TH BOULEVARD (AN ALACHUA COUNTY RIGHT-OF-WAY BEING 60 FEET WIDE) IN OFFICIAL RECORDS BOOK 2238, PAGE 1248 OF SAID PUBLIC RECORDS, SAID ARC BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 21°35'01" WEST, 75.40 FEET; THENCE NORTH 62°34'05" EAST, ALONG THE SOUTHERLY LINE OF SAID LANDS, A DISTANCE OF 60.00 FEET TO A RADIAL INTERSECTION WITH A NON-TANGENT CURVE CONCAVE TO THE SOUTHWEST WITH A RADIUS OF 450.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 07°48'54", A DISTANCE OF 58.65 FEET, TO A POINT OF INTERSECTION WITH A NON-TANGENT LINE, SAID ARC BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 23°31'28" EAST, 58.61 FEET; THENCE SOUTH 25°06'05" EAST, ALONG SAID NON-TANGENT LINE, A DISTANCE OF 658.56 FEET; THENCE SOUTH 47°03'32" EAST, A DISTANCE OF 708.30 FEET; THENCE SOUTH 77°50'04" WEST, A DISTANCE OF 1284.20 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY OF SAID NW 98TH STREET AND THE POINT OF BEGINNING.

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TRACT 6-B

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CONTAINING 38.43 ACRES, MORE OR LESS.

TRACT 6-C

A PARCEL OF LAND LYING IN SECTIONS 29 AND 30, TOWNSHIP 9 SOUTH, RANGE 19 EAST, ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHEAST CORNER OF LOT 3, HAUFLE BROTHER'S ESTATES, UNIT NO. 1, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK "G", PAGE 69, OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE SOUTH 89°20'07" WEST, ALONG THE NORTH LINE OF SAID HAUFLE BROTHER'S ESTATES, UNIT NO. 1, A DISTANCE OF 2698.33 FEET TO THE NORTHWEST CORNER OF SAID HAUFLE BROTHER'S ESTATES, UNIT NO. 1 AND TO THE EASTERLY RIGHT-OF-WAY LINE OF NW 98TH STREET (100 FOOT WIDE RIGHT-OF-WAY); THENCE NORTH 21°39'17" WEST, ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 503.99 FEET; THENCE NORTH 77°50'04" EAST, 1284.20 FEET; THENCE SOUTH 48°23'46" EAST, A DISTANCE OF 191.30 FEET; THENCE SOUTH 72°30'05" EAST, A DISTANCE OF 193.23 FEET; THENCE SOUTH 84°44'50" EAST, A DISTANCE OF 268.82 FEET; THENCE SOUTH 53°09'40" EAST, A DISTANCE OF 232.02 FEET; THENCE SOUTH 05°32'07" EAST, A DISTANCE OF 267.32 FEET; THENCE NORTH 89°25'19" EAST, A DISTANCE OF 1223.03 FEET TO THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF INTERSTATE HIGHWAY NO. 75 (STATE ROAD NO. 93); THENCE SOUTH 41°22'19" EAST, ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 132.55 FEET TO THE INTERSECTION WITH THE NORTH LINE OF SAID HAUFLE BROTHER'S ESTATES, UNIT NO. 1; THENCE SOUTH 89°22'08" WEST, ALONG SAID NORTH LINE, A DISTANCE OF 395.93 FEET TO THE NORTHWEST CORNER OF LOT 2 OF SAID HAUFLE BROTHER'S ESTATES, UNIT NO. 1; THENCE SOUTH 41°22'29" EAST, ALONG THE WESTERLY LINE OF SAID LOT 2, A DISTANCE OF 25.33 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE SOUTHWEST WITH A RADIUS OF 95.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE AND ALONG THE WESTERLY LINE OF SAID LOT 2, THROUGH A CENTRAL ANGLE OF 40°12'00", A DISTANCE OF 66.65 FEET TO THE BEGINNING OF A NON-TANGENT LINE, SAID ARC BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 21°11'00" EAST, 65.30 FEET; THENCE SOUTH 01°08'37" EAST, ALONG SAID NON-TANGENT LINE AND ALONG THE WESTERLY LINE OF SAID LOT 2, A DISTANCE OF 105.02 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE NORTHEAST WITH A RADIUS OF 25.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE AND ALONG THE WESTERLY LINE OF SAID LOT 2, THROUGH A CENTRAL ANGLE OF 89°31'51", A DISTANCE OF 39.07 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF NW 27TH PLACE (70 FOOT WIDE RIGHT-OF-WAY) AS SHOWN UPON SAID HAUFLE BROTHER'S ESTATES, UNIT NO. 1, SAID ARC BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 45°39'34" EAST, 35.21 FEET; THENCE SOUTH 89°20'22" WEST, ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 119.84 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENT CURVE CONCAVE TO THE NORTHWEST WITH A RADIUS OF 25.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE AND ALONG THE EASTERLY LINE OF LOT 3 OF SAID HAUFLE BROTHER'S ESTATES, UNIT NO. 1, THROUGH A CENTRAL ANGLE OF 90°36'41", A DISTANCE OF 39.54 FEET TO THE BEGINNING OF A NON-TANGENT LINE, SAID ARC BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 43°57'31" EAST, 35.54 FEET; THENCE NORTH 01°08'10" WEST, ALONG SAID NON-TANGENT LINE AND SAID EASTERLY LINE OF LOT 3, A DISTANCE OF 103.94 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE SOUTHWEST WITH A RADIUS OF 25.00 FEET; THENCE NORTHWESTERLY, ALONG THE ARC OF SAID CURVE AND ALONG SAID EASTERLY LINE OF LOT 3, THROUGH A CENTRAL ANGLE OF 39°52'41", A DISTANCE OF 17.40 FEET TO THE BEGINNING OF A NON-TANGENT LINE, SAID ARC BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 20°33'14" WEST, 17.05 FEET; THENCE NORTH 41°33'47" WEST, ALONG SAID NON-TANGENT LINE AND ALONG SAID EASTERLY LINE OF LOT 3, A DISTANCE OF 85.65 FEET TO THE NORTHEAST CORNER OF SAID LOT 3 AND THE POINT OF BEGINNING.

CONTAINING 29.37 ACRES, MORE OR LESS.

Surveyor's Notes

- The bearings shown hereon are based upon the northerly line of Lots 3 through 15 of Haufle Brother's Estates, Unit No. 1, according to the plat thereof recorded in Plat Book "G", Page 69, of the Public Records of Alachua County, Florida, as being South 89 Degrees, 20 Minutes, 07 Seconds West.
- The distances shown are in feet and are in the horizontal plane.
- No search of the public records has been conducted by this office.
- This description and sketch or the copies thereof are not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.
- Abbreviations:

POC Point of Commencement  
POB Point of Beginning  
Sec Section  
Twn Township  
Rng Range  
PB Plat Book  
ORB Official Records Book  
Pg(s) Page or Pages  
R/W Right-of-Way  
R Radius  
L Arc Length  
D Delta (Central) Angle  
CB Chord Bearing  
CD Chord Distance

Jared Rogers  
Professional Surveyor and Mapper  
State of Florida License No. 6687  
Corporate Authorization No. LB 2389

THIS IS NOT A SURVEY

Legal Description and Sketch Prepared for: Yadda Property Holdings I, LLC

eda engineers-surveyors-planners, inc.  
2404 N.W. 43rd ST, GAINESVILLE, FLORIDA 32606-6602  
TEL: (352) 373-3541 FAX: (352) 373-7249  
E-MAIL: mail@edafi.com

Project: 2019-0068.P01  
Date: 11/04/2019  
Sheet: 1 of 1  
Scale: 1"=150'

**Alachua County  
Environmental Resource Assessment  
of Three Parcels (06233-000-000,  
06233-014-005 and 06233-014-000)  
Gainesville, Alachua County, Florida**

**Prepared for**

Parkwood Alachua Land Investments  
7545 West University Avenue  
Gainesville, Florida 32607

**Prepared by**

Water & Air Research, Inc.  
6821 S.W. Archer Road  
Gainesville, Florida 32608

**May 2019**

19-6351



# Alachua County Environmental Resource Assessment

Prepared for: Parkwood Alachua Land Investments

Alachua County Tax Parcels: 06233-000-000, 06233-014-005, 06233-014-000

May 2019

## Executive Summary

Water & Air Research, Inc. (Water & Air) was contracted by Parkwood Alachua Land Investments to perform an Environmental Resource Assessment (ERA) of an undeveloped project site consisting of three Alachua County tax parcels encompassing approximately 117.12 acres (Project Site). The Project Site is in west central Alachua County and is bound by I-75 to the east, Northwest 27<sup>th</sup> Place to the south, Northwest 98<sup>th</sup> Street to the west, and warehouses and light industry along Northwest 97<sup>th</sup> Boulevard to the north approximately 400 meters south of Northwest 39<sup>th</sup> Avenue. The Project Site includes Alachua County Tax Parcels 06233-000-000, 06233-014-005, and 06233-014-000.

This ERA was completed to conform to the rules and regulations outlined within the Unified Land Development Code (ULDC) of Alachua County, Florida. The ERA checklist provided by the Alachua County Department of Growth Management (ACDGM) was utilized as guidance for the completion of the inventory of natural resource information provided within.

The ERA identified several topics for consideration related to the development of the Project Site. Although no gopher tortoises (*Gopherus polyphemus*) or their burrows were observed, there is a considerable amount of potential tortoise habitat onsite. Regulatory compliance requires that a comprehensive 100 percent burrow survey of all potential tortoise habitat proposed for development be performed at least 90 days prior to any land development work (FWC Gopher Tortoise Permitting Guidelines 2017). Any land development work that will impact any documented gopher tortoise burrows will require an FWC gopher tortoise relocation or temporary exclusion permit (<https://myfwc.com/license/wildlife/gopher-tortoise-permits/>).

Significant Plant and Wildlife Habitat provisions may apply to this Project Site (Chapter 406, Article 3). Approximately 38 acres of upland mixed woodland was identified in the southern portion of the site. A portion of this natural community type may qualify as significant habitat based on the size and age of the dominant canopy tree species, wildlife habitat value, and the presence of listed and uncommon species. The actual boundary of any significant plant and wildlife habitat would be determined through coordination with ACDGM.

Within the upland mixed woodland, and in other forested portions of the property, several large > 20 inches diameter at breast height (dbh) native trees were observed along with several



species on the “Small specimen tree list” (Sec. 406.16). Removal of these trees will likely require mitigation (Sec. 406.13). Whether mitigation is required is determined by the Alachua County arborist and the landscape architect on an individual tree basis. Alachua County can provide more specific requirements and details during a pre-application meeting between the developer and each department involved in the review process.

## **Introduction and Site Description**

Water & Air was contracted by Parkwood Alachua Land Investments to perform an ERA of an undeveloped Project Site consisting of three Alachua County tax parcels encompassing approximately 117.12 acres (Project Site). This ERA was completed to conform to the rules and regulations outlined within the ULDC that implements the policies of the Alachua County Comprehensive Plan 2011-2030; Policy 3.4.1.

