



FLETCHER CENTER EAST

REZONING – Application Package

~~December 19, 2019~~

REVISED January 22, 2020

Prepared for:

Alachua County Department of Growth Management

Prepared on behalf of:

George E. Fletcher Revocable Trust &
Ameris Bank

Prepared by:

CHW

PN# 19-0312

N:\2019\19-0312\Planning\Application\RPT_19-00312_FletcherEastCenter_RZ.d

Application Package
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- 1. Cover Letter**
- 2. Rezoning Application**
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- 6. Neighborhood Workshop Materials**
- 7. Justification Report**
- 8. Environmental Resource Checklist**
- 9. Directions to Site**
- 10. Map Set**

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January 23, 2019

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

Re: Fletcher Center East – Rezoning Application
(Tax Parcel No. 04344-9 and a portion of 04344-3)
Alachua County, Florida

Dear Missy,

On behalf of Mr. George E. Fletcher and Ameris Bank, CHW submits revised copies of the following Rezoning application items:

- Alachua County Rezoning application;
- Legal Description;
- Justification Report;
- Directions to Site; and
- Map Set

Also submitted with this application is an FTP link to all current application materials that will be directly sent to your email address.

This application is a request to rezone a ±2.2-acre site (Alachua County Tax Parcel Parcels 04344-9 and a portion of 04344-3) from Business Retail (BR) to Highway Oriented Business (BH). The application is being revised to remove ±150' of frontage along Newberry Road from the rezoning request. The intent is to retain the existing BR Zoning District designation on this portion, which is adjacent to Low Density Residential FLU/R-1A Zoning.

The proposed BH Zoning District is consistent with the underlying Commercial FLU designation and compatible with the surrounding development pattern.

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

Sincerely,
CHW



Ryan Thompson, AICP
Planning Project Manager

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

Submit Application to:
Development Services Division

ZONING APPLICATION

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

GENERAL INFORMATION (BY APPLICANT/ AGENT)

Applicant Agent CHW Contact Person: Ryan Thompson
Address: 11801 Research Dr., Alachua, FL 32615 Phone: (352) 331 - 1976
Email address: ryant@chw-inc.com

SUBJECT PROPERTY DESCRIPTION

Property Owner: Ameris Bank & George E. Fletcher Rev. Trust Property Address: Vacant
City: Newberry State: FL Zip: 32669 Phone: (352) 331 - 1976
Tax Parcel #: 04344 - 009 - 000 Section: 03 Township: 10 Range: 18 Grant: _____
Total Acreage: ±2.2 ac. Zoning: Business Retail (BR) Land Use: Commercial
and Tax Parcel # 04344-003-000

TYPE OF REQUEST

- | | | | |
|-------------------------------------|--------------------------|-----------------|---------------|
| <input checked="" type="checkbox"/> | Rezoning | From: <u>BR</u> | To: <u>BH</u> |
| <input type="checkbox"/> | Special Use Permit | For: _____ | |
| <input type="checkbox"/> | Minor Special Use Permit | For: _____ | |
| <input type="checkbox"/> | Special Exception | For: _____ | |
| <input type="checkbox"/> | Minor Special Exception | For: _____ | |

CERTIFICATION

I, the undersigned applicant, hereby certify that the information contained in this application is true and correct to the best of my knowledge and belief. I hereby grant the appropriate County personnel permission to enter the subject property during reasonable hours so that they may investigate and review this zoning request.

Signature of Applicant/Agent:  Date: 1/22/2020

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



REQUIRED ATTACHMENTS

The following items must accompany your application at the time of submittal. No applications will be accepted without these attachments. Please submit the application fee, check made payable to Alachua County Board of County Commissioners, one paper copy and one digital copy of the following:

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

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PROPERTY OWNERS' AFFIDAVIT

Ameris Bank

Owner

Application No.

Additional Owners

CHW

Appointed Agent(s)

04344-009-000

Parcel Number(s)

03

Section

10

Township

18

Range

Comprehensive Plan Amendment and Rezoning Applications

Type of Request

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

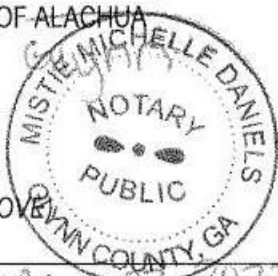
1. That I am (we are) the owner(s) and record title holder(s) of the property described in the attached legal description;
2. That this property constitutes the property for which the above noted land use request is being made to the Alachua County Board of County Commissioners;
3. That I (we), the undersigned, 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.

W. David Hefner
Owner (signature)

Owner (signature)

Owner (signature)

STATE OF FLORIDA
COUNTY OF ALACHUA



(SEAL ABOVE)

SWORN AND SUBSCRIBED BEFORE ME

THIS 21 DAY OF November, 2019

BY *Michelle Daniels*
WHO IS/ARE PERSONALLY KNOWN TO ME OR HAS/HAVE PRODUCED AS IDENTIFICATION

(TYPE OF IDENTIFICATION)

Notary Public, Commission No. _____

(Name of Notary typed, printed, or stamped)



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

PROPERTY OWNERS' AFFIDAVIT

George E. Fletcher Revocable Trust

Owner

Application No. _____

Additional Owners _____

CHW

Appointed Agent(s) _____

04344-003-000

Parcel Number(s)

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Section

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Range

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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.

[Signature]

Owner (signature)

[Signature]

Owner (signature)

[Signature]

Owner (signature)

STATE OF FLORIDA
COUNTY OF ALACHUA

SWORN AND SUBSCRIBED BEFORE ME

THIS 13 DAY OF November, 2019

BY George E. Fletcher

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

(TYPE OF IDENTIFICATION)

(SEAL ABOVE)

[Signature]

Notary Public, Commission No. _____

(Name of Notary typed, printed, or stamped)



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LEGAL DESCRIPTION



DATE: 01/21/2020

PROJECT NAME: Fletcher Center East

PROJECT NO: 19-0312

DESCRIPTION FOR: Re-Zoning

A PARCEL OF LAND SITUATED IN FRACTIONAL SECTION 3, TOWNSHIP 10 SOUTH, RANGE 18 EAST INSIDE THE ARREDONDA GRANT, ALACHUA COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SAID FRACTIONAL SECTION 3; THENCE NORTH 00°15'12" WEST, 1319.69 FEET; THENCE SOUTH 89°18'51" EAST, 596.01 FEET; THENCE NORTH 00°01'49" WEST, 1664.08 FEET TO THE SOUTH RIGHT OF WAY LINE OF STATE ROAD NO. 26 (A.K.A. WEST NEWBERRY ROAD); THENCE NORTH 89°32'47" EAST ALONG SAID SOUTH RIGHT OF WAY LINE, A DISTANCE OF 838.01 FEET TO THE NORTHWEST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3439, PAGE 1126 OF THE PUBLIC RECORDS OF SAID COUNTY AND TO THE **POINT OF BEGINNING**; THENCE NORTH 89°32'47" EAST, ALONG SAID SOUTH RIGHT OF WAY LINE, A DISTANCE OF 125.00 FEET TO THE NORTHWEST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4413, PAGE 2233 OF SAID PUBLIC RECORDS; THENCE NORTH 89°32'47" EAST, ALONG SAID SOUTH RIGHT OF WAY LINE, A DISTANCE OF 149.99 FEET; THENCE SOUTH 00°10'56" WEST, DEPARTING SAID SOUTH RIGHT OF WAY LINE, A DISTANCE OF 343.47 FEET; SOUTH 89°32'47" WEST, 150.00 FEET TO THE SOUTHEAST CORNER OF AFOREMENTIONED LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3439, PAGE 1126; THENCE SOUTH 89°32'47" WEST, ALONG THE SOUTH LINE OF SAID LANDS, A DISTANCE OF 125.00 FEET TO THE SOUTHWEST CORNER THEREOF; THENCE NORTH 00°10'56" EAST, ALONG THE WEST LINE OF SAID LANDS, A DISTANCE OF 343.48 FEET TO THE **POINT OF BEGINNING**.

CONTAINING 2.168 ACRES, MORE OR LESS.







IN SECTION 3, T 10S, R 18E
ALACHUA COUNTY, FLORIDA



A/C = AIR CONDITIONER
ACULUM = ALACHUA COUNTY FUTURE LAND USE MAP 2020
B/C = BACK OF CURB
B = BASELINE
C.A.T.V. = CABLE ANTENNAED TELEVISION
C.B.(S.) = CONCRETE BLOCK (& STUCCO)
C = CENTERLINE
C.O. = CLEANOUT
C.L.F. = CHAIN LINK FENCE
C.M.P. = CORRUGATED METAL PIPE
CONC = CONCRETE
ELEV. = ELEVATION
E/P = EDGE OF PAVEMENT
F.D.O.T. = FLORIDA DEPARTMENT OF TRANSPORTATION
F.F. = FINISH FLOOR
ID. = IDENTIFICATION
(L) = FURNISHED LEGAL DESCRIPTION DATA
(M) = FIELD MEASURED DATA
N.T.S. = NOT TO SCALE
OE = OVERHEAD ELECTRIC
O.R.(B.) = OFFICIAL RECORDS (BOOK)
OU = OVERHEAD UTILITIES
(P) = RECORD PLAT DATA
P.C. = POINT OF CURVATURE
PS. = PAGE
P.I. = POINT OF INTERSECTION
P.L.S. = PROFESSIONAL LAND SURVEYOR
P.R.M. = PERMANENT REFERENCE MONUMENT
P.O.B. = POINT OF BEGINNING
P.O.C. = POINT OF COMMENCEMENT
P.O.R. = POINT OF REFERENCE
P.O.T. = POINT OF TERMINUS
P.U.E. = PUBLIC UTILITIES EASEMENT
R.C.P. = REINFORCED CONCRETE PIPE
R/W = RIGHT-OF-WAY
SECT. = SECTION
S.S. = SANITARY SEWER
SQ FT = SQUARE FEET
TYP. = TYPICAL
UE = UNDERGROUND UTILITIES



(UNLESS OTHERWISE NOTED)

-  = STORM INLET
 = CONC LIGHT TPOLE
 = S.S. MANHOLE
 = FIRE HYDRANT
 = WATER VALVE
 = TRAFFIC SIGN

(NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER)

I DO HEREBY CERTIFY THAT THE SURVEY DATA SHOWN HEREON, IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY PERFORMED UNDER MY SUPERVISION OF THE HEREON DESCRIBED PROPERTY, AND IT MEETS THE MINIMUM TECHNICAL STANDARDS AS SET FORTH BY THE FLORIDA BOARD OF SURVEYORS AND MAPPERS PURSUANT TO SECTION 472.027 FLORIDA STATUTES AND CHAPTER 61G17, FLORIDA ADMINISTRATIVE CODE.

DATE: _____

 BROWN, HAAKER & OWEN LAND SURVEYORS, INC. 3210 SW 42nd WAY, GAINESVILLE, FL. 32608		PH.(352)371-7641
		FAX. 371-7644
		bhosurveyor@bellsouth.net
		LB #7482
SCALE: 1" = 80'	DATE: 4-13-2010	DRAWN BY: AJH
FIELD WORK COMPLETED: 4-13-2010; F.B. 405, PGS.17		CHECKED BY: AJH
PREPARED FOR: FLETCHER		WORK ORDER # 23407-10

(O.R. BOOK 1946, PAGE 1087)
COMMENCE AT A CONCRETE MONUMENT AT THE INTERSECTION
OF THE SOUTHERLY RIGHT OF WAY LINE OF STATE ROAD NO.
26 AND THE EAST LINE OF FRACTIONAL SECTION 3,
TOWNSHIP 10 SOUTH, RANGE 18 EAST, AND RUN WESTERLY
ALONG THE SOUTHERLY RIGHT-OF-WAY KLINE OF SAID STATE
ROAD NO. 26, WITH A CURVE CONCAVE NORTHERLY, SAID
CURVE HAVING A CENTRAL ANGLE OF 06°44'06", RADIUS
OF 2914.79 FEET, A LENGTH OF 342.63 FEET, AND A
CHORD BEARING AND DISTANCE OF S89°20'30"W, 342.43
FEET TO THE POINT OF BEGINNING; THENCE RUN
S00°10'56"W, PARALLEL TO THE EAST LINE OF SAID
FRACTIONAL SECTION 3, 1314.57 FEET; THENCE RUN
S89°32'47"W, 300.00 FEET; THENCE RUN N00°10'56"E,
PARALLEL TO THE EAST LINE OF SAID FRACTIONAL SECTION
3, 1314.57 FEET TO THE POINT OF BEGINNING; OR WAY LINE
OF STATE ROAD NO. 26; THENCE RUN N89°32'47"E, ALONG
THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID STATE ROAD
NO. 26, 155.75 FEET; THENCE RUN EASTERLY, ALONG THE
SOUTHERLY RIGHT-OF-WAY LINE OF SAID STATE ROAD NO.
26, WITH A CURVE CONCAVE NORTHERLY, SAID CURVE
HAVING A CENTRAL ANGLE OF 02°50'14", A RADIUS OF
2914.79 FEET, A LENGTH OF 144.34 FEET AND A CHORD
BEARING AND DISTANCE OF N89°32'47"E, 144.34 FEET
TO THE POINT OF BEGINNING; SAID TRACT OF LAND CONTAINING
9.032 ACRES, MORE OR LESS, LESS RIGHT-OF-WAY PER
OFFICIAL RECORDS BOOK 1905, PAGE 856.

BEARINGS SHOWN HEREON, ARE REFERRED TO AN ASSUMED VALUE OF S.00°10'56"W., FOR THE EAST LINE OF OFFICIAL RECORDS BOOK 1946-1087 AS SHOWN HEREON. SAID BEARING IS IDENTICAL WITH SAID DOCUMENT, AS RECORDED IN THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA.

THIS OFFICE HAS NOT ABSTRACTED THIS PARCEL OR ANY CLAIMS OF TITLE, EASEMENTS, OR RESTRICTIONS THAT MAY AFFECT THIS PARCEL. THE PRESENCE OR ABSENCE OF ANY SUCH CLAIMS ARE NOT CERTIFIED HEREON.