The Project Site is in west central Alachua County (Figure 1) and is bound by I-75 to the east, Northwest 27<sup>th</sup> Place to the south, Northwest 98<sup>th</sup> ST to the west, and warehouses and light industry along Northwest 97<sup>th</sup> Boulevard to the north approximately 400 meters south of Northwest 39<sup>th</sup> Avenue. The Project Site includes Alachua County Tax Parcels 06233-000-000, 06233-014-005, and 06233-014-000 (Figure 2). The land uses surrounding the Project Site include residential, recreation, commercial, and services.

## **Methodology**

To complete this ERA report, Water & Air staff conducted a data search of available databases and a field survey the Project Site and surrounding landscape.

## **Data Search**

To complement and assist in conducting the field survey, multiple existing databases and resources were researched to obtain site-specific data for the Project Site and surrounding landscape. Databases and maps utilized in conducting the data search included: current and historic aerial photography, Alachua County Property Appraiser, GIS Services, Aerial Viewer; U.S. Geological Survey (USGS) quadrangle (Figure 3); Federal Emergency Management Service (FEMA) flood zone maps and National Wetland Inventory (NWI) map (Figure 4); U.S. Department of Agriculture, Natural Resources Conservation Service (NRCS) soil maps (Figure 5); Florida Department of Environmental Protection Geospatial Open data, Statewide Land Use Cover dataset (Figure 6); Wetlands and upland land use were classified according to the Florida land use, cover, and forms classification system (FLUCCS). Alachua County Strategic Ecosystem Areas map and Florida Natural Areas Inventory, Florida Conservation Lands, April 2019 (Figure 7); Florida Natural Areas Inventory Biodiversity Matrix Map Server (Appendix 1); U.S. Fish and Wildlife Service (FWS) North Florida Ecological Services Office, Federally Listed Species in Alachua County (Appendix 2); FWS Wood Stork Nesting Colonies and Core Foraging Areas Active Within 2008-2017 in Florida map; Florida Division of Historical Resources, Master Site File (Appendix 3); Alachua County Floridan Aquifer High Recharge Area map provided by the Alachua County Department of Growth Management ([https://growth-management.alachuacounty.us/maps/Floridan\\_Aquifer\\_High\\_Recharge\\_Area\\_Map.pdf](https://growth-management.alachuacounty.us/maps/Floridan_Aquifer_High_Recharge_Area_Map.pdf)); Florida Department of Environmental Protection (FDEP) Storage Tank Regulation Map <https://ca.dep.state.fl.us/mapdirect/?webmap=86457ad0af884145aa9c32d9377795cf> and the

## Field Survey

The goal of the field survey was to assess the ecological condition of the Project Site, identify and describe the plant community composition of the vegetative communities present, and survey for the presence of listed animal and plant species (i.e., endangered, threatened, and rare species as listed by the FWS, Florida Fish and Wildlife Conservation Commission [FWC], Florida Natural Areas Inventory [FNAI] and the Florida Department of Agriculture). On May 6 and 20, 2019, two Water & Air staff scientists performed meandering pedestrian field surveys within the different vegetative communities present onsite. Environmental features (e.g., invasive exotic plant species, rare plant species, representative large native trees, etc.) were recorded using a Bad Elf GPS Pro global positioning system (GPS) unit connected via Bluetooth to an iPad operating the ESRI Collector app with the project area boundary overlaying recent aerial photography. On May 9, 2019 a Water & Air staff scientist performed meandering pedestrian field surveys within the previously observed drainage areas onsite. Potential wetland areas were assessed according to the Florida Delineation of the Landward Extent of Wetland and Surface Waters Chapter 62-340 Florida Administrative Code (F.A.C.); and the Army Corps of Engineers Wetland Delineation Manual (1987). An inventory of plants and animals (or sign) encountered was opportunistically recorded while onsite. Weather during the field surveys was sunny with temperatures in the upper 80° F.

## Results

### Vegetation and Significant Habitat

The plant communities located on the Project Site can be divided into two general categories; open land and forested (Figure 6). The open land (i.e., non-forested) areas on the Project Site are primarily former agricultural fields that appear to have been fallow for many years (Photo 1). Weedy species are common and include approximately 3-year-old scattered loblolly pine (*Pinus taeda*) with *Baccharis* sp., black cherry (*Prunus serotina*), sand blackberry (*Rubus cuneifolius*), goldenrod (*Solidago* sp.), beggar needles (*Bidens alba*), tropical bushmint (*Cantinoa mutabilis*), Bermudagrass (*Cynodon dactylon*), bahiagrass (*Paspalum notatum*), vaseygrass (*P. urvillei*), broomsedge (*Andropogon* sp.), American pokeweed (*Phytolacca americana*), hastateleaved dock (*Rumex hastatulus*), and muscadine (*Vitis rotundifolia*) (Table 1).

The forested portion of the Project Site can generally be divided into two natural community types; successional hardwood forests (SHF) (Photos 2 and 3) and upland mixed woodland (UMW) (Photo 4) (Figure 8). SHF is considered an altered landcover type (FNAI 2010) dominated by fast growing hardwoods. Typical canopy species within the SHF on the Project Site included loblolly pine, sweetgum (*Liquidambar styraciflua*), laurel oak (*Quercus laurifolia*), live oak (*Q. virginiana*), water oak (*Q. nigra*), black cherry, and in the understory yellow jessamine (*Gelsemium sempervirens*), earleaf greenbrier (*Smilax auriculata*), American pokeweed, poison ivy (*Toxicodendron radicans*), and Virginia creeper (*Parthenocissus quinquefolia*). In the more mesic areas, the common successional hardwood forest species included loblolly pine, sweetgum, black cherry, sugarberry (*Celtis laevigata*), cabbage palm



(*Sabal palmetto*), water oak, southern dewberry (*Rubus trivialis*), downy maiden fern (*Thelypteris dentata*), Virginia creeper, and scratchthroat (*Ardisia crenata*).

Species indicative of UMW found on the Project Site included southern red oak (*Quercus falcata*), mockernut hickory (*Carya tomentosa*), longleaf pine (*Pinus palustris*), flowering dogwood (*Cornus florida*), devil's walkingstick (*Aralia spinosa*), rusty blackhaw (*Viburnum rufidulum*), Michaux's hawthorn (*Crataegus michauxii*), Florida spiny pod (*Matelea floridana*), hog peanut (*Amphicarpaea bracteata*), poison ivy, and variable witchgrass (*Dichanthelium commutatum*) (FNAI 2010). Other species observed within the UMW included loblolly pine, spruce pine (*Pinus glabra*), white ash (*Fraxinus americana*), Florida maple (*Acer saccharum* subsp. *floridanum*), roughleaf dogwood (*Cornus asperifolia*), American beautyberry (*Callicarpa americana*), Carolina wild petunia (*Ruellia caroliniensis*), native yam (*Dioscorea floridana*), earleaf greenbrier, common blue violet (*Viola sororia*), blackedge sedge (*Carex nigromarginata*), Bosc's witchgrass (*Dichanthelium boscii*), agrimony (*Agrimonia* sp.), and upright carrionflower (*Smilax ecirrhata*). Some areas within the approximately 38 acres of UMW may qualify as significant plant and wildlife habitat. The actual boundary of any significant plant and wildlife habitat would be determined through coordination with ACDGM.

### **Heritage and Specimen Trees**

Several tree species (mockernut hickory, spruce pine, longleaf pine, loblolly pine, southern red oak, sweetgum, and live oak) within the Project Site were observed to be large enough to classify as regulated heritage trees by Alachua County (Sec. 406.10) (Figure 8) (Photo 5). Regulated trees are those of 20 inches or greater in dbh or any tree that was planted or preserved in compliance with an approved development order or to mitigate the removal of a regulated tree. A formal tree survey will be required to determine the exact number and location of regulated heritage or high-quality trees within the Project Site.

### **Invasive Exotic Plant Species**

There were 16 plant species classified by the Florida Exotic Pest Plant Council (FLEPPC) as invasive observed within the Project Site (Table 1, Figure 8). The largest infestations observed were tuberous sword fern (*Nephrolepis cordifolia*) (Photo 7), Chinaberry (*Melia azedarach*), and scratchthroat. These infestations were located primarily along the southern property border near existing residential development. The planting of non-native vegetation listed in F.A.C. 5B-64.011, Prohibited Aquatic Plants, and F.A.C. 5B-57.007, Noxious Weed List, shall be prohibited. The planting of non-native vegetation listed in Table 406.16.2 shall be discouraged. The removal or control of all non-native invasive species shall be encouraged where not required by this section.

Table 1. Parkwood Plant Species List

Landscape	Scientific Name	Common Name	Onsite Abundance	Native/ Exotic FLEPPC*	Specimen Trees**	Discouraged/ Prohibited***
Forested	<i>Acer negundo</i>	Boxelder	Uncommon	Native	X	
Forested	<i>Acer saccharum subsp. floridanum</i>	Florida maple	Uncommon	Native	X	
Forested	<i>Agrimonia</i> sp.	Agrimony	Uncommon	Native		
Open	<i>Albizia julibrissin</i>	Mimosa	Common	<b>EPPC(I)</b>		Discouraged
Open	<i>Ambrosia artemisiifolia</i>	Common ragweed	Locally Common	Native		
Forested	<i>Amphicarpaea bracteata</i>	Hog peanut	Uncommon	Native		
Open	<i>Andropogon glomeratus</i>	Bushy bluestem	Common	Native		
Open	<i>Andropogon</i> sp.	Bluestem	Common	Native		
Forested	<i>Aralia spinosa</i>	Devil's walkingstick	Locally Common	Native	X	
Forested	<i>Ardisia crenata</i>	Scratchthroat	Common	<b>EPPC(I)</b>		Prohibited
Forested	<i>Asplenium platyneuron</i>	Ebony spleenwort	Locally Common	Native		
Open	<i>Baccharis</i> sp.	NA	Locally Common	Native		
Open	<i>Bidens alba</i>	Beggar needles	Common	Native		
Forested	<i>Bromelia pinguin</i>	Penguin	Uncommon	Exotic		
Forested	<i>Callicarpa americana</i>	American beautyberry	Common	Native		
Open	<i>Campsis radicans</i>	Trumpet creeper	Uncommon	Native		
Open	<i>Cantinoa mutabilis</i>	Tropical bushmint	Common	Exotic		
Forested	<i>Carex nigromarginata</i>	Blackedge sedge	Uncommon	Native		
Forested	<i>Carya glabra</i>	Pignut hickory	Uncommon	Native		
Forested	<i>Carya tomentosa</i>	Mockernut hickory	Locally Common	Native		
Both	<i>Celtis laevigata</i>	Sugarberry	Common	Native		
Forested	<i>Chasmanthium laxum</i>	Spikegrass	Locally Common	Native		
Forested	<i>Cinnamomum camphora</i>	Camphortree	Common	<b>EPPC(I)</b>		Discouraged
Open	<i>Cirsium nuttallii</i>	Nuttall's thistle	Uncommon	Native		
Forested	<i>Clematis reticulata</i>	Netleaf leather-flower	Uncommon	Native		
Forested	<i>Cnidocolus stimulosus</i>	Tread-softly	Common	Native		
Forested	<i>Colocasia esculenta</i>	Wild taro	Uncommon	<b>EPPC(I)</b>		Discouraged
Forested	<i>Cornus asperifolia</i>	Roughleaf dogwood	Locally Common	Native	X	
Forested	<i>Cornus florida</i>	Flowering dogwood	Uncommon	Native	X	
Forested	<i>Crataegus michauxii</i>	Michaux's hawthorn	Uncommon	Native	X	
Open	<i>Cynodon dactylon</i>	Bermudagrass	Common	Exotic		
Forested	<i>Dichanthelium boscii</i>	Bosc's witchgrass	Uncommon	Native		
Forested	<i>Dichanthelium commutatum</i>	Variable witchgrass	Locally Common	Native		

Landscape	Scientific Name	Common Name	Onsite Abundance	Native/ Exotic FLEPPC*	Specimen Trees**	Discouraged/ Prohibited***
Forested	<i>Dioscorea bulbifera</i>	Air potato	Uncommon	<b>EPPC(I)</b>		Prohibited
Forested	<i>Dioscorea floridana</i>	Native yam	Locally Common	Native		
Open	<i>Diospyros virginiana</i>	Common persimmon	Uncommon	Native	X	
Forested	<i>Erechtites hieraciifolius</i>	Fireweed	Common	Native		
Forested	<i>Eriobotrya japonica</i>	Loquat	Common	Exotic		Discouraged
Open	<i>Erythrina herbacea</i>	Coralbean	Common	Native		
Forested	<i>Euonymus americanus</i>	American strawberrybush	Uncommon	Native		
Open	<i>Eupatorium capillifolium</i>	Dogfennel	Locally Common	Native		
Open	<i>Frangula caroliniana</i>	Carolina buckthorn	Locally Common	Native	X	
Forested	<i>Fraxinus americana</i>	White ash	Uncommon	Native		
Open	<i>Gamochaeta pensylvanica</i>	Pennsylvania cudweed	Common	Exotic		
Open	<i>Gelsemium sempervirens</i>	Yellow jessamine	Locally Common	Native		
Forested	<i>Hedera helix</i>	English ivy	Locally Common	Exotic		Discouraged
Open	<i>Indigofera hirsuta</i>	Hairy indigo	Common	Exotic		
Open	<i>Ipomoea triloba</i>	Littlebell	Uncommon	Native		Prohibited
Forested	<i>Juniperus virginiana</i>	Red cedar	Uncommon	Native		
Open	<i>Lantana strigocamara</i>	Lantana	Uncommon	<b>EPPC(I)</b>		Discouraged
Both	<i>Ligustrum lucidum</i>	Glossy privet	Common	<b>EPPC(I)</b>		Discouraged
Forested	<i>Liquidambar styraciflua</i>	Sweetgum	Locally Common	Native		
Forested	<i>Lonicera japonica</i>	Japanese honeysuckle	Locally Common	<b>EPPC(I)</b>		Discouraged
Both	<i>Lygodium japonicum</i>	Japanese climbing fern	Common	<b>EPPC(I)</b>		Prohibited
Forested	<i>Magnolia grandiflora</i>	Southern magnolia	Uncommon	Native		
Forested	<i>Matelea floridana</i>	Florida spiny pod	Uncommon	<b>State Endangered</b>		
Forested	<i>Melia azedarach</i>	Chinaberrytree	Common	<b>EPPC(II)</b>		Discouraged
Open	<i>Melilotus albus</i>	White sweetclover	Locally Common	Exotic		
Open	<i>Morella cerifera</i>	Wax myrtle	Common	Native	X	
Forested	<i>Nandina domestica</i>	Sacred bamboo	Locally Common	<b>EPPC(I)</b>		Discouraged
Both	<i>Nekemias arborea</i>	Peppervine	Common	Native		
Forested	<i>Nephrolepis cordifolia</i>	Tuberous sword fern	Locally Common	<b>EPPC(I)</b>		Discouraged
Open	<i>Oenothera biennis</i>	Common eveningprimrose	Common	Native		
Forested	<i>Oplismenus setarius</i>	Basketgrass	Locally Common	Native		
Forested	<i>Ostrya virginiana</i>	Eastern hophornbeam	Uncommon	Native	X	
Forested	<i>Oxalis debilis</i>	Pink woodsorrel	Uncommon	Exotic		
Forested	<i>Paederia foetida</i>	Skunkvine	Locally Common	<b>EPPC(I)</b>		Prohibited

Landscape	Scientific Name	Common Name	Onsite Abundance	Native/ Exotic FLEPPC*	Specimen Trees**	Discouraged/ Prohibited***
Both	<i>Parthenocissus quinquefolia</i>	Virginia creeper	Locally Common	Native		
Open	<i>Paspalum notatum</i>	Bahia grass	Common	Exotic		
Open	<i>Paspalum urvillei</i>	Vaseygrass	Common	Exotic		
Open	<i>Passiflora incarnata</i>	Purple passionflower	Locally Common	Native		
Forested	<i>Persea borbonia</i>	Red bay	Uncommon	Native	X	
Open	<i>Phlox sp.</i>	Phlox	Uncommon	NA		
Both	<i>Phytolacca americana</i>	American pokeweed	Common	Native		
Forested	<i>Pinus elliotii</i>	Slash pine	Common	Native		
Forested	<i>Pinus glabra</i>	Spruce pine	Uncommon	Native		
Forested	<i>Pinus palustris</i>	Longleaf pine	Uncommon	Native		
Both	<i>Pinus taeda</i>	Loblolly pine	Common	Native		
Open	<i>Prunus serotina</i>	Black cherry	Locally Common	Native		
Open	<i>Prunus umbellata</i>	Flatwoods plum	Locally Common	Native	X	
Forested	<i>Pteridium aquilinum</i>	Tailed bracken	Locally Common	Native		
Open	<i>Pyrrhopappus carolinianus</i>	Caroline's desert chickory	Common	Native		
Forested	<i>Quercus falcata</i>	Southern red oak	Common	Native		
Open	<i>Quercus laevis</i>	Turkey oak	Common	Native	X	
Forested	<i>Quercus laurifolia</i>	Laurel oak	Locally Common	Native		
Forested	<i>Quercus nigra</i>	Water oak	Common	Native		
Forested	<i>Quercus virginiana</i>	Virginia live oak	Locally Common	Native		
Open	<i>Rhus copallinum</i>	Winged sumac	Locally Common	Native	X	
Open	<i>Rubus cuneifolius</i>	Sand blackberry	Common	Native		
Open	<i>Rubus pensilvanicus</i>	Sawtooth blackberry	Common	Native		
Open	<i>Rubus trivialis</i>	Southern dewberry	Common	Native		
Forested	<i>Ruellia caroliniensis</i>	Carolina wild petunia	Uncommon	Native		
Open	<i>Rumex hastatulus</i>	Hastateleaved dock	Common	Native		
Open	<i>Sabal palmetto</i>	Cabbage palm	Common	Native		
Open	<i>Sambucus nigra subsp. canadensis</i>	Elderberry	Locally Common	Native	X	
Forested	<i>Sanicula canadensis</i>	Canadian blacksnakeroot	Locally Common	Native		
Forested	<i>Scleria triglomerata</i>	tall nugarass	Uncommon	Native		
Open	<i>Sesbania punicea</i>	Rattlebox	Uncommon	<b>EPPC(II)</b>		Discouraged
Both	<i>Smilax auriculata</i>	Earleaf greenbrier	Common	Native		
Both	<i>Smilax bona-nox</i>	Saw greenbrier	Common	Native		

Landscape	Scientific Name	Common Name	Onsite Abundance	Native/ Exotic FLEPPC*	Specimen Trees**	Discouraged/ Prohibited***
Forested	<i>Smilax ecirrhata</i>	Upright carrionflower	Uncommon	Native		
Forested	<i>Smilax glauca</i>	Cat greenbrier	Uncommon	Native		
Forested	<i>Smilax pumila</i>	Sarsaparilla vine	Uncommon	Native		
Forested	<i>Smilax smallii</i>	Lanceleaf greenbrier	Uncommon	Native		
Forested	<i>Smilax tamnoides</i>	Bristly greenbrier	Uncommon	Native		
Forested	<i>Solanum viarum</i>	Tropical soda apple	Uncommon	<b>EPPC(I)</b>		Prohibited
Open	<i>Solidago sp.</i>	Goldenrod	Locally Common	Native		
Open	<i>Sorghum halepense</i>	Johnson grass	Common	Exotic		
Open	<i>Sporobolus indicus</i>	Smutgrass	Common	Exotic		
Open	<i>Stachys floridana</i>	Florida hedgenettle	Uncommon	Native		
Open	<i>Symphotrichum sp</i>	Aster	Uncommon	Native		
Forested	<i>Thelypteris dentata</i>	Downy maiden fern	Locally Common	Exotic		
Forested	<i>Tilia americana</i>	Basswood	Uncommon	Native	X	
Forested	<i>Toxicodendron radicans</i>	Eastern poison ivy	Locally Common	Native		
Open	<i>Tradescantia ohiensis</i>	Bluejacket	Locally Common	Native		
Open	<i>Triadica sebifera</i>	Chinese tallow	Common	<b>EPPC(I)</b>		Prohibited
Forested	<i>Vaccinium stamineum</i>	Deerberry	Uncommon	Native		
Open	<i>Vernonia angustifolia</i>	Tall ironweed	Common	Native		
Forested	<i>Viburnum rufidulum</i>	Rusty blackhaw	Locally Common	Native	X	
Forested	<i>Viola sororia</i>	Common blue violet	Uncommon	Native		
Forested	<i>Vitis aestivalis</i>	Summer grape	Locally Common	Native		
Open	<i>Vitis rotundifolia</i>	Muscadine	Locally Common	Native		
Forested	<i>Wisteria sinensis</i>	Chinese wisteria	Uncommon	<b>EPPC(II)</b>		Discouraged

\* FLEPPC(I) - (Florida Exotic Pest Plant Council) Category I - Species that are invading and disrupting native plant communities in Florida. This definition does not rely on the economic severity or geographic range of the problem, but on the documented ecological damage caused. FLEPPC(II) - Category II - Species that have shown a potential to disrupt native plant communities. These species may become ranked as Category I but have not yet demonstrated disruption of natural Florida communities.

\*\* Small specimen tree list. The list of trees identified in Table 406.16.1 of the ULDC includes those small specimen trees identified by the county to be of notable interest or high value for their species because of their age, size, condition, historic association or uniqueness. As part of the development review process, protection of these species through preservation or relocation will be determined on a tree-by-tree basis by the county forester/landscape inspector.

\*\*\* The planting of non-native vegetation listed in F.A.C. 5B-64.011, Prohibited Aquatic Plants, and F.A.C. 5B-57.007, Noxious Weed List, shall be prohibited. The planting of non-native vegetation listed in Table 406.16.2 of the ULDC shall be discouraged. The removal or control of all non-native invasive species shall be encouraged where not required.

### **Wetlands, Surface Waters, Surface Water or Wetland Buffers, and Floodplains**

There were three forested areas with incised drainages (Photos 8, 9, and 10) that convey stormwater from offsite during heavy rain events (Figure 8). Four stormwater drainage pipes on the northern border release water into a bermed dry retention area. On the east border in the southeastern corner of the Project Site, two stormwater overflow pipes from I-75 release water into dry upland cut ditches or swales. No wetlands were delineated on the Project Site from the NWI map, and no wetlands were observed during the field surveys. There were two polygons delineated as 100-year flood zones from the FEMA map in the southern portion of the Project Site (Figure 4). Field survey observations confirmed lower elevation topography, but no indications of long term water inundation at both of the FEMA polygons. There are no legal surface water or wetland buffers zones on the Project Site.