SOME FENCE TIES AS SHOWN HEREON HAVE BEEN DRAWN EXAGGERATED FOR THE SAKE OF REPRESENTATION. (IF APPLICABLE)

TO THE BEST OF MY KNOWLEDGE AND BELIEF, THERE ARE NO ENCROACHMENTS, OVERLAPS, BOUNDARY LINE DISPUTES, EASEMENTS, OR CLAIMS OF EASEMENTS, OTHER THAN AS SHOWN ON THIS DRAWING.

THIS SURVEY DOES NOT REFLECT OR DETERMINE OWNERSHIP.

- 1) GEORGE E. & GLORIA W. FLETCHER
- 2) M&S BANK
- 3) CARPENTER & ROSCOW, P.A.
- 4) ATTORNEYS' TITLE INSURANCE FUND, INC.

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1832
770000
771850

THIS INSTRUMENT PREPARED BY:
RONALD A. CARPENTER
CARPENTER & ROSCOW, P.A.
5608 NW 43rd Street
Gainesville, Florida 32653

Tax Parcel: 04344-009-000

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2266253 2 PGS
2006 AUG 11 02:01 PM BK 3439 PG 1126
J. K. "BUDDY" IRBY
CLERK OF CIRCUIT COURT
ALACHUA COUNTY, FLORIDA
CLERK25 Receipt#295862
Doc Stamp-Deed: 7,700.00



WARRANTY DEED

THIS WARRANTY DEED, made and executed this 10th day of August, 2006, by **GEORGE E. FLETCHER and GLORIA W. FLETCHER**, husband and wife, hereinafter referred to as GRANTOR*, to **TRI-COUNTY BANK, d/b/a AMERIS BANK**, a Florida corporation, whose post office address is P.O. Box 797, Trenton, Florida, 32693, hereinafter referred to as GRANTEE*.

WITNESSETH: That the GRANTOR for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, receipt whereof is hereby acknowledged, by these presents does grant, bargain, sell, alien, remise, release, convey and confirm unto the GRANTEE, all that certain land situate in Alachua County, Florida, to wit:

See Exhibit "A" attached hereto.

SUBJECT TO and together with easements and restrictions of record; and subject to taxes for the year 2006 and all subsequent years.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

The land described herein is not the homestead of the grantor(s), and neither the grantor(s) nor the grantor(s) spouse, nor anyone for whose support the grantor(s) is responsible, resides on or adjacent to said land.

TO HAVE AND TO HOLD the same in fee simple forever.

SAID GRANTOR does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomever.

_____*"GRANTOR" and "GRANTEE" are used for singular or plural, as context requires.

IN WITNESS WHEREOF the GRANTOR has caused these presents to be executed in its name, the day and year first above written.

*Signed, sealed and delivered
in our presence as witnesses:*

Printed Name **RON CARPENTER**

Printed Name **BARBARA M. WHITE**

GRANTOR:

GEORGE E. FLETCHER

GLORIA W. FLETCHER

STATE OF FLORIDA
COUNTY OF ALACHUA

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, personally appeared **George E. Fletcher and Gloria W. Fletcher**, who are ☒ personally known to me to be the persons described in, or ☐ presented _____ as proof of identification, and who under oath, executed the foregoing instrument and they acknowledged before me that they executed the same.

INSTRUMENT # 2266253
2 PGS

EXHIBIT A

COMMENCE at the Southwest corner of Fractional 3, Township 10 South, Range 18 East inside the Arredonda Grant; thence run North 00° 15'12" West 1319.69 feet to a point; thence run South 89° 18'51" East 596.01 feet to a point; thence run North 00°01'49" West 1669.08 feet to a point; thence run North 89°32'47" East along the South Right-of-Way of SR-26 838.03 feet to the P.O.B.; thence continue North 89°32'47" East along the said South Right-of-Way of SR-26 125.0 feet to a point; thence run South 00°10'56" West 348.48 feet to a point; thence run South 89°32'47" West 125.0 feet to a point; thence run North 00°10'56" East 348.48 feet to P.O.B. all lands being and lying in Fractional Section Sectional 3, Township 10 South, Range 18 East, Alachua County, Florida;

LESS AND EXCEPT:

A parcel of land in the Arredondo Grant, Section 3, Township 10 South, Range 18 East, Alachua County, Florida, being more particularly described as follows:

COMMENCE on the East line of Section 3, Township 10 South, Range 18 East, of the Arredonda Grant, at a point 2,188.04 feet Southerly from the Northeast corner of said Section 3, said point being on the arc of a curve concave Northerly having a radius of 2,864.79 feet; thence from a tangent bearing of south 79°02'51" West, run Southwesterly along the arc of said curve, through an angle of 09°46'05", a distance of 488.40 feet to the end of said curve; thence South 88°48'56" West, a distance of 279.80 feet; thence South 00°35'34" East, a distance, of 50.00 feet to the Southerly right-of-way line of State Road No. 26, and the POINT OF BEGINNING; thence North 88°48'56" East along said Southerly right-of-way line, a distance of 134.90 feet; thence South 00°36'04" East, a distance of 5.00 feet; thence South 88°48'56" West, a distance of 124.90 feet; thence North 00°35'34" West, a distance of 5.00 feet to the POINT OF BEGINNING.

Prepared by and return to:

Ramona M. Chance
Attorney at Law
Ramona M. Chance
4703 NW 53rd Avenue Suite A-1
Gainesville, FL 32653
352-335-3189
File Number: 16-015
Will Call No.:

[Space Above This Line For Recording Data]

Special Warranty Deed

This Special Warranty Deed made this 7th day of March, 2016 between George E. Fletcher, a single man whose post office address is 1223 NW 114 Drive, Gainesville, FL 32606, grantor, and George E. Fletcher as Trustee of the George E. Fletcher Revocable Trust dated 3/9/15 whose post office address is 1223 NW 114 Drive, Gainesville, FL 32606, grantee:

(Whenever used herein 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, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Alachua County, Florida, to-wit:

A tract of land situated in Fractional Section 3, Township 10 South, Range 18 East, in the Arredondo Grant, Alachua County, Florida, said tract of land being more particularly described as follows: Commence at a concrete monument at the intersection of the Southerly Right-of-Way line of State Road No. 26 and the East line of Fractional Section 3, Township 10 South, Range 18 East, and run Westerly along the Southerly Right-of-Way line of said State Road No. 26, with a curve concave Northerly, said curve having a central angle of 06°44'06", a radius of 2,914.79 feet, a length of 342.63 feet, and a chord bearing and distance of S 83°20'30" West, 342.43 feet to the Point of Beginning; thence run S 00°10'56" West, parallel to the East line of said Fractional Section 3, 1,314.57 feet; thence run S 89°32'47" West, 300.00 feet; thence run N 00°10'56" East, parallel to the East line of said Fractional Section 3, 1,311.00 feet to the Southerly Right-of-Way line of said State Road No. 26; thence run N 89°32'47" East, along the Southerly Right-of-Way line of said State Road No. 26, 155.75 feet; thence run Easterly, along the Southerly Right-of-Way line of said State Road No. 26, with a curve concave Northerly, said curve having a central angle of 02°50'14", a radius of 2,914.79 feet, a length of 144.34 feet and a chord bearing and distance of N 88°07'40" East, 144.32 feet to the Point of Beginning. LESS AND EXCEPT: A parcel of land in the Arredondo Grant, Section 3, Township 10 South, Range 18 East, Alachua County, Florida, being more particularly described as follows: Commence on the East line of Section 3, Township 10 South, Range 18 East, of the Arredondo Grant, at a point 2,188.04 feet Southerly from the Northeast corner of said Section 3, said point being on the arc of a curve concave Northerly, having a radius of 2,864.79 feet; thence from a tangent bearing of S 79°02'51" West, run Southwesterly along the arc of said curve through an angle of 09°46'05", a distance of 488.40 feet to the end of said curve; thence South 88°48'56" West, a distance of 154.91 feet; thence South 00°36'04" East, a distance of 50.00 feet to the Southerly Right-of-Way line of State Road No. 26, and the Point of Beginning; thence North 88°48'56" East along said Southerly Right-of-Way line, a distance of 155.43 feet to the beginning of a curve concave Northerly having a radius of 2,914.79 feet; thence Northeasterly along said Southerly Right-of-Way line and along the arc of said curve through an angle of 02°50'37", a distance of 144.67 feet, said arc being subtended by a chord bearing and distance of North 87°23'37" East, 144.65 feet; thence South 00°35'32" East, a distance of 5.01 feet to a point on the arc of a curve concave Northerly, having a

radius of 2,919.79 feet; thence Southwesterly along the arc of said curve through an angle of 02°50'16", a distance of 144.61 feet, said arc being subtended by a chord bearing and distance of South 87°23'48" West, 144.60 feet to the end of said curve; thence South 88°48'56" West, a distance of 155.48 feet; thence North 00°36'04" West, a distance of 5.00 feet to the Point of Beginning.

Parcel Identification Number: 04344-003-000

TO HAVE AND TO HOLD the said described property with all and singular rights, members and appurtenances thereunto appertaining unto the said Trustee, in Trust nevertheless, upon the conditions and for the uses and purposes set out in the said Trust Agreement, to which reference is made, and it is made a part hereof by reference.

Full power and authority is hereby granted to said Trustees and his/her successors to protect and conserve said property, to sell, contract to sell and grant options to purchase said property and any right, title, or interest therein on any terms; to exchange said property or any part thereof for any other real or personal property upon any terms; to convey said property by deed or other conveyance to any grantee, with or without consideration; to mortgage, pledge or otherwise encumber said property or any part thereof; to lease, grant options to lease and renew, extend, amend and otherwise modify leases on said property or any part thereof from time to time, for any period of time, for any rental and upon any other terms and conditions; to release convey or assign any other right, title, or interest whatsoever, in, to, or about said property or any part thereof.

No party dealing with said Trustee in relation to said property in any manner whatsoever, and (without limiting the foregoing) no party to whom said property or any part thereof or any interest herein shall be conveyed, contracted to be sold, leased, or mortgaged by said Trustee, shall be obliged (a) to see to the application of any purchase money, rent or money borrowed or otherwise advanced on said property, or (b) to see that the terms of this trust have been complied with, or (c) to inquire into the authority, necessity or expedience of any act of said Trustee, or (d) be privileged to inquire into any of the terms of said Trust Agreement. Every deed, mortgage, lease or other instrument executed by said Trustee in relation to said property shall be conclusive evidence in favor of every person claiming any right, title or interest thereunder: (a) that at the time of delivery thereof this trust was in full force and effect, (b) that such instrument was executed in accordance with the trust's terms and conditions hereof and of said Trust Agreement and is binding upon all beneficiaries thereunder, (c) that said Trustee was duly authorized and empowered to execute and deliver every such instrument, and (d) if a conveyance has been made to a successor or successors in trust, that such successor or successors have been properly appointed and are fully vested with all the title, estate, rights, power, duties and obligations of its, his, her, or their predecessor in trust.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under grantors.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Lindsay Riden
 Witness Name: Lindsay Riden

George E. Fletcher
 George E. Fletcher

Ramona M Chance
 Witness Name: Ramona M Chance

State of Florida
 County of Alachua

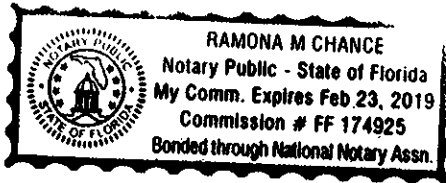
The foregoing instrument was acknowledged before me this 7th day of March, 2016 by George E. Fletcher, who [] is personally known or [X] has produced a driver's license as identification.

[Notary Seal]

Ramona M Chance
 Notary Public

Printed Name: RAMONA M CHANCE

My Commission Expires: 2.23.19



Parcel: 04344-009-000*Search Date: 12/9/2019 at 10:14:01 AM*

Taxpayer:	AMERIS BANK	Legal:	COM SW COR FRAC SEC IN GRT N 1319.69 FT E 596.01 FT N 1669.08 FT TO S
Mailing:	530 E WADE ST		R/W SR 26 E 838.03 FT POB E 125 FT S 348.48 FT W 125 FT N 348.48 FT POB
	TRENTON, FL 32693-3323		(LESS R/W PER OR 1898/1000) OR 3439/1126
Location:			
Sec-Twn-Rng:	03-10-18		
Property Use:	01000 - VACANT COMM		
Tax Jurisdiction:	SUWANNEE - 0300		
Area:	COMMERCIAL		
Subdivision:	N/A		

	Property	Land	Classified	Improvement	Total	Deferred	County	School	County	School	County	School
Year	Use	Value	Land Value	Value	Just Value	Value	Assessed	Assessed	Exempt	Exempt	Taxable	Taxable
2019	VACANT COMM	457380	0	0	457380	22550	434830	457380	0	0	434830	457380
2018	VACANT COMM	457400	0	0	457400	62100	395300	457400	0	0	395300	457400
2017	Vacant Comm	457400	0	0	457400	98030	359370	457400	0	0	359370	457400
2016	Vacant Comm	326700	0	0	326700	0	326700	326700	0	0	326700	326700
2015	Vacant Comm	326700	0	0	326700	0	326700	326700	0	0	326700	326700
2014	Vacant Comm	326700	0	0	326700	0	326700	326700	0	0	326700	326700

Land

Land Use	Land Use Desc	Zoning Type	Zoning Desc	Lots	Acres	Sq Feet	Land Type
1000	VACANT COMMERCIAL	BR	LAND ZONE: BR	1	1	43560	SF

Sales

Date	Price	Vac/Imp	Qualified	OR Book	OR Page	Instrument
2006-08-10	1100000	Vac	Q-OLD SALE - QUALIFIED	3439	1126	WD
2004-01-06	110000	Vac	Q-OLD SALE - QUALIFIED	2836	1439	WD



2019 Roll Details — Real Estate Account At UNASSIGNED LOCATION RE

Real Estate Account #04344 009 000 [Parcel details](#) [Latest bill](#) [View/Print full bill history](#) [Print this page](#)

2019	2018	2017	2016	...	2002
PAID	PAID	PAID	PAID		PAID

[Apply for the 2020 Installment Payment Plan](#)

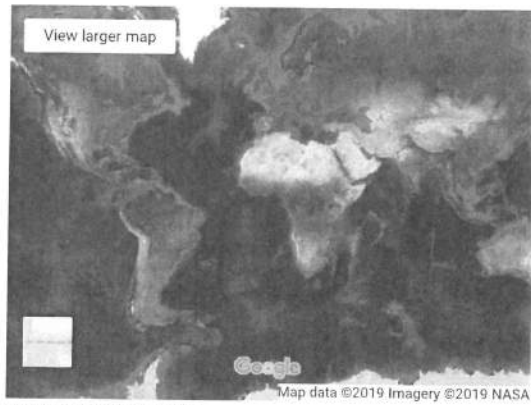
[Get Bills by Email](#)

PAID 2019-11-18 \$9,087.42
Receipt #19-0022413

Owner: AMERIS BANK
530 E WADE ST
TRENTON, FL 32693
Situation: UNASSIGNED LOCATION RE

Account number: 04344 009 000
Alternate Key: 21896
Millage code: 0300
Millage rate: 21.2074

Assessed value: 434,830
School assessed value: 457,380
Unimproved land value: 457,380



Location is not guaranteed to be accurate.