### **Listed Species**

An inquiry of the FNAI Biodiversity Matrix database (Matrix Units 25363 and 25628) identified approximately 17 animal, 12 plant species, and 9 insect species (listed as endangered, threatened or rare) as potentially occurring on the Project Site (Appendix 1).

A list of some the animal species encountered while onsite can be found in Table 2. Broad-winged hawk (*Buteo platypterus*), a rare spring migrant or uncommon breeding species in north Florida, was heard calling for several minutes within the successional hardwood forest in the southeastern portion of the Project Site. No other rare or listed animals or sign (e.g., gopher tortoise [*Gopherus Polyphemus*] burrows) were observed on the Project Site. Table 1 contains a list of some of the plant species observed.

Approximately six Florida spiny pod (*Matelea floridanum*), State Listed Endangered, were documented (Figure 8, Photo 11) in upland mixed woodland in the southwestern portion of the Project Site. Four agrimony (*Agrimonia* sp.) plants were observed in upland mixed woodland in the southwestern portion of the Project Site. Incised agrimony (*Agrimonia incisa*) is listed as State Threatened but it could not be definitively determined without flowers or fruit present if the specimens observed were another species, smallfruit agrimony (*A. microcarpa*). Approximately 10 individuals of the rare (Wunderlin and Hansen 2011) upright carrionflower (*Smilax ecirrhata*) were also seen in upland mixed woodland in the southwestern portion of the Project Site (Figure 8). No other rare or listed plant species were observed.

Table 2. Animal species observed on or near the Parkwood property.

Species	Common Name	Indications
<b>REPTILES</b>		
<i>Anolis carolinensis</i>	Green anole	sighting
<i>Coluber constrictor</i>	Black racer	sighting
<i>Hyla squirella</i>	Squirrel treefrog	sound
<i>Scincella lateralis</i>	Ground skink	sighting
<b>AMPHIBIANS</b>		
<i>Eleutherodactylus planirostris</i>	Greenhouse frog	sound
<b>BIRDS</b>		
<i>Buteo lineatus</i>	Red-shouldered hawk	sighting
<i>Buteo platypterus</i>	Broad winged hawk	sound
<i>Cardinalis cardinalis</i>	Northern cardinal	sighting
<i>Cathartes aura</i>	Turkey vulture	overflight
<i>Colinus virginianus</i>	Northern bobwhite	sound
<i>Coragyps atratus</i>	Black vulture	overflight
<i>Corvus brachyrhynchos</i>	American crow	sound
<i>Cyanocitta cristata</i>	Blue Jay	sound
<i>Dryocopus pileatus</i>	Pileated woodpecker	sighting
<i>Geothlypis trichas</i>	Common yellowthroat	sound
<i>Melanerpes carolinus</i>	Red-bellied woodpecker	sound
<i>Molothrus ater</i>	Brown-headed cowbird	sound
<i>Myiarchus crinitus</i>	Great-crested flycatcher	sound
<i>Parus bicolor</i>	Tufted titmouse	sound
<i>Passerina caerulea</i>	Blue grosbeak	sound
<i>Passerina cyanea</i>	Indigo bunting	sound
<i>Picoides pubescens</i>	Downy woodpecker	sound
<i>Piranga rubra</i>	Summer tanager	sound
<i>Setophaga americana</i>	Northern parula	sound
<i>Sialia sialis</i>	Eastern bluebird	sighting
<i>Strix varia</i>	Barred owl	sighting
<i>Thryothorus ludovicianus</i>	Carolina wren	sound
<i>Vireo griseus</i>	White-eyed vireo	sound
<i>Zenaida macroura</i>	Mourning dove	sighting
<b>MAMMALS</b>		
<i>Dasypus novemcinctus</i>	Nine-banded armadillo	tracks
<i>Odocoileus virginianus</i>	Whitetail deer	remains, sighting
<i>Procyon lotor</i>	Raccoon	tracks
<i>Sciurus carolinensis</i>	Eastern gray squirrel	sighting

\*Indications =overflight, sound, sighting, tracks, excavations, remains



**Special Area Study, Strategic Ecosystems, and Recreation/Conservation/Preservation Lands** No special area study, strategic ecosystems, or recreation/conservation/preservation lands occur within or adjacent to the Project Site (Figure 7). Pine Hill Forest Strategic Ecosystem Area is located approximately 2,190 feet west of the Project Site.

### **Significant Geological Features**

No significant geological features (caves, sinkholes, springs, etc.) occur within the Project Site.

### **High Aquifer Recharge Areas**

It appears the Project Site is near the boundary of “Vulnerable”, “High Vulnerability”, and “Stream-to-Sink Basin” areas, according to the Alachua County Floridan Aquifer High Recharge Area map provided by the Alachua County Department of Growth Management ([https://growth-management.alachuacounty.us/maps/Floridan\\_Aquifer\\_High\\_Recharge\\_Area\\_Map.pdf](https://growth-management.alachuacounty.us/maps/Floridan_Aquifer_High_Recharge_Area_Map.pdf)) and defined in Chapter 406, Article 8 (Springs and High Aquifer Recharge Areas) of the ULDC, 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.

### **Wellfield Protection Areas**

The Project Site is not located within or near the Murphree Well Field Management Zones according to the Alachua County Murphree Well Field Management Zones map provided by the Alachua County Department of Growth Management ([https://growth-management.alachuacounty.us/maps/cons\\_murphree\\_well\\_field.pdf](https://growth-management.alachuacounty.us/maps/cons_murphree_well_field.pdf)).

### **Wells**

No consumptive use permits occur within the Project Site according to a search of the St. Johns River Water Management District (SJRWMD) permits database (<http://webapub.sjrwmd.com/agws10/sjrwmdpermit/>). No well heads were observed during the field surveys.

### **Soils**

Soils occurring within the Project Site included Arredondo fine sand, 0 to 5 percent slopes; Millhopper sand, 0 to 5 percent slopes; Millhopper-Urban land complex, 0 to 5 percent slopes; Lochloosa fine sand, 2 to 5 percent slopes; Kendrick sand, 2 to 5 percent slopes; Norfolk loamy fine sand, 2 to 5 percent slopes; Millhopper sand, 5 to 8 percent slopes; Blichton sand, 2 to 5 percent slopes; and Blichton sand, 5 to 8 percent slopes according to a search of the NRCS database (Figure 5).

### **Mineral Resource Areas**

There was no evidence of mining activity on the Project Site.

### **Topography**

Surface elevations ranged from approximately 105 feet to 175 feet above sea level with no steep slopes on the Project Site (Figure 3).

### **Historical Resources**

There are currently no cultural resources documented on the Project Site in the Florida Division of Historical Resources, Master Site File. There are five archeological sites and eight standing structures within a 0.50 mile buffer of the Project Site recorded in the Master Site File (Appendix 3).

### **Hazardous Materials Storage Facilities, Contaminated Soil**

There were no documented hazardous materials storage facilities or contaminated soil areas depicted on the available FDEP maps and none were observed during the field survey.

### **References**

Florida Natural Areas Inventory. 2010. Guide to the Natural Communities of Florida.

Wunderlin, R.P., B.F. Hansen. 2011. Guide to the Vascular Plants of Florida, Third Edition.

Wunderlin, R.P., B.F. Hansen, A.R. Franck, and F.B. Essig. 2019. 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.

### **Qualifications**

Dr. Jim Surdick, Senior Scientist at Water & Air, is an ecologist with over 23 years of experience working throughout Florida in upland, wetland and coastal ecosystems and is an expert on listed plant and animal species surveys, natural community mapping, data analysis and reporting.

Additional personnel: Mr. Eric Nelson is an ecologist with over 30 years of experience, of which 19 years have been in Florida conducting biological and wildlife habitat assessments. Mr. Nelson has performed environmental surveys (wetlands, listed species, land use, etc.), created permit applications, environmental assessments, and NEPA documents for multiple development projects.



Photo 1. Open land (former agricultural field) on the Parkwood Alachua Land Investments Property.





Photo 2. Successional hardwood forest on the Parkwood Alachua Land Investments Property.





Photo 3. Successional hardwood forest on the Parkwood Alachua Land Investments Property.





Photo 4. Upland mixed woodland, with a large mockernut hickory (*Carya tomentosa*) in the foreground, on the Parkwood Alachua Land Investments Property.





Photo 5. A greater-than 60" dbh live oak (*Quercus virginiana*) on the Parkwood Alachua Land Investments Property.





Photo 6. A 30.4" dbh longleaf pine (*Pinus palustris*) on the Parkwood Alachua Land Investments Property.





Photo 7. An infestation of the invasive exotic (FLEPPC Category I) tuberos sword fern (*Nephrolepis cordifolia*) on the Parkwood Alachua Land Investments Property.





Photo 8. A drainage area that receives offsite stormwater (Drain #1) on the Parkwood Alachua Land Investments Property.





Photo 9. An incised drainage area that receives offsite stormwater (Drain #2) on the Parkwood Alachua Land Investments Property.





Photo 10. An incised drainage area that receives offsite stormwater (Drain #2) on the Parkwood Alachua Land Investments Property.





Photo 11. A Florida spiny pod (*Matelea floridana*), State Listed Endangered, observed on the Parkwood Alachua Land Investments Property.