Property Appraiser

[View](#)

2019 Annual bill

Ad valorem: \$9,382.72
Non-ad valorem: \$83.34
Total Discountable: 9466.06
No Discount NAVA: 0.00
Total tax: \$9,466.06

Legal description

COM SW COR FRAC SEC IN GRT N 1319.69 FT E 596.01 FT N 1669.08 FT TO S R/W SR 26 E 838.03 FT POB E 125 FT S 348.48 FT
W 125 FT N 348.48 FT POB (LESS R/W PER OR 1898/1000) OR 3439/1126
Location

Book, page, item: 3439-1126-

Geo number: 03-10-18-04344009000

Range: 18

Township: 10

Section: 03

Neighborhood: 215200.50

Use code: 010

Total acres: 1.000



Parcel: 04344-003-000*Search Date: 12/9/2019 at 10:14:49 AM*

Taxpayer:	FLETCHER GEORGE E TRUSTEE	Legal:	COM AT E LINE FRAC SEC & S R/W SR 26 W 342.43 FT ALONG R/W TO POB S 1314 FT W 300 FT N 1311 FT E 300 FT MORE OR LESS TO POB (LESS R/W PER OR 1905/0856) OR 3186/0785 & OR 4341/2101 & OR 4410/1418 & OR 4413/2233
Mailing:	1223 NW 114TH DR GAINESVILLE, FL 32606		
Location:			
Sec-Twn-Rng:	03-10-18		
Property Use:	05400 - TMBR SI 90+		
Tax Jurisdiction:	SUWANNEE - 0300		
Area:	COMMERCIAL		
Subdivision:	N/A		

	Property	Land	Classified	Improvement	Total	Deferred	County	School	County	School	County	School
Year	Use	Value	Land Value	Value	Just Value	Value	Assessed	Assessed	Exempt	Exempt	Taxable	Taxable
2019	TMBR SI 90+	968121	3500	0	968121	0	3500	3500	0	0	3500	3500
2018	TMBR SI 90+	968200	3500	0	968200	0	3500	3500	0	0	3500	3500
2017	Tmbr Si 90+	968200	2200	0	968200	0	2200	2200	0	0	2200	2200
2016	Tmbr Si 90+	968200	2200	0	968200	0	2200	2200	0	0	2200	2200
2015	Tmbr Si 90+	968200	2200	0	968200	0	2200	2200	0	0	2200	2200
2014	Tmbr Si 90+	968200	2500	0	968200	0	2500	2500	0	0	2500	2500

Land

Land Use	Land Use Desc	Zoning Type	Zoning Desc	Lots	Acres	Sq Feet	Land Type
5401	TIMBER 1-N	AP	LAND ZONE: AP	1	1.37	59677.2	AC
5401	TIMBER 1-N	AP	LAND ZONE: AP	1	6.49	282704.4	AC
5401	TIMBER 1-N	BR	LAND ZONE: BR	1	1.03	44866.8	AC

Sales

Date	Price	Vac/Imp	Qualified	OR Book	OR Page	Instrument
2016-03-07	100	Vac	11-Corrective Deed	4413	2233	SD
2016-02-19	100	Vac	11-Corrective Deed	4410	1418	SD
2015-04-07	100	Vac	11-Corrective Deed	4341	2101	WD
2005-08-02	900000	Vac	Q-OLD SALE - QUALIFIED	3186	785	WD
1994-01-05	100	Vac	U-OLD SALE - UNQUALIFIED	1946	1087	QD



2018 Roll Details — Real Estate Account At Unassigned Location RE

Real Estate Account #04344 003 000

[Parcel details](#)[Latest bill](#)[View/Print full bill history](#)[Print this page](#)

Pay All: \$72.00

2019	2018	2017	2016	...	2002
\$72.00 due	PAID	PAID	PAID		PAID

[Get Bills by Email](#)

PAID 2019-01-21 \$71.68

Receipt #18-0089957

Owner: FLETCHER GEORGE E TRUSTEE

1223 NW 114TH DR

GAINESVILLE, FL 32606

Situs: Unassigned Location RE

Account number: 04344 003 000

Alternate Key: 1020635

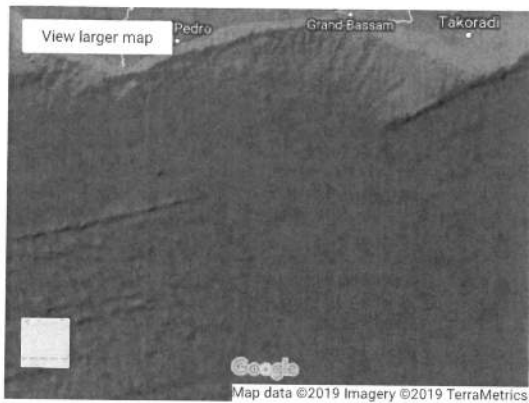
Millage code: 0300

Millage rate: 20.8960

Assessed value: 3,500

School assessed value: 3,500

Unimproved land value: 3,500



Location is not guaranteed to be accurate.

Property Appraiser

[View](#)

2018 Annual bill

Ad valorem: \$73.14
 Non-ad valorem: \$0.00
 Total Discountable: 73.14
 No Discount NAVA: 0.00
 Total tax: \$73.14

Legal description

COM AT E LINE FRAC SEC & S R/W SR 26 W 342.43 FT ALONG R/W TO POB S 1314 FT W 300 FT N 1311 FT E 300 FT MORE OR LESS
 TO POB (LESS R/W PER OR 1905/0856) OR 3186/0785 & OR 4341/2101 & OR 4410/1418 & OR 4413/2233

Location

Book, page, item: 4413-2233-

Geo number: 03-10-18-04344003000

Range: 18

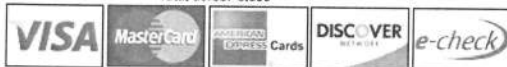
Township: 10

Section: 03

Neighborhood: 215200.50

Use code: 05400

Total acres: 8.890



Application Package
Table of Contents

1. Cover Letter
2. Rezoning Application
3. Owner Affidavit
4. Legal Description
5. Deeds, Property Appraiser Datasheets, and Tax Records
- 6. Neighborhood Workshop Materials**
7. Justification Report
8. Environmental Resource Checklist
9. Directions to Site
10. Map Set

Mailed Memorandum

NEIGHBORHOOD WORKSHOP NOTIFICATION

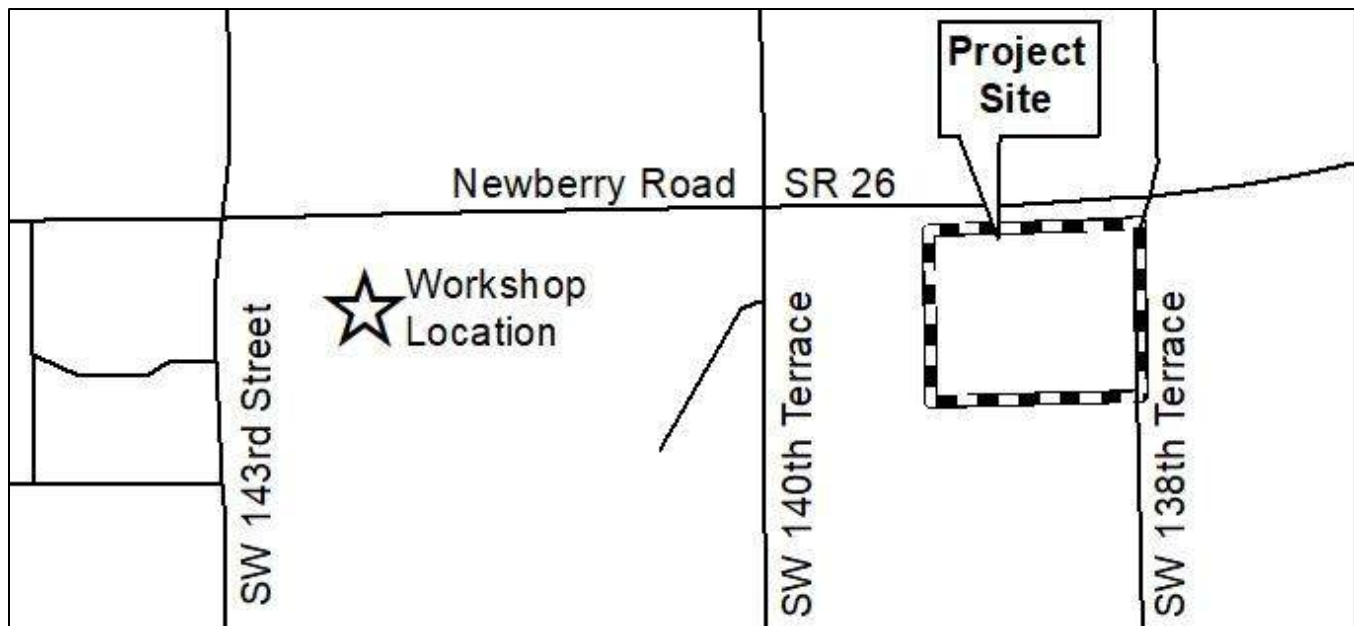


To: Neighbors of Newberry Road/NW 138th Terrace
From: Ryan Thompson, AICP, Planning Project Manager
Date: November 27, 2019
RE: Neighborhood Workshop Public Notice

PN# 19-0312

A Neighborhood Workshop will be held to discuss a Rezoning application on ±3.4 acres (Alachua County Tax Parcels 04344-9 and a portion of 04344-3) to amend the Alachua County Official Zoning Atlas from Business, Retail Sales, and Services (BR) to Highway Oriented Business (BH). Future Land Use category is Commercial. The site is located on Newberry Road, west of SW 138th Terrace.

Date: December 17, 2019
Time: 6:00 p.m.
Place: (Former) Backyard BBQ Jonesville
14209 W Newberry Road
Newberry, Florida 32669
Contact: Ryan Thompson, AICP
(352) 331-1976



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

Directions to Workshop: From the Project Site, head west on Newberry Road. Turn left onto SW 143rd Street. Use the roundabout to turn around (north). Turn right before the Shell gas station. The building and parking area are on the left. Building entrance is next to Copper Monkey.