## FIGURES

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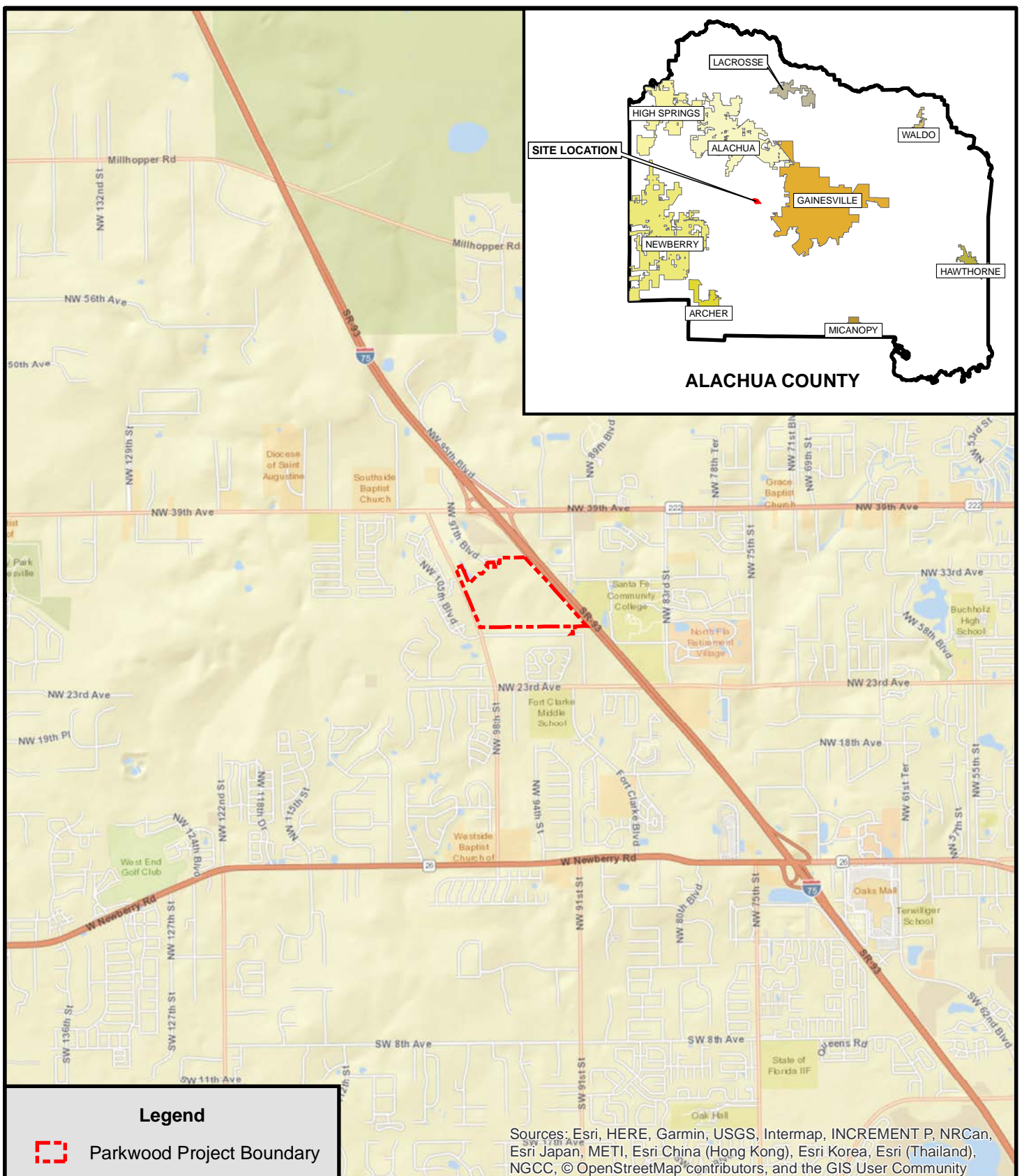


Figure 1.  
Site Location Map  
Parkwood Alachua Land Investments  
Alachua County, Florida

Source: Water & Air Research, Inc., 2019.



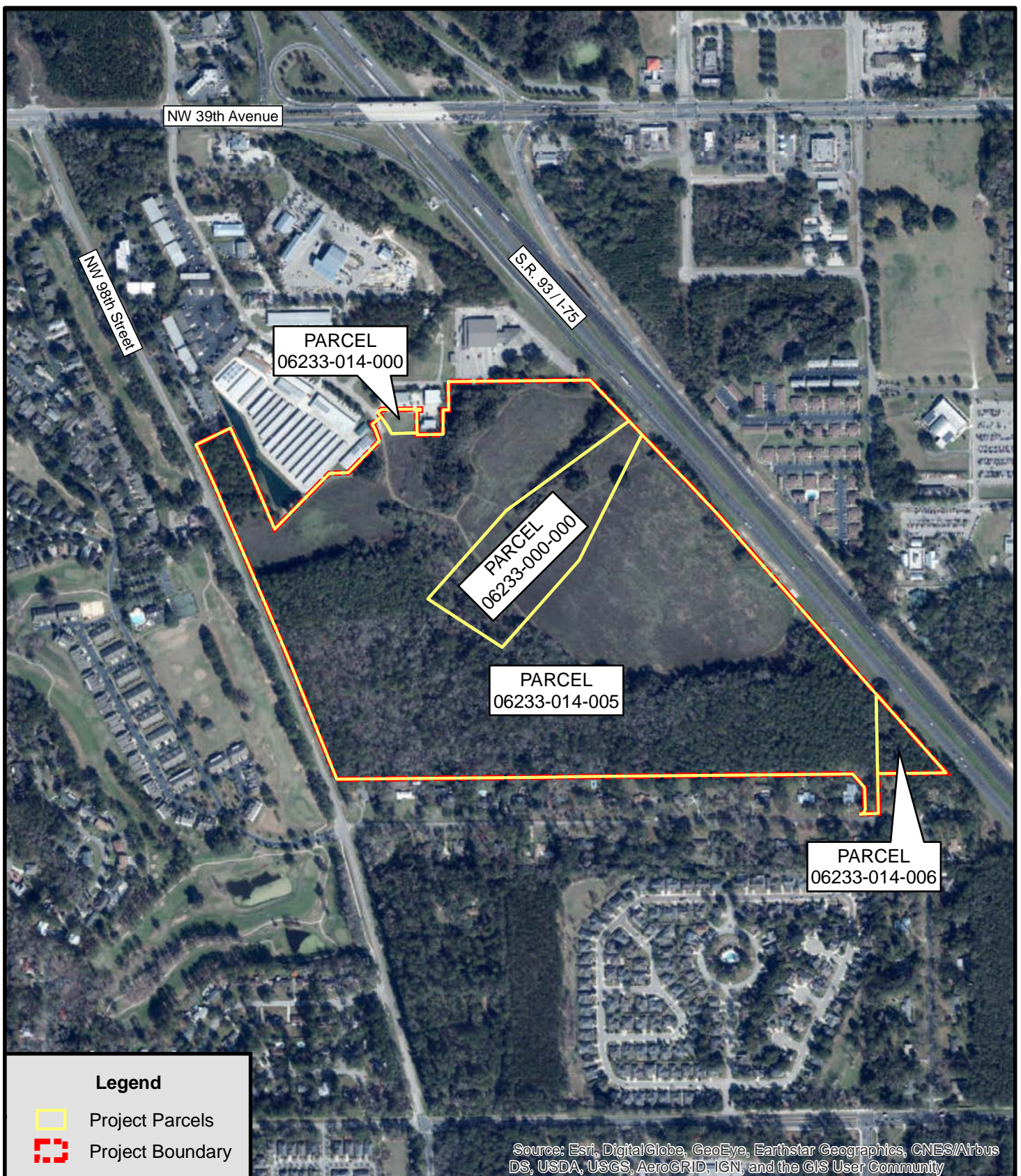


Figure 2.  
Project Boundary with Parcel ID Numbers  
Parkwood Alachua Land Investments  
Alachua County, Florida

Source: Alachua County Property Appraiser, 2018; Water & Air Research, Inc., 2019.



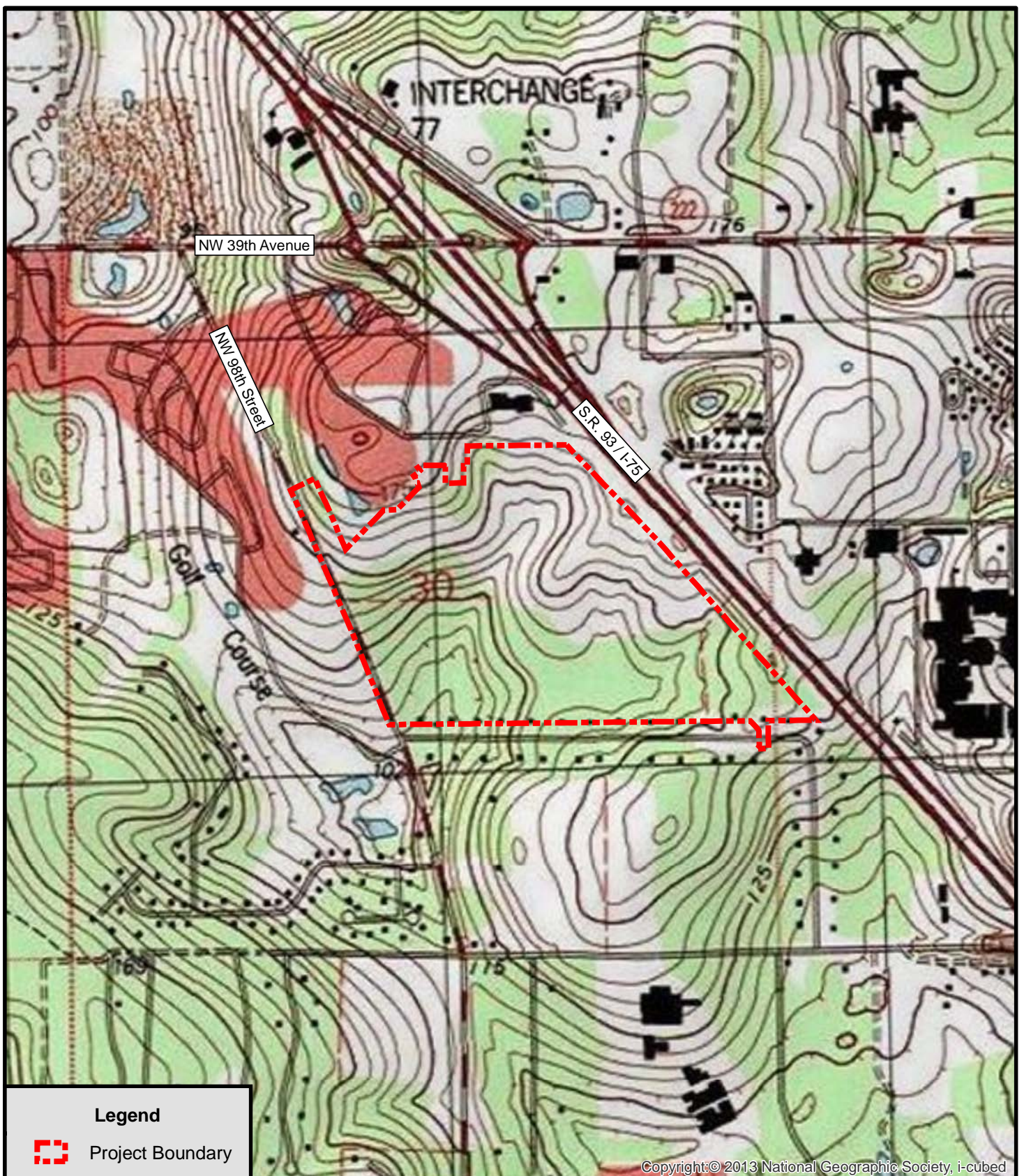


Figure 3.  
Site Map Showing Topography  
Parkwood Alachua Land Investments  
Alachua County, Florida

Source: Water & Air Research, Inc., 2019.