N:\2019\19-0312\Planning\Workshop\Mailout 191217 FletchEast NHWS.docx

Mailing Labels

04344-008-000
SUNSTATE METER & SUPPLY INC
14001 W NEWBERRY RD
NEWBERRY, FL 32669

04333-005-002
HASS CHRISTOPHER & AMY M
13716 SW 1ST RD
NEWBERRY, FL 32669

04344-005-003
SAWYER JAMES MICHAEL
1320 SW 115TH ST
GAINESVILLE, FL

04333-005-004
WOODHAM TROY & ANGELA
13705 SW 1ST RD
NEWBERRY, FL 32669

04345-015-001
FIELDS & FIELDS & FIELDS HEIRS
160 DUN RD
CHILLICOTHE, OH

04344-004-002
LONDON DENIA FERNANDES
217 SW 138TH ST
NEWBERRY, FL 32669

04344-005-006
414 PARTNERS LLP (THE)
2622 NW 43RD ST STE C1
GAINESVILLE, FL 32669

04345-010-000
MOORE R G
3722 SW 82ND ST
GAINESVILLE, FL

04344-005-012
EQUILEASE PARK INC
3501 SW 2ND AVE STE 2400
GAINESVILLE, FL

04343-001-000
EQUILEASE PARK INC
3501 SW 2ND AVE STE 2400
GAINESVILLE, FL

04341-012-001
VVN LLC
175 NW 138TH TER STE 200
JONESVILLE, FL 32669

04344-005-001
FERENCE INSURANCE AGENCY INC
304 SW 140TH TER
NEWBERRY, FL 32669

04341-001-007
CAMPUS USA CREDIT UNION
PO BOX 147029
GAINESVILLE, FL 32669

04333-005-023
LOCASCIO PAUL A
13701 SW 2ND LN
NEWBERRY, FL 32669

04345-001-000
CAPITAL CITY BANK
217 N MONROE ST
TALLAHASSEE, FL 32669

04333-005-022
WRIGHT WARREN III & DONNA
13711 SW 2ND LN
NEWBERRY, FL 32669

04344-003-000
FLETCHER GEORGE E TRUSTEE
1223 NW 114TH DR
GAINESVILLE, FL

04341-011-000
MARTIN BROTHERS HOLDINGS LLC
13820 W NEWBERRY RD # A200
NEWBERRY, FL 32669

04345-018-000
FLETCHER'S CENTER WEST LLC
4510 NW 6TH PL 3RD FLOOR
GAINESVILLE, FL 32669

04345-006-000
FLETCHER DEVELOPMENT LLC
4510 NW 6TH PL 3RD FLOOR
GAINESVILLE, FL

04333-005-002
HASS CHRISTOPHER & AMY M
13716 SW 1ST RD
NEWBERRY, FL 32669

04333-005-021
WESSEL TIMOTHY & MELISSA
13722 SW 2ND LN
NEWBERRY, FL 32669

04345-002-000
TAYMER PROPERTIES LLC
101 SW 140TH TER STE A
NEWBERRY, FL 32669

04344-005-003
SAWYER JAMES MICHAEL
1320 SW 115TH ST
GAINESVILLE, FL

04333-005-009
WALKER TYRONE C & CHRISTY
13728 SW 1ST LN
NEWBERRY, FL 32669

04338-003-000
CHRISTOPHER & MICHELLE FORTNER LLC
14260 W NEWBERRY RD
JONESVILLE, FL 32669

04341-001-006
CF NET LEASE PORTFOLIO III DST
PO BOX 1159
DEERFIELD, IL 32669

04344-004-000
GAFFNEY VERA A
131 SW 138TH TER
NEWBERRY, FL 32669

04338-000-000
ARBOR GREENS COMMUNITY LLC
PO BOX 13421
GAINESVILLE, FL

04344-004-002
LONDON DENIA FERNANDES
217 SW 138TH ST
NEWBERRY, FL 32669

04345-003-000
EULIANO NEIL RUSSELL II
3914 SW 95TH DR
GAINESVILLE, FL 32669

04344-004-003
MARTINEZ CARMEN
221 SW 138TH TER
NEWBERRY, FL 32669

04344-007-001
FLETCHER'S CENTER WEST LLC
4510 NW 6TH PL 3RD FLOOR
GAINESVILLE, FL 32669

04333-005-200
THE JOCKEY CLUB OWNERS ASSOCIATION INC
14260 W NEWBERRY RD PMB # 157
NEWBERRY, FL

04345-015-000
HUNT-DIXON & MOONEY
134 SW 140TH TER
NEWBERRY, FL 32669

04344-005-007
NATIONAL COUNCIL FOR AIR & ST
PO BOX 13318
RESEARCH TRIANGLE, NC 32669

04333-005-003
COXON GARY R
13717 SW 1ST RD
NEWBERRY, FL 32669

04343-001-001
WIMBERLEY 352 LLC
107 SW 140TH TER STE 2
NEWBERRY, FL 32669

04344-013-000
CITY OF GAINESVILLE
PO BOX 147117 STA A130
GAINESVILLE, FL

04333-005-008
BYLUND-LINCOLN & LINCOLN W/H
13708 SW 1ST LN
NEWBERRY, FL 32669

04345-004-000
SUNSTATE METER & SUPPLY INC
14001 W NEWBERRY RD
NEWBERRY, FL

04344-005-002
ACD ASSOCIATES LTD PARTNERSHIP
13886 MILLHOPPER RD
GAINESVILLE, FL 32669

04333-005-024
GRAHAM ELIZABETH
13627 SW 2ND LN
NEWBERRY, FL 32669

04341-000-000
PINK 'AR ENTERPRISES LLC
9429 SW 47TH LN
GAINESVILLE, FL 32669

04341-010-000
MARTIN BROTHERS HOLDINGS LLC
13820 W NEWBERRY STE 100
NEWBERRY, FL 32669

04344-005-008
MILMAR LLC
13529 NW 82ND ST RD
OCALA, FL 32669

04341-014-000
PINK 'AR ENTERPRISES LLC
9429 SW 47TH LN
GAINESVILLE, FL

04345-006-001
FLETCHER'S CENTER WEST LLC
4510 NW 6TH PL 3RD FLOOR
GAINESVILLE, FL 32669

04333-005-010
FROMAN & NODURFT-FROMAN H/W
13727 SW 1ST LN
NEWBERRY, FL 32669

04333-005-011
LEGROW & LEGROW TRUSTEES
13707 SW 1ST LN
NEWBERRY, FL 32669

04344-009-000
AMERIS BANK
530 E WADE ST
TRENTON, FL

04345-005-000
MOORE R G
3722 SW 82ND ST
GAINESVILLE, FL 32669

04344-005-009
MILMAR LLC
13529 NW 82ND ST RD
OCALA, FL

04344-005-005
KK JAMES HOLDINGS LLC
3335 NW 108TH BLVD
GAINESVILLE, FL 32669

04345-011-000
FCE HOLDING LLC
4510 NW 6TH PL 3RD FLOOR
GAINESVILLE, FL

04344-005-004
SUN COUNTRY SPORTS CENTER INC
4010 NW 27TH LANE
GAINESVILLE, FL 32669

04341-008-000
LAW OFFICE OF CHRISTOPHER J ANNIS LLC
13820 W NEWBERRY RD STE 200
NEWBERRY, FL 32669

04341-012-000
ACJ INVESTMENTS LLC
175 NW 138TH TER STE 100
NEWBERRY, FL 32669

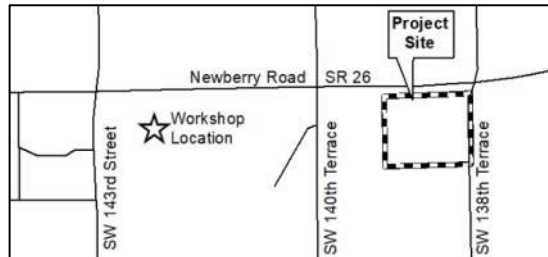
04341-006-000
CITIZENS STATE BANK
PO BOX 143060
GAINESVILLE, FL 32669

04344-004-001
GAFFNEY VERA A
131 SW 138TH TER
NEWBERRY, FL 32669

Newspaper Advertisement

PUBLIC NOTICE

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Time/Location: 6:00pm on December 17, 2019 at (Former) Backyard BBQ Jonesville, 14209 W Newberry Rd, Newberry, Florida 32669

Directions: From the Project Site, head west on Newberry Road. Turn left onto SW 143rd Street. Use the roundabout to turn around (north). Turn right before the Shell gas station. The building and parking area are on the left. Building entrance is next to Copper Monkey.

Contact: Ryan Thompson, AICP

Phone Number: (352) 331-1976



Pope urges placing of Nativity scenes

By Alessandra Tarantino
and Frances D'Emilio
The Associated Press

GRECCIO, Italy — Pope Francis on Sunday hailed Nativity scenes as "simple and admirable" signs of Christian faith and encouraged their placement in workplaces, schools and town squares, as he bolstered a Christmas tradition that has at times triggered bitter legal battles in the United States.

Francis visited a hill town, Greccio, where St. Francis of Assisi, the pontiff's namesake, reenacted the first creche scene, using living persons instead of statues, likely in 1223, during a return journey from the Holy Land.

In Greccio, in the countryside outside Rome, Francis signed a document, known as an apostolic letter, stressing the importance of creche scenes to popular faith.

"With this letter, I wish



Pope Francis leaves the sanctuary of Greccio, Italy, Sunday. Pope Francis on Sunday hailed Nativity scenes as "simple and admirable" signs of Christian faith and encouraged their placement in workplaces, schools and town squares. (ALESSANDRA TARANTINO/THE ASSOCIATED PRESS)

to encourage the beautiful family tradition of preparing the Nativity scene in the days before Christmas, but also the custom of setting it up in the workplace, in schools, hospitals, prisons and town squares," the pope

wrote in the letter, which was read aloud to faithful gathered inside a small, stone church in Greccio.

"Great imagination and creativity are always shown in employing the most diverse materials to create small masterpieces

of beauty.

"As children, we learn from our parents and grandparents to carry on this joyful tradition, which encapsulates a wealth of popular piety," Francis wrote.

"It is my hope that this

custom will never be lost and that, wherever it has fallen into disuse, it can be rediscovered and revived," he wrote in the letter.

Earlier in the day, while at the Vatican, Francis described a creche scene as "a simple and admirable sign of the Christian faith."

Nativity scenes have triggered legal battles in the U.S. when erected on public property over the question of the separation of church and state.

Controversies have made their way to the U.S. Supreme Court. In one recent case, a small city in the U.S. state of Delaware ordered a Catholic church to remove a Nativity scene displayed on city property. There have been similar cases across the U.S.

Francis made no mention of the legal battles and civic disputes.

Instead, the pope stressed the message he

said people could draw from recreating the humble scene, where the baby Jesus was placed in a manger because Mary and Joseph couldn't find any lodging for his birth.

Francis said the Nativity scene reminds people that Jesus was "born in poverty and led a simple life in order to teach us to recognize what is essential and to act accordingly."

"The Nativity scene clearly teaches us that we cannot let ourselves be fooled by wealth and fleeting promises of happiness," Francis said.

He noted how people delight in placing figures in the scene with no apparent connection to the Gospel accounts of Jesus' birth.

"From the shepherd to the blacksmith, to the baker to the musicians, from the women carrying jugs of water to the children at play: all this speaks of the everyday holiness," Francis wrote.

Hong Kong rights rally cut off by cops' tear gas

By Eileen Ng
The Associated Press

HONGKONG — Thousands of people took to Hong Kong's streets Sunday in a new wave of pro-democracy protests, but police fired tear gas after some demonstrators hurled bricks and smoke bombs, breaking a rare pause in violence that has persisted during the six-month-long movement.

In the largest of three rallies, a key thoroughfare along the waterfront on the Kowloon side of Victoria Harbour was packed with demonstrators, from hardened masked protesters in all-black outfits to families and the elderly. They chanted "Five demands, not one less" and "Disband the police force" as they marched.

That rally followed two other marches earlier Sunday as protesters sought to keep the pressure on city leader Carrie Lam after the recent win by the pro-democracy camp in district council elections and the gaining of U.S. support for their cause.

"If we don't walk out, the government will say it's just a youth issue, but this is a Hong Kong problem that affects all of us," Lily Chau, 30, said as she pushed her toddler in a stroller at the march in Kowloon. "If we are scared, the government will continue to trample on our rights."

Police estimated that 16,000 people attended the Kowloon rally. Slogans spray-painted along walls and on sidewalks reminded the crowd that "Freedom is not free" and pledged "Victory at all costs."

The Kowloon march was cut short after riot police fired tear gas and arrested a few people. A police statement said minimum force was deployed after "hundreds of rioters hurled smoke bombs" and bricks.

Marchers berated police as they scrambled to flee the tear gas, shouting "Dirty cops" and "Are you trying to kill us?" Some protesters dug up paving stones and threw them on the street to try to slow the police down.

More tear gas was fired at night after dozens of hardcore protesters set up roadblocks and vandalized some shops and restaurants linked to China.

Hong Kong's protests have been relatively



A pro-democracy protester runs away from the tear gas fired by riot police during a rally Sunday in Hong Kong. (NG HAN GUAN/THE ASSOCIATED PRESS)

peaceful during the two weeks around the Nov. 24 elections, but Sunday's disruption indicated there may be more violence if Lam fails to yield to protesters' demands.

Tensions started Saturday night after police used pepper balls against protesters and a man was hit in the head by an unidentified assailant while clearing the street.

Lam has said she'll accelerate dialogue but has refused to offer any new concessions since the elections. Her government has accepted only one demand — withdrawing extradition legislation that would have sent suspects to mainland China for trial.

Elaine Wong, an office worker who was at the Kowloon march, called the recent election win "an empty victory." "We have in actual fact not won any concessions

for our demands," she said. "We must continue to stand out to remind the government of our unhappiness."

The two earlier marches Sunday appealed to President Donald Trump for help and demanded that police stop using tear gas.

Waving American flags, black-clad protesters marched to the U.S. Consulate to thank Trump for signing into law last week legislation supporting their cause and urged him to swiftly sanction Lam and other officials for suppressing human rights.

Some held banners reading "Let's make Hong Kong great again" — a riff on Trump's 2016 campaign pledge to make America great again. One showed him standing atop a tank with "Trump" emblazoned on the front and side.

By Michael Hill
The Associated Press

SARANAC LAKE, N.Y. — Tuberculosis put Saranac Lake on the map.

Through the middle of the 20th century, ailing people seeking a "rest cure" reclined on cottage porches in the community to take in the crisp Adirondack Mountain air. Saranac Lake grew into a mini-metropolis of medical care, with a dozen trains chugging in and out daily, a famous mountainside tuberculosis sanatorium, hotels — and three undertakers.

"It was a bustling place," said 89-year-old Howard Riley, who worked more than seven decades ago as a "tray boy," delivering food to patients.

"Very, very upbeat. And that might sound funny to somebody else, because the whole place was built on a disease."

The local boom ended with the rise of effective antibiotic treatment, but residents still honor the village's novel legacy. This year, the local history group purchased the old home and medical office of TB treatment pioneer Dr. Edward Livingston Trudeau for conversion into additional museum space.

Separately, developers purchased the sprawling site of Trudeau's sanatorium with plans to refurbish and reuse buildings integral to the area's past as a magnet for sick people.

Mountain village embraces legacy as cure center for TB

"It's just still really a big part of our identity," said Amy Catania, executive director of Historic Saranac Lake.

Spread by coughs and sneezes, tuberculosis typically attacks the lungs and was among the deadliest diseases a century ago. Fever, fatigue and an awful cough are common symptoms.

Trudeau was among the sufferers who came to the Adirondack Mountains in the 19th century in the belief that rest and mountain air could help control the disease. The young doctor's health improved and he moved to Saranac Lake. He opened the Adirondack Cottage Sanatorium in 1884, beginning a literal cottage industry that lasted 70 years.

At its height, 2,000 or more patients at a time would be treated there.

They would stay locally at privately run cottages and larger institutions like the Trudeau Sanatorium, named for its founder after his death in 1915 after battling the disease for decades.

Hundreds of old "cure cottages" still stand along the hilly streets. Many are residential homes, their distinctive open porches now enclosed. Riley pointed them out during a recent

drive through the snow-covered village.

"Here's a cure cottage," he said, from behind the wheel. "So is this. I mean, they're all over the place."

Many patients were young men and women, who still tend to be at high risk for the disease. Some stayed in bed. Others were "up patients" who could maybe take a walk for exercise. They reclined in the open air, bundling up in fur coats when it became cold.

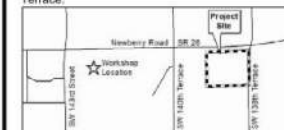
"You couldn't go near them. You could walk up onto the cure porch. They all knew your names and you knew theirs because it was like a big family and they were so young. ... You'd tell them about your day," said Natalie Leduc, now 89. "They were so anxious to hear everything on the outside."

Death cast a long shadow here, but a surprising number of patients shared sunny memories later on.

Anne Irene Remis, who came to Trudeau at age 23 in 1939, shared her decade at Trudeau "some of the happiest years of my life." In her contribution to the 2002 book "Portrait of Healing," she wrote fondly about fresh air, friends and kind doctors.

PUBLIC NOTICE

A Neighborhood Workshop will be held to discuss a Rezoning application on ±3.4 acres (Alachua County Tax Parcels 04344-9 and a portion of 04344-3) to amend the Alachua County Official Zoning Atlas from Business, Retail Sales, and Services (BR) to Highway Oriented Business (BH). Future Land Use category is Commercial. The site is located on Newberry Road, west of SW 138th Terrace.



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

Time/Location: 6:00pm on December 17, 2019 at (Former) Backyard BBQ Jonesville, 14209 W Newberry Rd, Newberry, Florida 32669

Directions: From the Project Site, head west on Newberry Road. Turn left onto SW 143rd Street. Use the roundabout to turn around (north). Turn right before the Shell gas station. The building and parking area are on the left. Building entrance is next to Copper Monkey.

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

CHW
Professional Consultants

SHORT NOTICE AUCTION
MON., DECEMBER 2, 2019 @ 8PM
INSPECTION OF THE ITEMS FOR AUCTION @ 7:00pm
PROPERTY OF PROMINENT FAMILY AFTER ARBITRATION AND SETTLEMENT OF THE ESTATE AND DISTRIBUTION OF ASSETS AMONG BENEFICIARIES. ALL BELONGINGS CONSISTING OF:
FINE ART COLLECTION, JEWELRY, FURNITURE, ORIENTAL AND PERSIAN RUGS WHICH HAS BEEN IN STORAGE FOR A LONG PERIOD PLUS ADDITIONAL CONSIGNMENTS ET AL. NOW GOING UNDER THE HAMMER AT AUCTION. THE ITEMS HAVE BEEN REMOVED FROM STORAGE FOR YOUR CONVENIENCE TO.

HOLIDAY INN
1250 W UNIVERSITY AVE.
GAINESVILLE, FL 32601
NOMINAL TO NO RESERVE


ART - HAND SKINNED PIGGIES, HAND SKINNED ORIGINAL PIGGIES, HAND SKINNED DALL ORIGINAL TANKY, HAND SKINNED L. CANT, HAND SKINNED PIGGIES - 1000 PIGGIES, 1000 MONET, 1000 EDGAR DEGAS LITHOGRAPH AND MANY OTHER EXQUISITE OF MASTER CRAFTSMAN AND ORIGINAL ART BY MARC CHAGALL, VAN GOGH, KEMP, (BARE EYES SIGNED BIKER'S SCULPTURE)
RUGS - COLLECTION CONSISTING OF INVESTMENT GRADE CARPETS OF HAND-WOVEN PERSIAN MASTERWORKS RUGS, E.G. KASHAN, KERMAN, TARS, HANSAH, BAHAR, SAROUK, IN ALL SIZES MANY, FINE WOVEN ART FROM AROUND THE WORLD, MANY OF THEM OLD AND APPROX. 40 YEARS OLD.
OTHER CONSIGNMENTS INCLUDE FINE JEWELRY (WITH PRECIOUS STONES INCLUDING DIAMONDS, SAPPHIRE, RUBY AND EMERALD IN NECKLACES, BRACELETS, AND RING FORMS).
TERMS: CASH CHECKS W/EL, NE, VISA, DISC. AMOUNT FOR INFORMATION CALL (352) 331-1976 WE ARE NOW ACCEPTING RETURNS. 52% BUYERS PREMIUM STATE LICENSED, BONDED AUCTIONEERS JUL 887
BRING THIS AD TO AUCTION
GET \$100 CREDIT TOWARDS PURCHASE OF \$200 AND MORE

Workshop Presentation



1

Meeting Overview



The purpose of the neighborhood workshop:

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

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2

Public Notification



NEIGHBORHOOD WORKSHOP NOTIFICATION

To: Residents of Newberry Road/SW 138th Terrace

From: Ryan Thompson, AICP, Planning Project Manager

Date: November 27, 2019

RE: Neighborhood Workshop Public Notice


A Neighborhood Workshop will be held to discuss a Rezoning application on 0.34 acres (Alachua County Tax Parcels 04344-9 and a portion of 04344-3) to amend the Alachua County Official Zoning Allow from Business, Retail Sales, and Services (BR) to Highway Oriented Business (BH). Future Land Use category is Commercial. The site is located on Newberry Road, west of SW 138th Terrace.

Date: December 17, 2019

Time: 6:00 p.m.

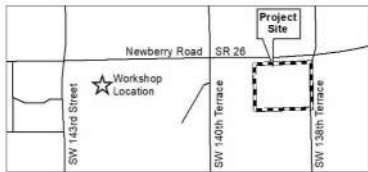
Place: (Former) Backyard BBQ Joveneville
14209 W Newberry Road
Newberry, Florida 32669

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



Public Notice


Map shows placing of Newberry access



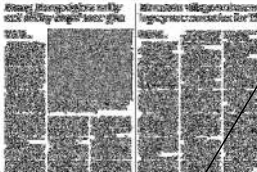
This is not a public hearing. The purpose of the meeting is to inform the public about the nature of the proposal and seek their comments. Public comments may be submitted to County Department of Growth Management staff prior to a hearing. Once submitted, materials may be requested from County Growth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

Directions to Workshop: From the Project Site, head west on Newberry Road. Turn left onto SW 142nd Street. Use the roundabout to turn around (north). Turn right before the Shell gas station. The building and parking area are on the left. Building entrance is next to Copper Monkey.


Map shows placing of Newberry access




Map shows placing of Newberry access



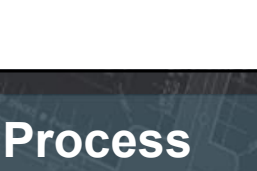
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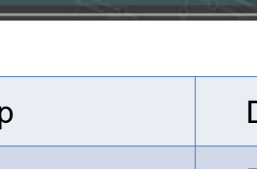
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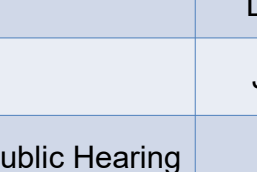
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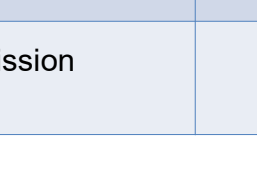
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Application Review Process



Neighborhood Workshop	December 17, 2019
Submit Application	December 19, 2019
Staff Review	January - February
Planning Commission Public Hearing	February 19, 2020 (Tentative)
Board of County Commission Public Hearing	March 10, 2020 (Tentative)

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4

Application Summary



- Request:
 - Rezone a ± 3.4 acre site in unincorporated Alachua County
 - From Business Retail (BR)
 - To Highway Oriented Business (BH).
- Intent:
 - Assign a zoning designation that will allow the highest and best use of the project site with permitted uses and development standards due to the highway frontage on W. Newberry Road.

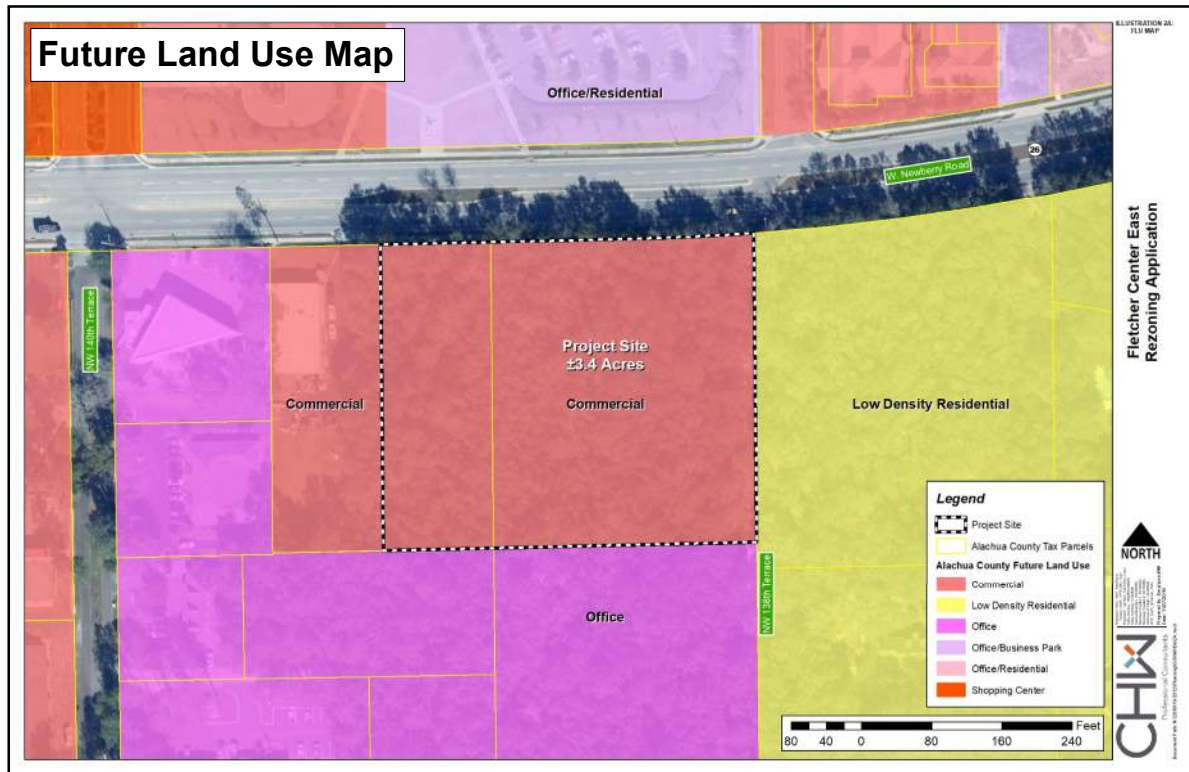
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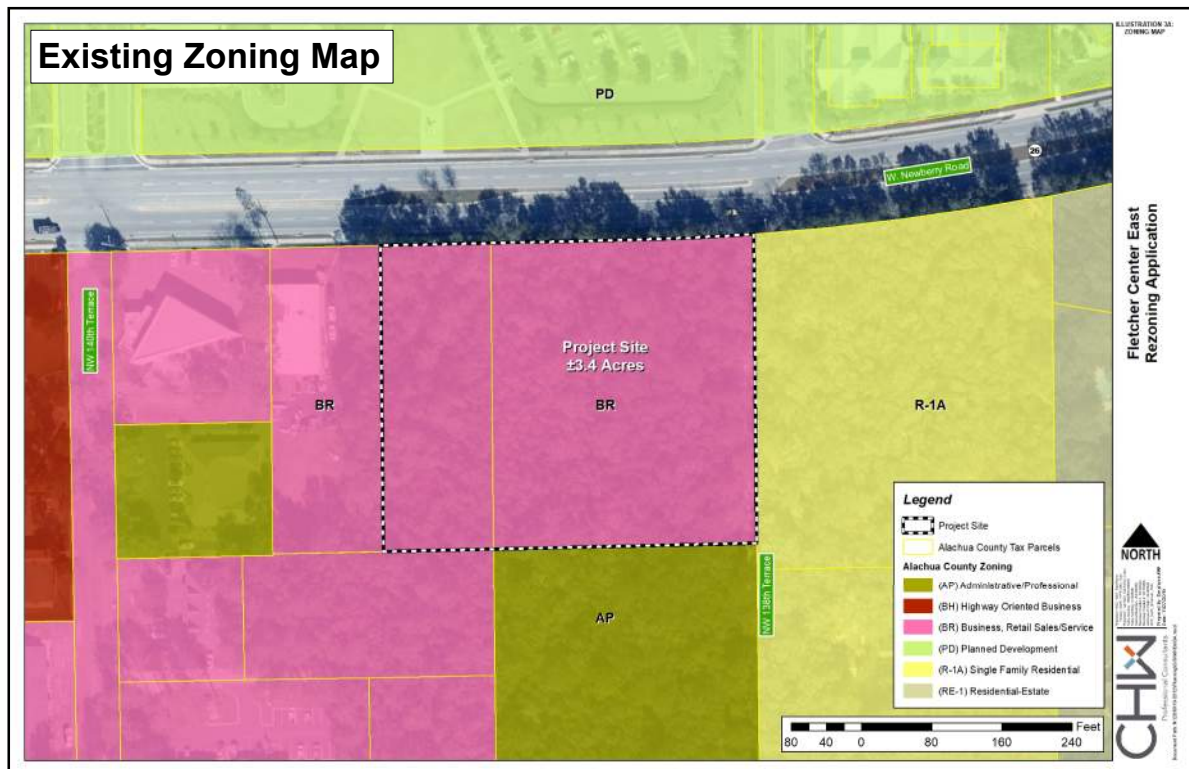
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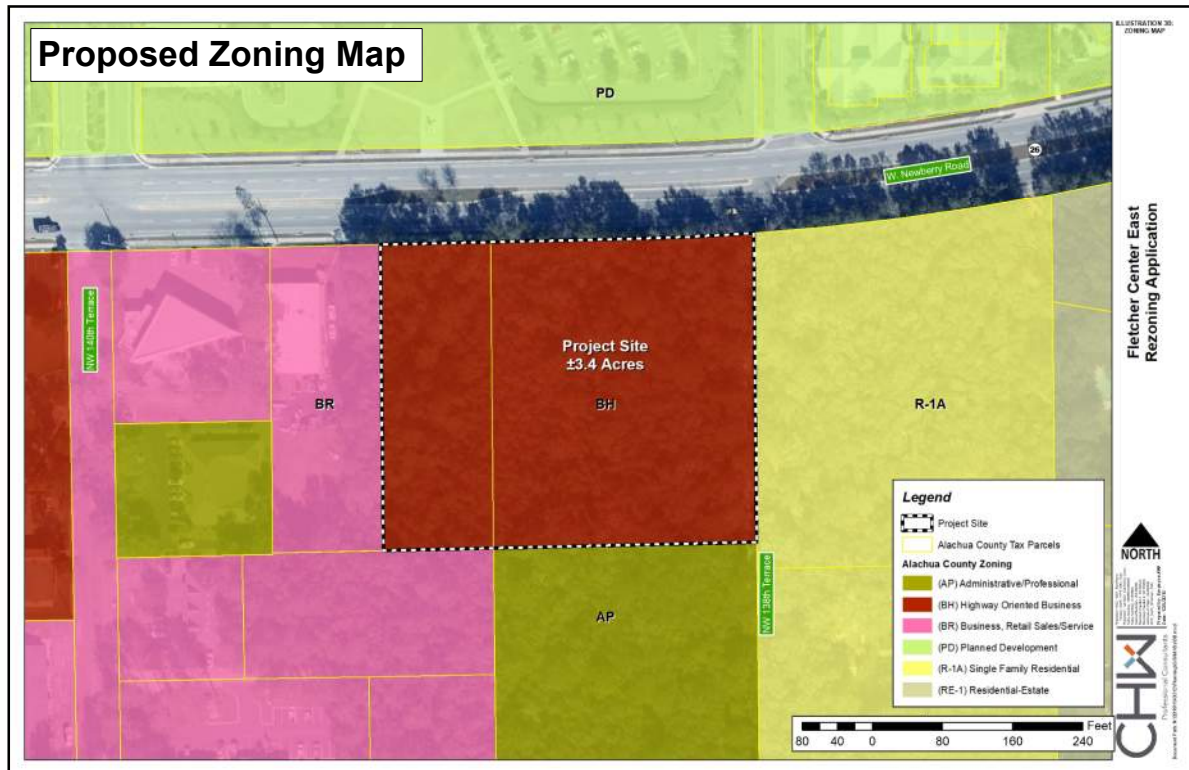
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Zoning District Comparison – Development Standards