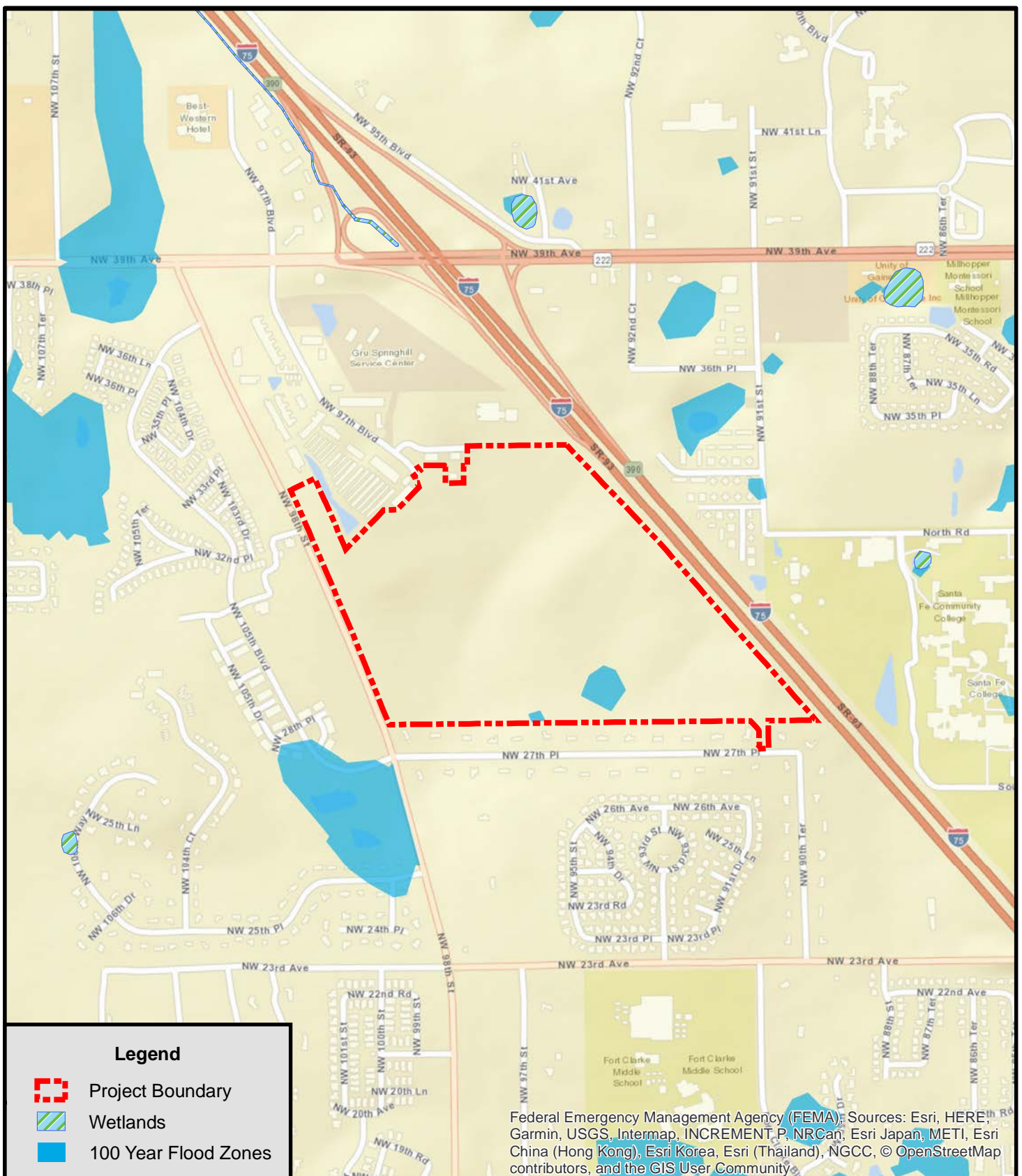


Figure 4.  
FEMA 100 Year Flood Zones and NWI Wetlands  
Parkwood Alachua Land Investments  
Alachua County, Florida

Source: National Wetlands Inventory, Version 2, 1979; National Flood Insurance Program, 2018; Water & Air Research, Inc., 2019.



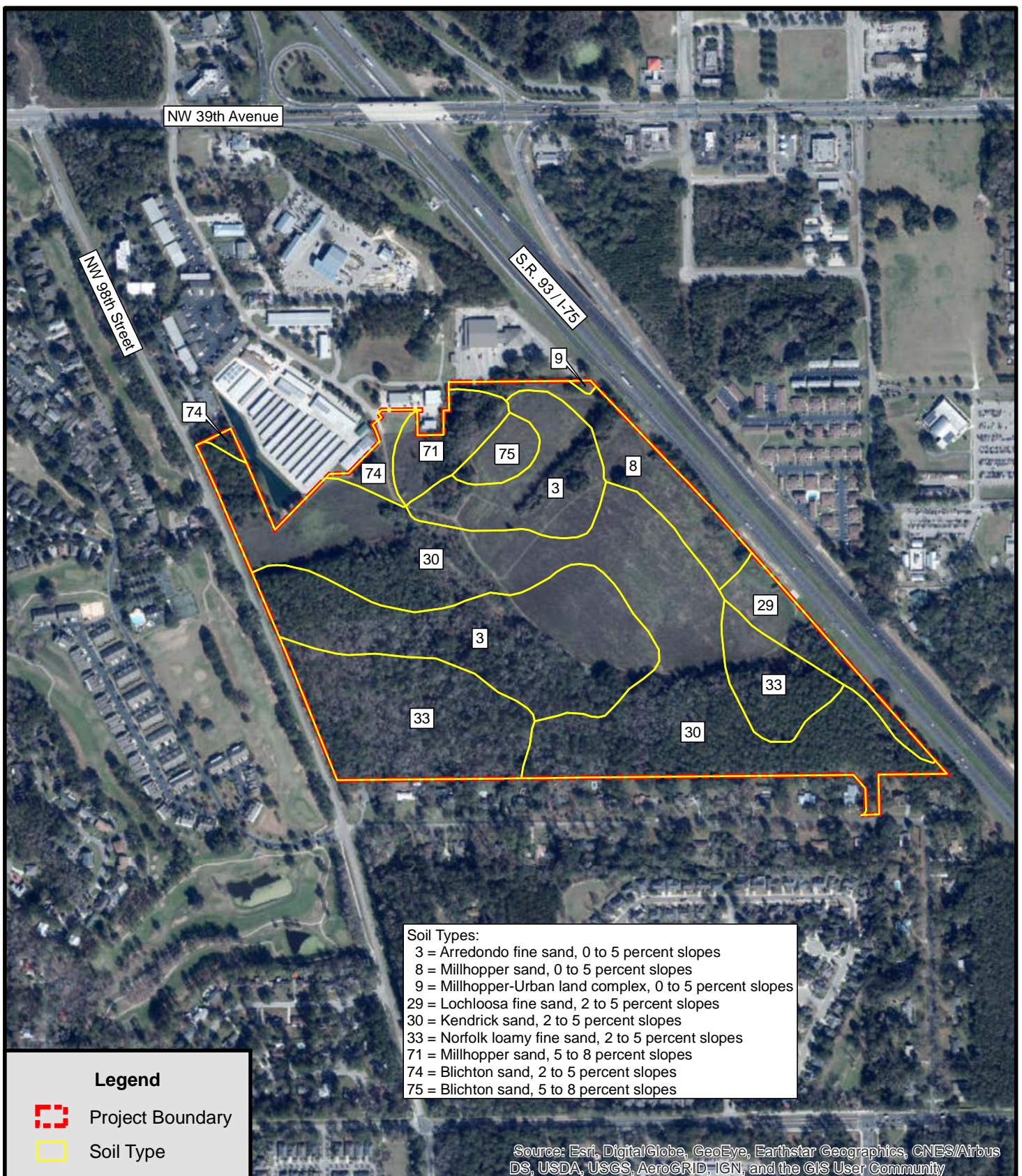


Figure 5.  
NRCS Soils Map  
Parkwood Alachua Land Investments  
Alachua County, Florida

Source: NRCS, 2017; Water & Air Research, Inc., 2019.



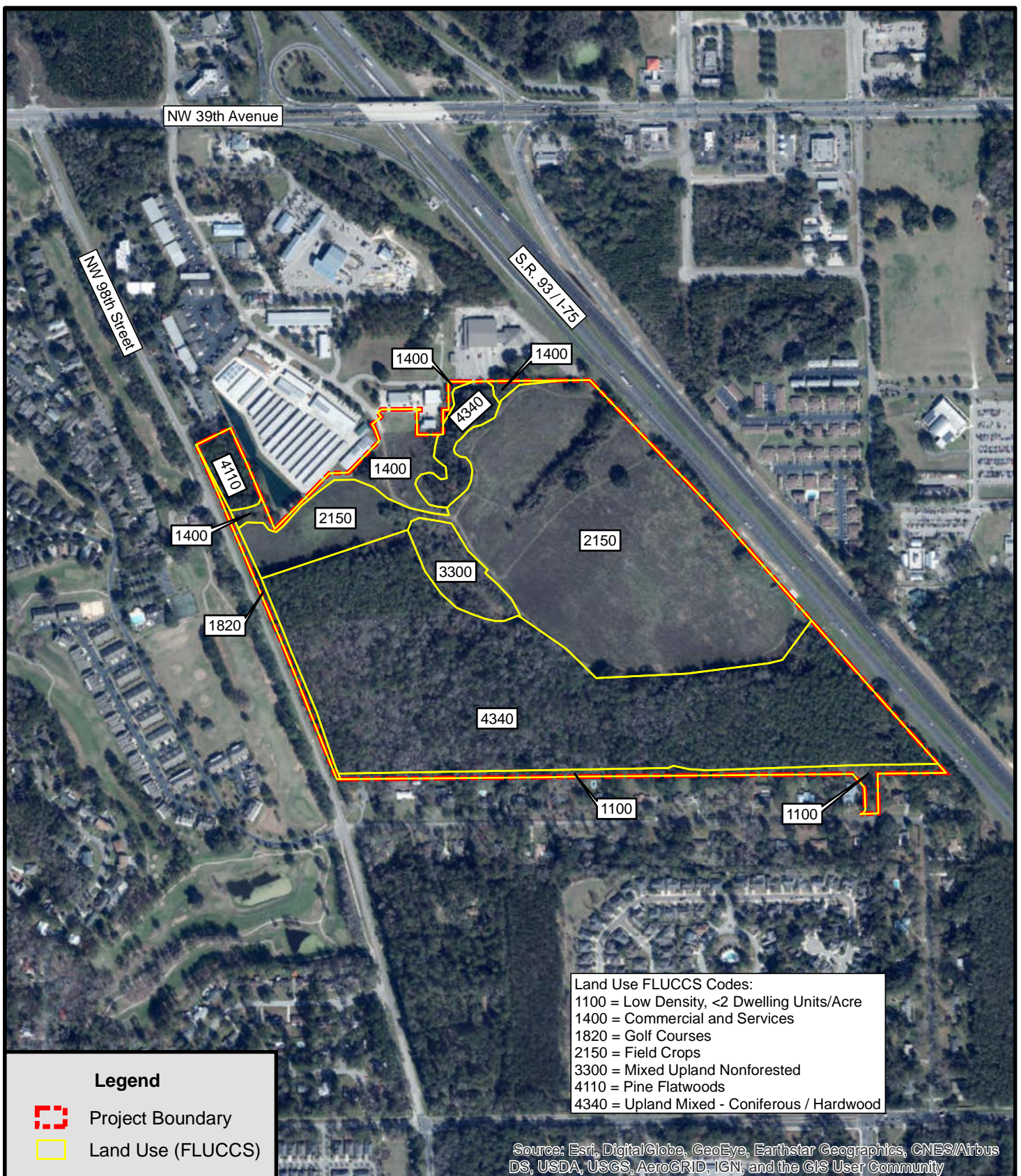


Figure 6.  
Site Map Showing Land Use FLUCCS Codes  
Parkwood Alachua Land Investments  
Alachua County, Florida

Source: Florida Department of Environmental Protection Geospatial Open Data, 2015; Water & Air Research, Inc., 2019.