	<u>BR</u>	<u>BH</u>
• Setbacks Front, min (ft)	25	25
• Rear, min (ft)	5	5
• Interior side, min (ft)	5	5
• Street side, min (ft)	25	25
• Building Standards Height, max (ft)	65	65
• Building coverage, max (% of gross land area)	N/A	N/A

10

Zoning District Comparison – Permitted Uses



Business Retail Sales/Service (BR)

- By-right:
 - Bank Financial Institution
 - Retail Sales and Service not otherwise listed
 - Dry Cleaner
 - Furniture Store
- Limited Use:
 - Pet Rescue Organization
 - Pharmacy
 - Media Sales and Rental

Highway Oriented Business (BH)

- By-right:
 - Bank Financial Institution
 - Retail Sales and Service not otherwise listed
 - Dry Cleaner
 - Furniture Store
- Limited Use:
 - Restaurant with drive-thru
 - Pharmacy
 - Media Sales and Rental

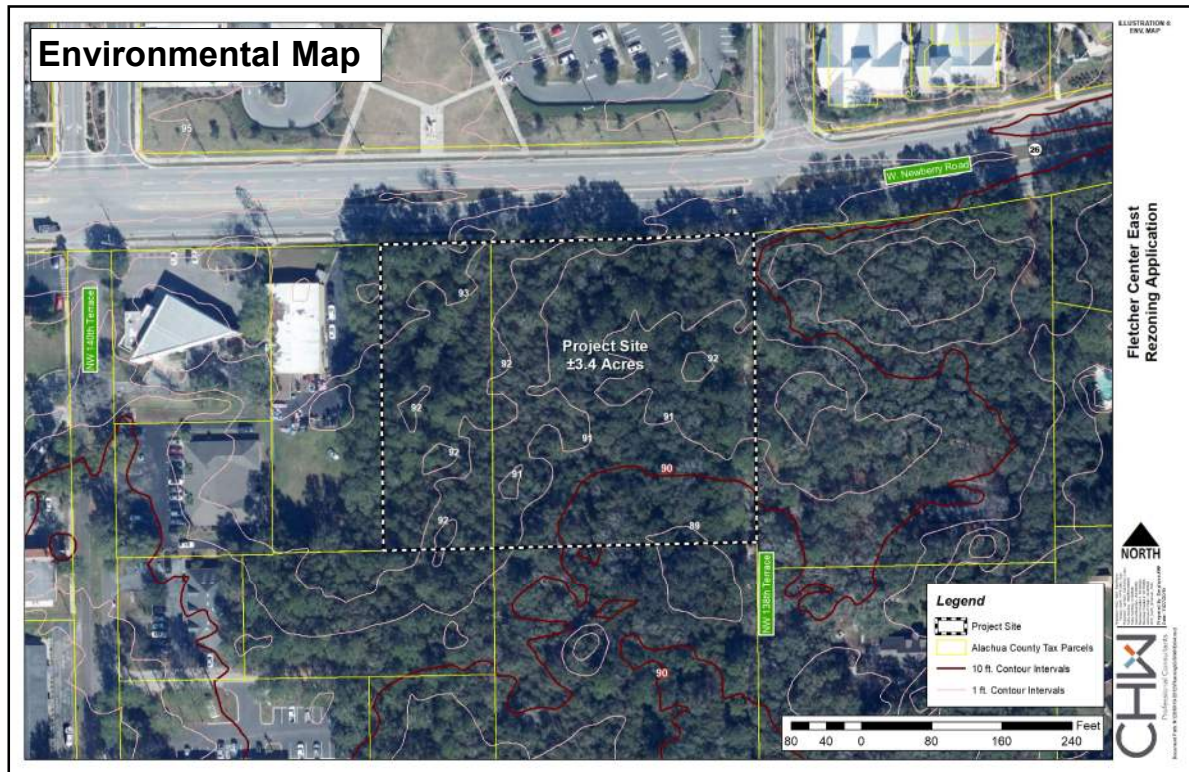
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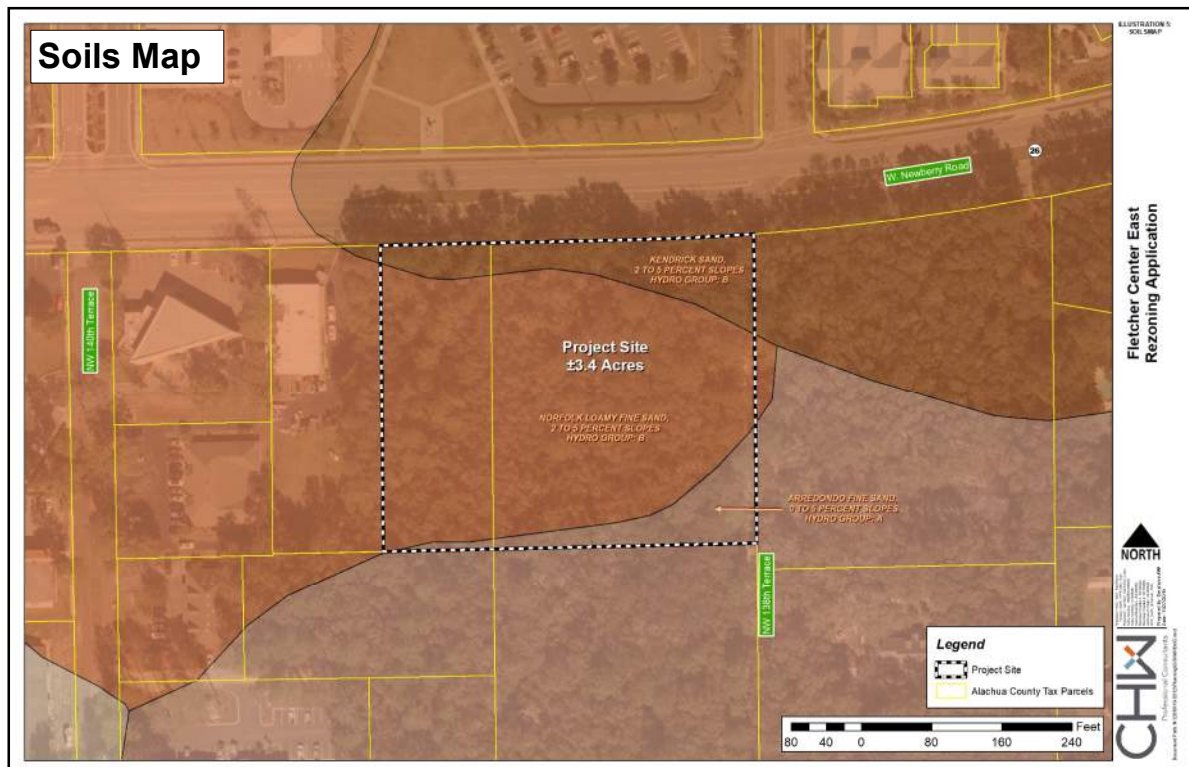
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Sign-in Sheet



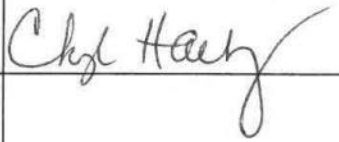
SIGN-IN SHEET

Event: Neighborhood Workshop

Date/Time: December 17, 2019 @ 6:00 PM

Place: (Former) Backyard BBQ Jonesville, 14209 W Newberry Road, Gainesville, FL 32669

Re: Fletcher Center East- Rezoning Application

<u>No.</u>	<u>Print Name</u>	<u>Street Address</u>	<u>Signature</u>
1	DENIA LONDON	217 SW 138 TER	
2	BRIAN GAFFNEY	303 SW 138 TER 131 SW 138 TER	
3	Cheyl Harth		
4			
5			
6			
7			
8			
9			
10			
11			
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Workshop Minutes

NEIGHBORHOOD WORKSHOP MEETING MINUTES

Fletcher Center East –Rezoning

19-0312



Date: December 17, 2019

Location: (Former) Backyard BBQ Jonesville, 14209 W Newberry Road, Gainesville, FL 32669

Notes by: CHW Staff

CHW (Agent) Attendees: Ryan Thompson, AICP; Applicant Attendees: 2; Public Attendees: 3

CHW hosted the required Neighborhood Workshop and presented the workshop's purpose, review process, the application's request and intent, maps illustrating the site's regulatory and physical characteristics, and conceptual layout demonstrating County design and development standards. Below are questions and comments from the public attendees and applicant/agent responses, which are consolidated and categorized for ease of readability.

Comment: I am concerned about traffic [at the intersection of SW 138th Terrace and Newberry Road.]

Response: The site has Commercial Future Land Use and BR Zoning, which already allows a variety of nonresidential uses. The project site is in the Jonesville Activity Center which is where the County desires commercial uses. The site is located along Newberry Road, an arterial roadway designed for high volume traffic.

Comment: Policy 2.1.2 states that the most intense uses should be towards the center [of the Activity Center]. I understand highway-oriented is the highest and best use of the property, but it's not appropriate adjacent to residential.

Response: The site currently has Commercial FLU and BR Zoning, which allows commercial uses. The request to BH is consistent with the Commercial FLU designation. [The referenced policy does not support this statement.]

Question: What is stopping you from rezoning the adjacent property to the east [of SW 138th Terrace] to Commercial?

Response: The subject property is immediately abutting Commercial and Office FLU and SW 138th Terrace. The parcel to the east [Tax Parcel 04344-004-000] has Low Density Future Land Use and R-1A Zoning and is immediately abutting the single-family residential parcels in Jockey Club.

Question: What about the rest of the parcel [Tax Parcel 04344-003-000] to the south?

Response: That parcel has Office FLU, which does not support BR or BH zoning. A request to Commercial would have to be made to the County Commissioners. I cannot speculate on their willingness to make such an approval. The subject property has the appropriate FLU for the requested zoning district. We are not requesting a FLU change.

Question: Are you going to have to do a traffic study?

Response: During Development Plan review, a traffic study is likely going to be required depending on the volume of traffic generated by the proposed uses.

Question: Are you going to have to make any improvements to 138th or the intersection?

Response: The traffic study will tell us if we need to make any modifications to Newberry Road or SW 138th.

Question: If this is approved, when can we expect construction to start?

Response: If we had tenants interested in the property today, the Rezoning application will take 4-6 months for approval, a Preliminary Development Plan would require 4-6 months for approval, and a Final Development Plan would take another 6-8 months for approval. So, construction would not start for about a year and a half.

Question: Do you have tenants interested in the property? Are they drive-through uses?

Response: No, to my knowledge there are no interested tenants. The desire to rezone the property is to broaden the permitted nonresidential uses on the site.

The meeting was adjourned at 6:30 PM.

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t: (904) 619-6521 | 8563 Argyle Business Loop, Suite 3, Jacksonville, FL 32244
t: (352) 331-1976 | 11801 Research Drive, Alachua, FL 32615
t: (352) 414-4621 | 101 NE 1st Avenue, Ocala, FL 34470

www.chw-inc.com

Application Package
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1. Cover Letter
2. Rezoning Application
3. Owner Affidavit
4. Legal Description
5. Deeds, Property Appraiser Datasheets, and Tax Records
6. Neighborhood Workshop Materials
- 7. Justification Report**
8. Environmental Resource Checklist
9. Directions to Site
10. Map Set



FLETCHER CENTER EAST

REZONING – Justification Report

~~December 19, 2019~~

REVISED January 22, 2020

Prepared for:

Alachua County Department of Growth Management

Prepared on behalf of:

George E. Fletcher Revocable Trust &
Ameris Bank

Prepared by:

CHW

PN# 19-0312

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1. Executive Summary

To: Missy Daniels, AICP, Department Director
Alachua County Department of Growth Management
From: Ryan Thompson, AICP, Planning Project Manager
Date: ~~December 19, 2019~~ REVISED January 22, 2020
Re: Fletcher Center East Rezoning Application

#19-0312

<u>Jurisdiction:</u> Unincorporated Alachua County, FL	<u>Intent of Application:</u> To rezone ±2.2 acres from BR: Business Retail to BH: Highway Oriented Business with approximately 275 feet of highway frontage along West Newberry Road/SR 26.
<u>Physical Address/Location:</u> 14000 block of W Newberry Rd, Newberry, FL 32669	
<u>Parcel Number:</u> 04344-009-000 and a portion of 04344-003-000	<u>Acres:</u> ± 2.2-acres (ac) (Source: Sketch and legal by CHW)
<u>Existing Future Land Use Classification:</u> Commercial (±2.2 ac) A variety of commercial land use categories shall be established to allow for a range of commercial activities within designated areas, distributed to make efficient use of infrastructure and land, and to meet market demand. Commercial development shall include such uses as retail sales, professional services, business services, and personal services and storage (mini-warehouses).	
<u>Existing Zoning District:</u> BR: Business Retail (±2.2 ac) The Retail Sales and Service (BR) District implements the Commercial policies in the Comprehensive Plan and the associated designations on the Future Land Use Map, as well as the Neighborhood Convenience Commercial policies of the Comprehensive Plan. This district may also be appropriate in Rural Clusters and Rural Employment Centers. Permitted uses are found on the Use Table in Article 2 of Chapter 404. Any use with a blank cell for this district in the Use Table or that does not meet the requirements of §404.08 for similar uses is prohibited.	<u>Proposed Zoning District:</u> BH: Business Highway (±2.2 ac) The Highway Oriented Business Services (BH) District implements the Commercial and Tourist/Entertainment policies of the Comprehensive Plan and the associated designations on the Future Land Use Map. Permitted uses are found on the Use Table in Article 2 of Chapter 404. Any use with a blank cell for this district in the Use Table or that does not meet the requirements of §404.08 for similar uses is prohibited.
<u>Overlay Districts:</u> <ul style="list-style-type: none">- Within the Urban Cluster- Within the Jonesville Low Activity Center	
<u>Existing/Proposed Intensity:</u> This application is not proposing any development at the time of submittal. However, if future development is proposed, the site's existing intensity would not theoretically change since both the BR and BH Zoning districts do not have a maximum building coverage. (ULDC Table 403.12.1 – Standards for Commercial Districts)	

2. STATEMENT OF PROPOSED CHANGE

This application is a request to rezone a ± 2.2 -acre project site (Alachua County Tax Parcel 04344-009-000 and portion of 04344-003-000) from Business Retail (BR) to Highway Business (BH). The intent of this application is to provide more flexibility and greater development potential utilizing the roadway frontage that permits more conducive uses within the BH Zoning District for the highest and best use of the property. The subject parcel is located in the 14000 block of West Newberry Road. An aerial of the site is shown in Figure 1.

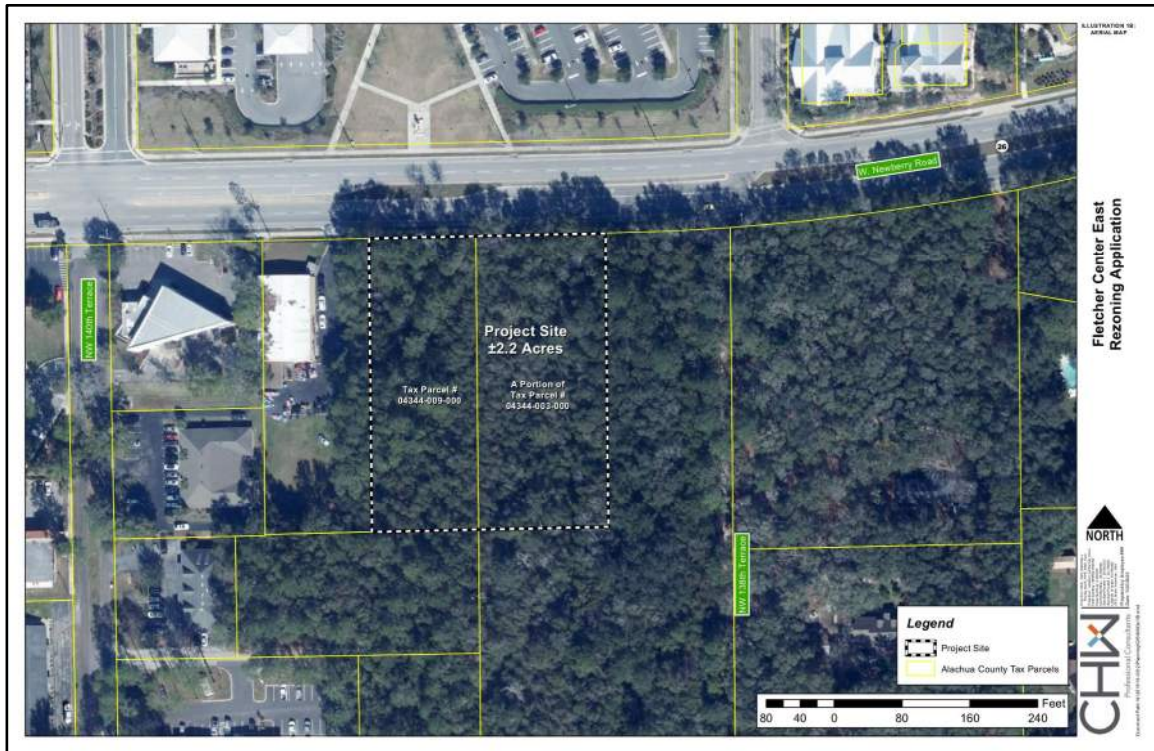


Figure 1: Aerial Map

The site is located within unincorporated Alachua County's Jonesville Low Activity Center/Employment. The proposed zoning district is consistent with the underlying Commercial Future Land Use (FLU). Permitted uses within the proposed BH Zoning District are compatible with the existing zoning and land use pattern within the activity center.

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

Table 1: Adjacent Future Land Use and Zoning Districts

Direction	FLUM Designation	Zoning Designation
North	Office/Bus. Park/W Newberry Road R.O.W.	PD/W Newberry Road R.O.W.
East	Commercial	BR
South	Office	AP/BR
West	Commercial	BR

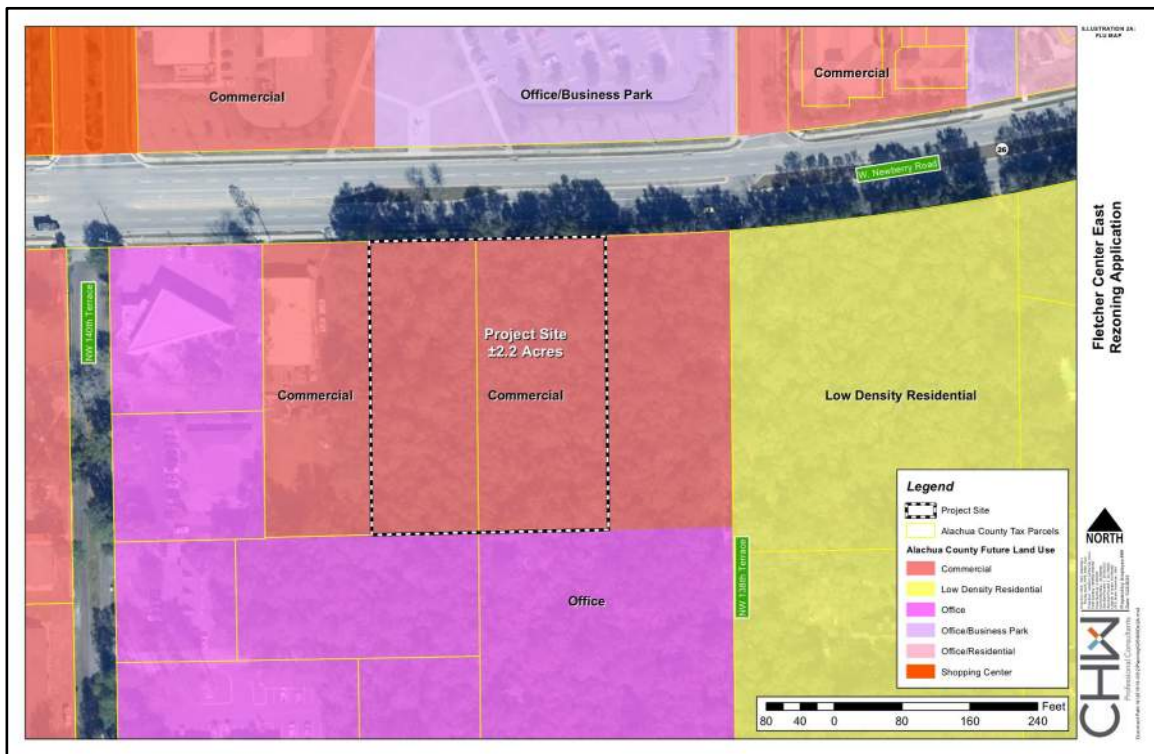


Figure 2: Future Land Use Map

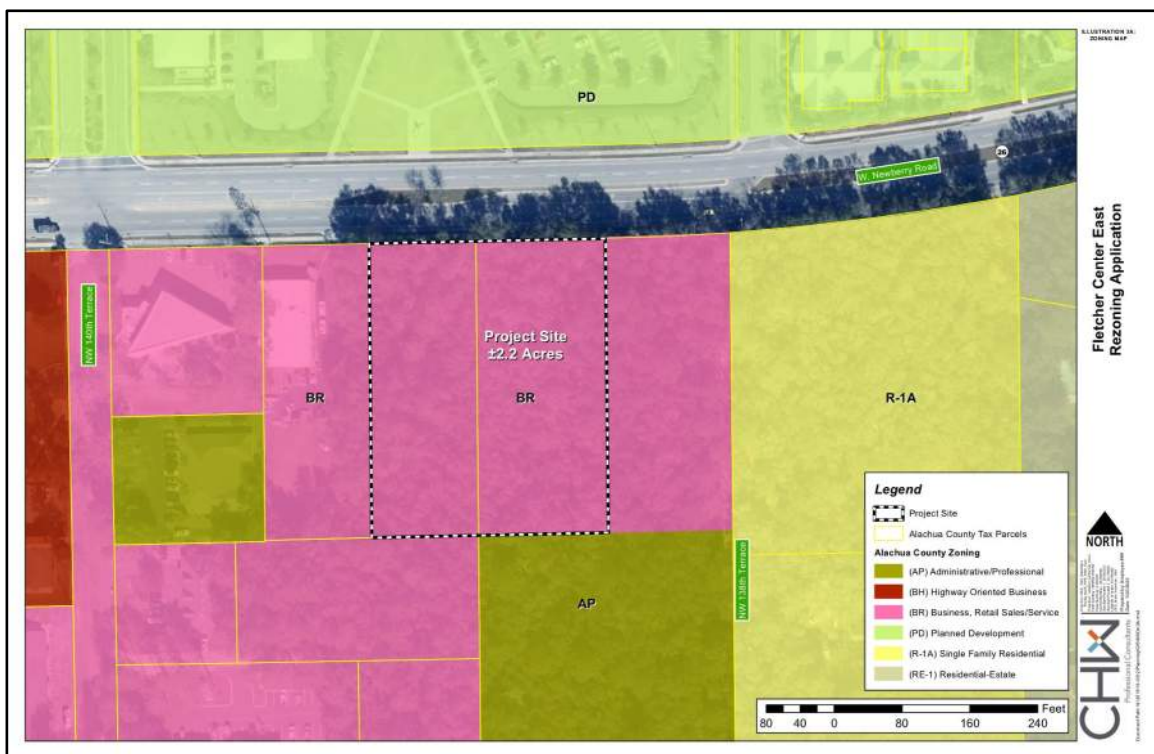


Figure 3: Existing Zoning Map

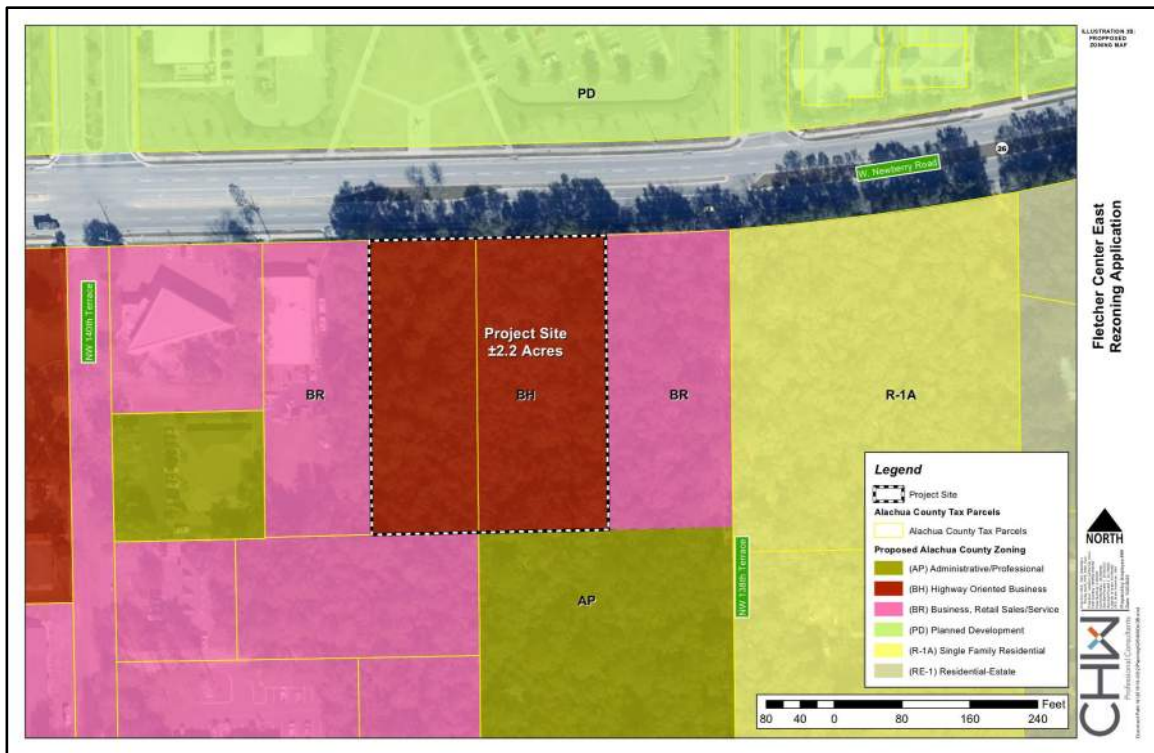


Figure 4: Proposed Zoning Map

3. PUBLIC FACILITIES ANALYSIS

For Rezoning applications where modifications to the onsite intensity and/or density is requested, Alachua County requires all applicants to calculate the change in the proposed development's estimated impact on local infrastructure. Since this application is requesting a rezoning from BR to BH, both of which do not have a maximum building coverage, approval of this application will not result in a theoretical increase in onsite intensity.

However, to demonstrate the maximum potential impacts from onsite intensity, the following public facilities analysis is based on a development potential that reflects existing uses within the Jonesville Low Activity Center. A ±2,200 sq. ft. Fast-Food Restaurant with drive-through, and a ±3,700 sq. ft. Fast-Food Restaurant with drive-through.