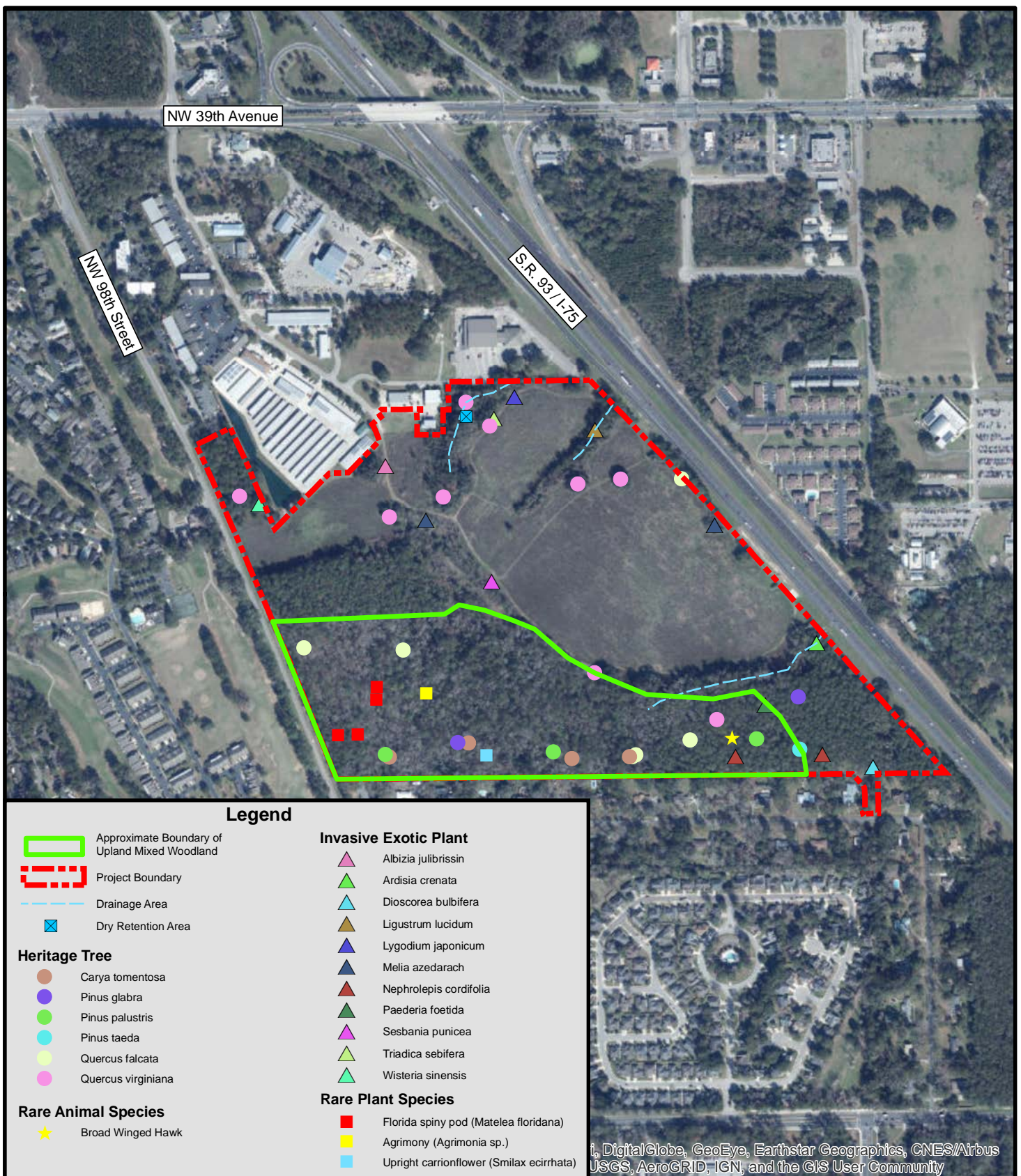
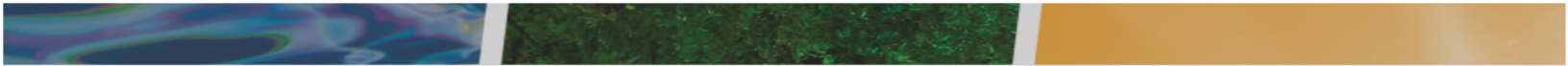


Figure 8.  
Documented Field Survey Observations  
Parkwood Alachua Land Investments  
Alachua County, Florida

Source: Alachua County Property Appraiser, 2018; Water & Air Research, Inc., 2019.



## **APPENDIX 1**

---

### **FNAI BIODIVERSITY MATRIX**



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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

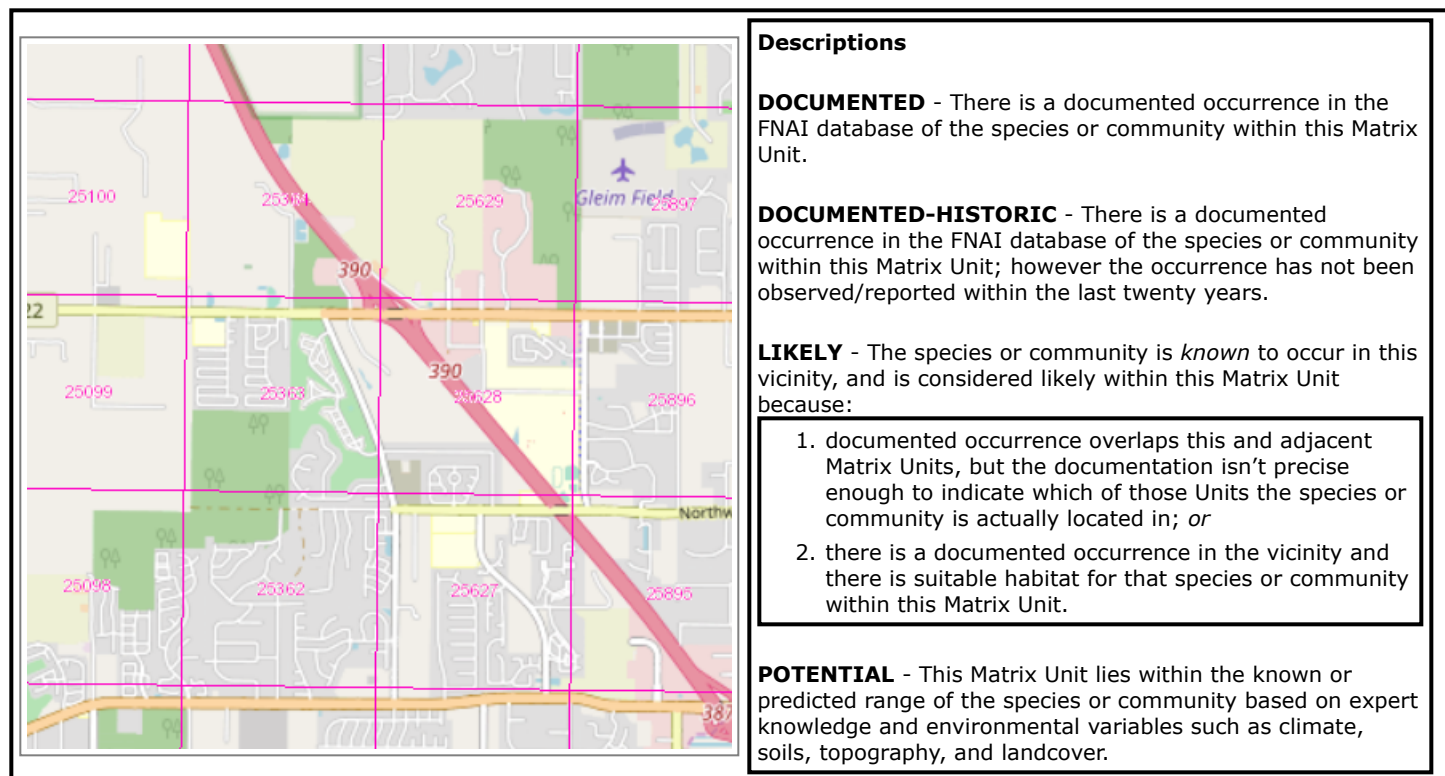
#### UNOFFICIAL REPORT

Created 5/2/2019

(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 2 Matrix Units: 25363 , 25628



#### Matrix Unit ID: 25363

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
<a href="#">Drymarchon couperi</a> Eastern Indigo Snake	G3	S3	LT	FT
<i>Mesic flatwoods</i>	G4	S4	N	N
<i>Upland hardwood forest</i>	G5	S3	N	N

#### Matrix Unit ID: 25628

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
<a href="#">Drymarchon couperi</a> Eastern Indigo Snake	G3	S3	LT	FT
<i>Mesic flatwoods</i>	G4	S4	N	N
<i>Upland hardwood forest</i>	G5	S3	N	N

## Matrix Unit IDs: 25363, 25628

## 38 Potential Elements Common to Any of the 2 Matrix Units

Scientific and Common Names	Global Rank	State Rank	Federal Status	State Listing
<i>Agrimonia incisa</i> Incised Groove-bur	G3	S2	N	T
<a href="#">Ambystoma cingulatum</a> Frosted Flatwoods Salamander	G2	S2	LT	FT
<i>Aphodius troglodytes</i> Gopher Tortoise Aphodius Beetle	G2G3	S2	N	N
<i>Arnoglossum diversifolium</i> Variable-leaved Indian-plantain	G2	S2	N	T
<a href="#">Asplenium heteroresiliens</a> Wagner's Spleenwort	GNA	S1	N	N
<a href="#">Asplenium plenum</a> Ruffled Spleenwort	G1Q	S1	N	N
<a href="#">Asplenium x curtissii</a> Curtiss' Spleenwort	GNA	S1	N	N
<i>Ataenius brevicollis</i> An Ataenius Beetle	G3G5	S1S2	N	N
<a href="#">Athene cunicularia floridana</a> Florida Burrowing Owl	G4T3	S3	N	SSC
<i>Bolbocerosoma hamatum</i> Bicolored Burrowing Scarab Beetle	G3G4	S3	N	N
<a href="#">Brickellia cordifolia</a> Flyr's Brickell-bush	G2G3	S2	N	E
<a href="#">Calopogon multiflorus</a> Many-flowered Grass-pink	G2G3	S2S3	N	T
<i>Ceratocanthus aeneus</i> Shining Ball Scarab Beetle	G2G3	S2	N	N
<i>Copris gopheri</i> Gopher Tortoise Copris Beetle	G2	S2	N	N
<a href="#">Corynorhinus rafinesquii</a> Rafinesque's Big-eared Bat	G3G4	S2	N	N
<i>Dasymutilla archboldi</i> Lake Wales Ridge Velvet Ant	G2G3	S2S3	N	N
<a href="#">Forestiera godfreyi</a> Godfrey's Swampprivet	G2	S2	N	E
<a href="#">Gopherus polyphemus</a> Gopher Tortoise	G3	S3	C	ST
<a href="#">Grus canadensis pratensis</a> Florida Sandhill Crane	G5T2T3	S2S3	N	ST
<a href="#">Hartwrightia floridana</a> Hartwrightia	G2	S2	N	T
<a href="#">Lampropeltis extenuata</a> Short-tailed Snake	G3	S3	N	ST
<a href="#">Lithobates capito</a> Gopher Frog	G3	S3	N	SSC
<i>Matelea floridana</i> Florida Spiny-pod	G2	S2	N	E
<a href="#">Myotis austroriparius</a> Southeastern Bat	G3G4	S3	N	N
<a href="#">Neofiber alleni</a>	G3	S3	N	N



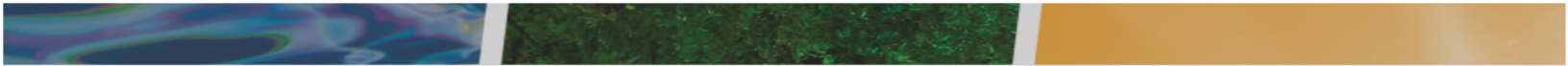
Round-tailed Muskrat				
<a href="#"><i>Notophthalmus perstriatus</i></a>	G2G3	S2	C	N
Striped Newt				
<i>Onthophagus polyphemi polyphemi</i>	G2G3T2T3	S2	N	N
Punctate Gopher Tortoise Onthophagus Beetle				
<i>Peltotrupes profundus</i>	G3	S3	N	N
Florida Deepdigger Scarab Beetle				
<i>Peucaea aestivalis</i>	G3	S3	N	N
Bachman's Sparrow				
<i>Phyllophaga elongata</i>	G3	S3	N	N
Elongate June Beetle				
<a href="#"><i>Picoides borealis</i></a>	G3	S2	LE	FE
Red-cockaded Woodpecker				
<a href="#"><i>Pituophis melanoleucus mugitus</i></a>	G4T3	S3	N	SSC
Florida Pine Snake				
<a href="#"><i>Peromyscus floridanus</i></a>	G3	S3	N	SSC
Florida Mouse				
<a href="#"><i>Pteroglossaspis ecristata</i></a>	G2G3	S2	N	T
Giant Orchid				
<i>Pycnanthemum floridanum</i>	G3	S3	N	T
Florida Mountain-mint				
<a href="#"><i>Sciurus niger shermani</i></a>	G5T3	S3	N	SSC
Sherman's Fox Squirrel				
<a href="#"><i>Sideroxylon alachuense</i></a>	G1	S1	N	E
Silver Buckthorn				
<a href="#"><i>Ursus americanus floridanus</i></a>	G5T2	S2	N	N
Florida Black Bear				

#### 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.



## **APPENDIX 2**

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### **FEDERALLY-LISTED SPECIES IN ALACHUA COUNTY, FLORIDA NORTH FLORIDA ESO JACKSONVILLE**

# North Florida Ecological Service Office

Southeast Region

- [Welcome](#)
- [Our Mission and Vision](#)
- [Area of Responsibility](#)
- [Our Office Location](#)
- [Contact Us](#)
- [Current News Releases](#)
- [News Archives](#)
- [Landowner Tools](#)
- [Programs and Resources](#)
- [Partners for Fish and Wildlife](#)
- [Coastal Program](#)
- [Habitat Conservation Plans](#)
- [Federally-listed Species in Florida](#)
- [Related Sites of Interest](#)
- **Key North Florida Species**
- [Bald Eagle](#)
- [Florida Manatee](#)
- [Eastern Indigo Snake](#)
- [Florida Scrub-Jay](#)
- [Sand Skinks](#)
- [Sea Turtles](#)
- [Whooping Crane](#)
- [Wood Stork](#)
- **General Information**
- [Hunting/Fishing](#)

## Federally Listed Species in Alachua County, Florida

This information is provided as a guide to project planning, and is not a substitute for site-specific surveys. Such surveys may be needed to assess species' presence or absence, as well as the extent of project effects on listed species and/or designated critical habitat.

The following table lists those federally-listed species known to be present in the county.

Code Key: E = Endangered, T = Threatened, CH = Critical Habitat Designated, C = Candidate <sup>Note 1</sup>

Category	Species Common Name	Species Scientific Name	Code
Mammals<	None		
Birds	Florida Scrub-jay	<i>Aphelocoma coerulescens</i>	T
	Wood Stork	<i>Mycteria americana</i>	E
	Red-cockaded Woodpecker	<i>Picoides borealis</i>	E
Fish	None		
Reptiles	Eastern Indigo Snake	<i>Drymarchon corais couperi</i>	T
	Gopher Tortoise	<a href="#">Gopherus polyphemus</a>	C
Amphibians	Striped Newt	<a href="#">Notophthalmus perstriatus</a>	C
Mollusks	Oval (Santa Fe River) Pigtoe	<i>Pleurobema pyriforme</i>	E
Crustaceans	Squirrel Chimney Cave (or Florida Cave) Shrimp	<i>Palaemonetes cummingi</i>	T
Plants	None		

► [Species: North Florida County](#) ► [Species: South Florida County](#) ► [Species: Panhandle County](#)

For a list of State species by county use the Florida Natural Areas Inventory's Tracking Lists at <http://www.fnai.org/trackinglist.cfm>

For State listed species details, please go to <http://myfwc.com/imperiledspecies/>

Note 1. [Candidate species](#) receive no statutory protection under the ESA. The FWS encourages cooperative conservation efforts for these species because they are, by definition, species that may warrant future protection under the ESA.

**NOTE:** Bald eagles were removed from the endangered species list in June 2007 because their populations recovered sufficiently. However, the protections under the Bald and Golden Eagle Act (Eagle Act) continue to apply. Please see the eagle information on our [Landowner Tools](#) page or our national website at <http://www.fws.gov/migratorybirds/baldeagle.htm> for information regarding new permit requirements under the Eagle Act.

- [Fishing License](#)  
[Licenses & Permits](#)
- [Injured/Nuisance Wildlife](#)
- [Wildlife Law Violations](#)
- **Other USFWS Resources**
- [Service Office Finder](#)
- [Office Directory](#)
- [Southeast Region Contacts](#)
- [Federal Register Notices](#)
- [Regional Five-Year Reviews](#)

*Send comments on our web site or general questions to [North Florida office](#).  
If you need special assistance please contact the [Public Affairs Officer](#).*

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Last updated: February 7, 2018





## **APPENDIX 3**

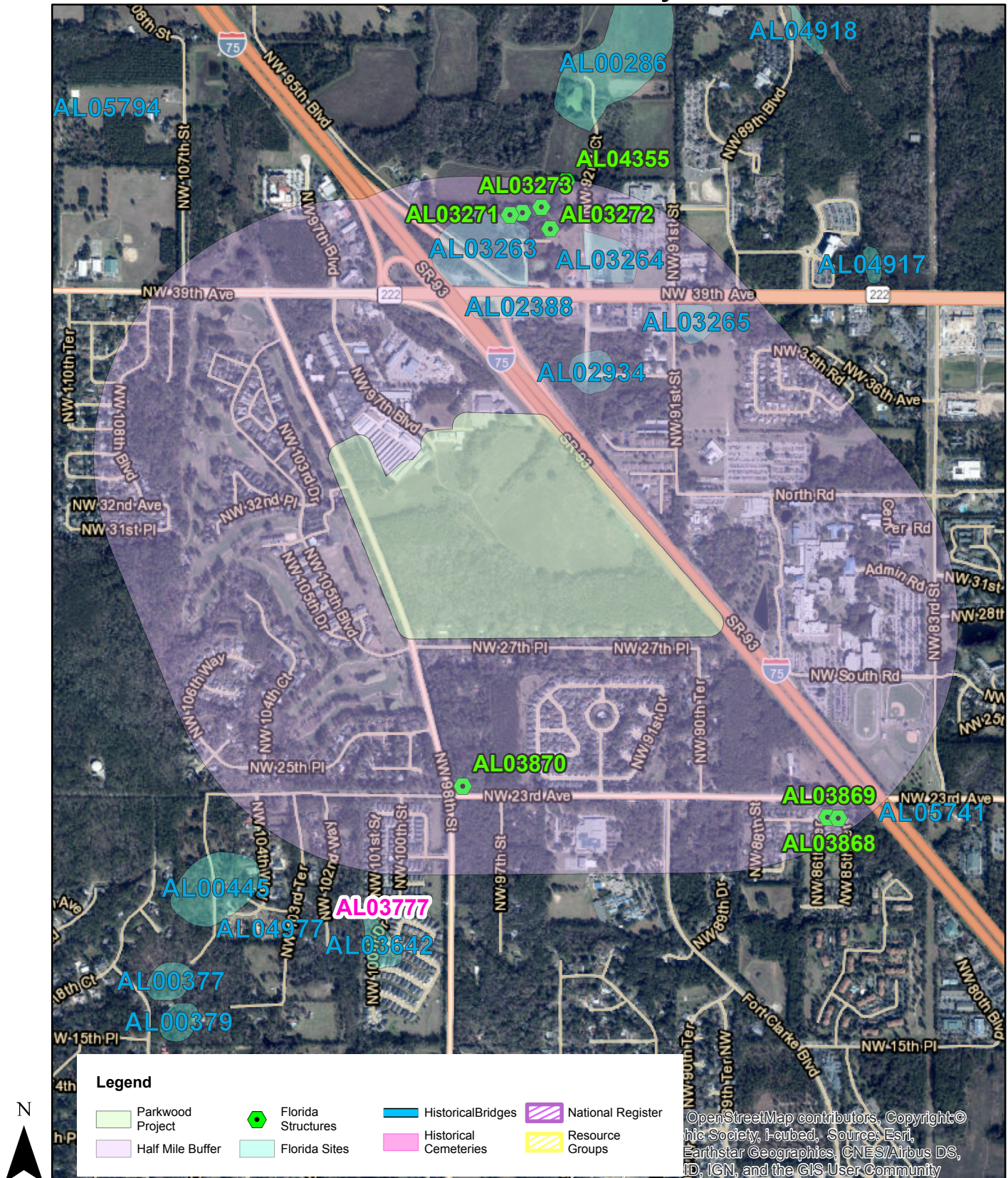
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### **PARKWOOD PROJECT HISTORICAL RESOURCES MAP**

# Cultural Resource Search

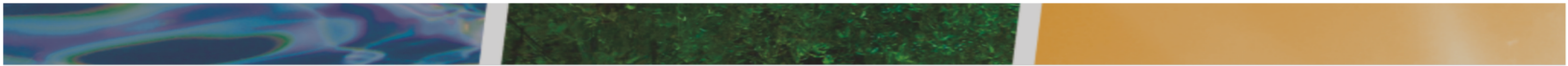
## Half Mile Buffer

### Alachua County



0 0.1 0.2 0.4 0.6 0.8 Miles

May 2019



## **APPENDIX 4**

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### **ENVIRONMENTAL RESOURCES ASSESSMENT CHECKLIST**





## ENVIRONMENTAL RESOURCES ASSESSMENT CHECKLIST

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

### Natural Resources Checklist:

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

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

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

*Jim Surdick*

SIGNED: Jim Surdick, Water and Air Research, Inc.

PROJECT #                     

DATE: 5/16/19

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





water & air  
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*Environmental Engineers,  
Scientists, & Planners*