Trip Generation Analysis

Table 2: Potential Net Trip Generation

Land Use	Units ²	Daily		AM Peak		PM Peak	
(ITE) ¹		Rate ¹	Trips	Rate ¹	Trips	Rate ¹	Trips
Possible Proposed Future Use							
Fast-Food Restaurant #1 with Drive-Through Window (ITE934)	2.2	470.95	1,036	40.19	88	32.67	72
Fast-Food Restaurant #2 with Drive-Through Window (ITE934)	3.7	470.95	1,743	40.19	149	32.67	121
Net Trip Generation	-	-	2,779	-	237	-	193

1. Source: ITE Trip Generation 10th Edition

2. Units = Total # of sq. ft./1,000 sq. ft.

Conclusion: Although onsite development may generate 2,779 daily vehicular trips on average, approval of this application is not likely to result in a net increase over what is currently allowed. All new development will be subject to the County's MMTM program.

Potable Water Analysis

Based on Figure 5, a map provided by Gainesville Regional Utilities (GRU), a 12" Ductile Iron Pipe (DIP) water main is located on the northern boundary of W Newberry Road right-of-way (R.O.W.) with an 8" DIP water main extending south of it. Future development will be required to connect to this existing potable water system.

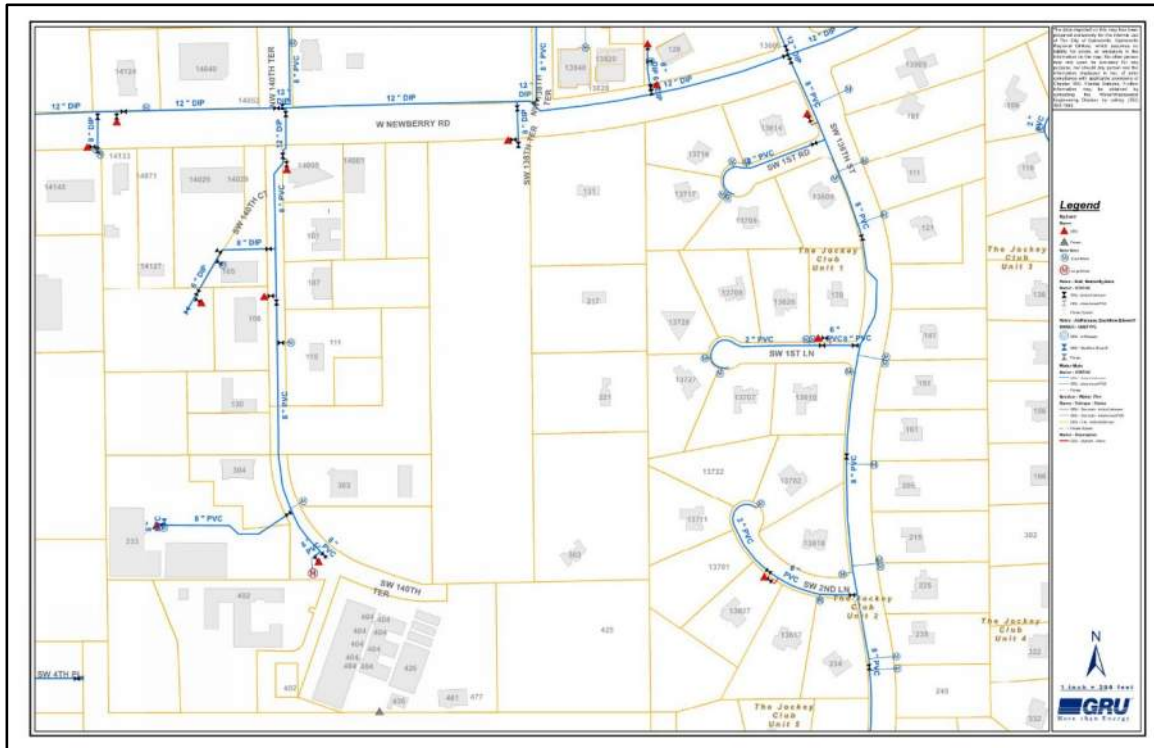


Figure 5: GRU Potable Water Map

Table 3: Projected Net Potable Water Demand

Land Use	Maximum Units	Generation Rate ^{1,2}	Estimated Demand (GPD)
Possible Proposed Future Use			
Fast-Food Restaurant #1 with Drive-Through Window	±2,200 sq. ft.	15 gal. per 100 sq. ft.	330
Fast-Food Restaurant #2 with Drive-Through Window	±3,700 sq. ft.	15 gal. per 100 sq. ft.	555
Net Demand	-	-	885

1. Source: Alachua County Comprehensive Plan, Potable Water and Sanitary Sewer Element

2. Source: 64E-6.008, F.A.C.

Conclusion: Approval of this application is not likely to result in a net increase in potable water demand over what is currently allowed. Onsite development will not cause GRU's potable water system to operate below the adopted LOS. The project site is currently located inside the Urban Cluster and will continue to utilize existing GRU potable water infrastructure for connection.

Sanitary Sewer Analysis

Based on Figure 6, a map provided by GRU, a gravity main and manhole (#6) is located north of the project site in the W Newberry Road R.O.W. Future development will likely connect to this system, if capacity is available.

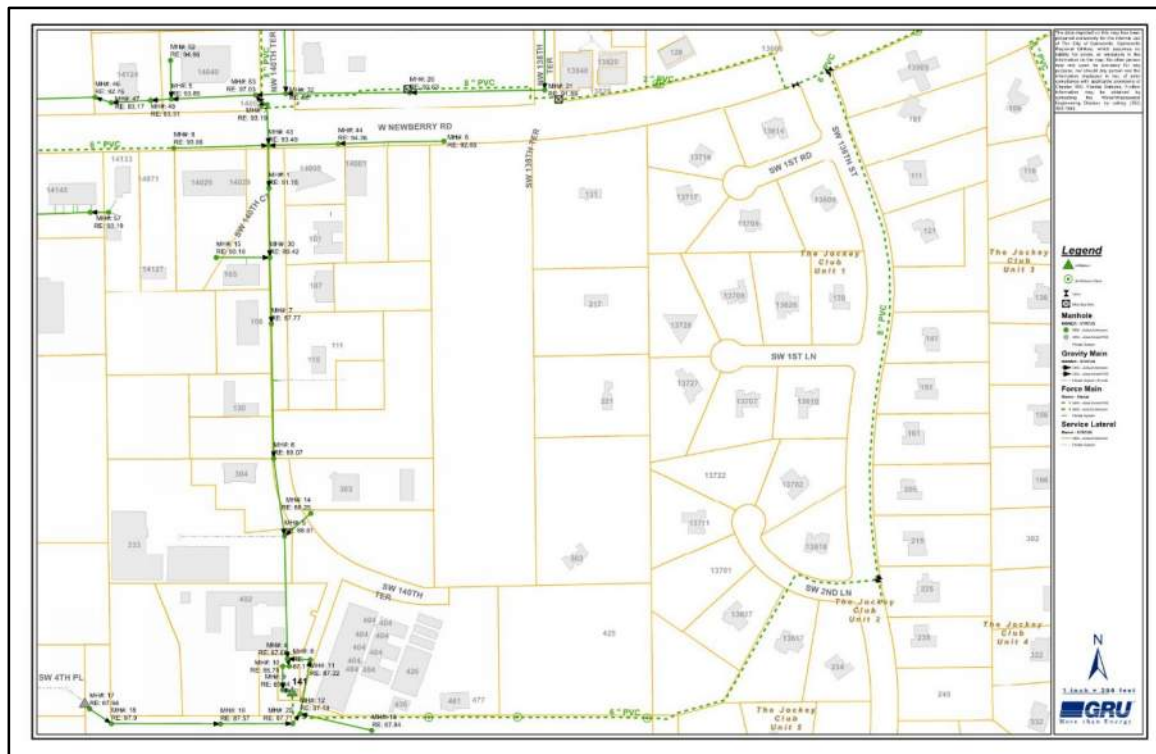


Figure 6: GRU Sanitary Sewer Map

Table 4: Projected Net Sanitary Sewer Demand

Land Use	Maximum Units	Generation Rate ^{1,2}	Estimated Demand (GPD)
Fast-Food Restaurant #1 with Drive-Through Window	±2,200 sq. ft.	15 gal. per 100 sq. ft.	330
Fast-Food Restaurant #2 with Drive-Through Window	±3,700 sq. ft.	15 gal. per 100 sq. ft.	555
Net Demand	-	-	885

1. Source: Alachua County Comprehensive Plan, Potable Water and Sanitary Sewer Element

2. Source: 64E-6.008, F.A.C.

Conclusion: Approval of this application is not likely to result in a net increase in sanitary sewer demand over what is currently allowed. Onsite development will not cause GRU's sanitary sewer system to operate below the adopted LOS. The project site is currently located inside the Urban Cluster and will continue to utilize existing GRU sanitary sewer infrastructure for connection.

Solid Waste Analysis

Table 5: Projected Net Solid Waste Demand and Capacity

Generation Rate Calculation¹	Tons Per Year
$((12 \text{ lbs.} / 1,000 \text{ sq. ft.} / \text{day} \times 5,900 \text{ sq. ft.}) \times 365) / 2,000$	12.921
Leveda Brown Environmental Park and Transfer Station Capacity²	20 years

1. Source: Sincero and Sincero; *Environmental Engineering: A Design Approach*, Prentice Hall, New Jersey, 1996.

2. Source: Alachua County Comprehensive Plan, Solid Waste Element

Conclusion: Approval of this application is not likely to result in a net increase in potable water demand over what is currently allowed. Onsite development will not cause the County's solid waste facility to operate below the adopted LOS. As shown in Table 5 and stated in the Alachua County Comprehensive Plan Solid Waste Element, the Leveda Brown Environmental Park and Transfer Station has the capacity to process various components of the solid waste stream for the next 20 years. This facility has adequate capacity to meet the site's theoretical demand.

4. CONSISTENCY WITH COMPREHENSIVE PLAN

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

FUTURE LAND USE ELEMENT

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.

Policy 2.1.4

A mixture of residential and non-residential land uses shall be provided in Activity Centers to reduce travel distances between different types of land uses and support pedestrian, bicycle and transit opportunities.

The project site has a Commercial FLU designation and is currently vacant. This application is being submitted to increase options for potential uses and development of the site and assign a zoning district that is consistent with the development patterns and zoning districts along this section of W. Newberry Road/SR 26. Approval of this application supports the intent of Activity Centers by promoting a mix of uses within the area and reducing travel distances.

Policy 2.1.5

Development within Activity Centers shall be designed to produce compact, pedestrian-oriented, mixed use development which is integrated within the surrounding community. Architectural and site design techniques shall be used to define pedestrian and public space and to provide human scale with the Activity Center. At a minimum, Activity Center sites and buildings shall achieve the following:

- (b) Development shall be organized along a density and intensity gradient that takes into account surrounding land uses and existing and planned multimodal transportation corridors. The highest density and intensity development shall be located within walking distance of public civic spaces and existing or planned transit facilities.

The Jonesville Activity Center does not have civic space or existing/planned transit facilities. However, the Rezoning request is consistent with this policy in that density/intensity transition from the activity center's interior to the eastern extent. A 150'-wide portion between the subject property and Low Density FLU/R-1A Zoning will retain the BR Zoning District designation.

Policy 2.2.9.
Jonesville Low Activity Center/Employment

Policy 2.2.9(a)(1)

It is the intent of this Activity Center plan to promote the area around the intersection of Newberry Road (State Road 26) and County Road 241 as a low intensity employment oriented focal point. In so doing, it should be developed as a mixed use center (i.e., commercial, open space, office/business park, institutional, and residential), allowing for the general land use classifications identified on the Activity Center Plan Map.

The project site has a Commercial FLU designation and is currently vacant. This application is being submitted to allow future development of the site at its highest and best use through the BH zoning designation since the project site has approximately 275 lineal feet of highway frontage along West Newberry Road/SR 26. Approval of this application supports the intent of the Activity Center by promoting a mix of uses within the area.

Policy 2.2.9(b)(1)

Commercial activities shall be permitted, including a shopping center where commercial land use is designated on the Activity Center map, subject to Section 2.2.9.2.d. and phasing requirements.

The site has a Commercial FLU designation and is currently vacant. This application is being submitted to allow future development of the site at its highest and best use through the BH zoning designation since the site has approximately ±12% of the Commercial FLU designation within the Jonesville Low Activity Center along the southern R.O.W. of West Newberry Road/SR26. When future development is to occur, the proposed use will adhere to the goals, objectives, and policies of the Alachua County Comprehensive Plan and Unified Land Development Code (ULDC).

Policy 2.2.9(b)(2)

All proposed development is required to be served by central water and sewer.

As indicated on the Public Facilities Analysis section of this report, all onsite development will be served by central water and sewer via connection to Gainesville Regional Utilities' existing infrastructure.

Policy 2.2.9(b)(9)

The following minimum external buffers shall be required, as defined by the Buffer Matrix of the Future Land Use Element:

- a. All commercial development within the Activity Center abutting office, office/business park, or institutional shall establish and maintain a low-density buffer of at least 30 feet of width.
- b. All office/business park development abutting office development shall establish and maintain a low density buffer of at least 25 feet in width.
- c. All office/business park, office, or institutional designations abutting residential development shall establish and maintain a medium density buffer of at least 50 feet in width unless otherwise specified in a Planned Development.
- d. All residential uses of 4-8 dwelling units per acre abutting residential development of 1-4 dwelling units per acre shall establish and maintain a low density buffer of at least 30 feet in width.

No development is being proposed with this application, however, if development occurs it will occur concurrent with the policy above as well as the goals, objectives, and policies of the Alachua County Comprehensive Plan and ULDC.

COMMERCIAL POLICIES

Policy 3.1.1

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

Approval of this application allows for commercial uses in the BH Zoning district to be permitted onsite, therefore, adding to the range of land areas and locations providing commercial development.

Policy 3.1.2

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

- (a) All neighborhood level shopping centers shall locate within high, medium, or low activity centers, or within Transit Oriented Developments or Traditional Neighborhood Developments, consistent with the standards of this Element.
- (b) All community level shopping centers shall locate within high or medium activity centers, or within Transit Oriented Developments or Traditional Neighborhood Developments, consistent with the standards of this Element.
- (c) All regional level shopping centers shall locate within high activity centers, or within Transit Oriented Developments consistent with the standards of this Element.

The subject property contributes to the nonresidential uses within the Jonesville Activity Center, which functions similar to a neighborhood level shopping center as described in FLUE Objective 3.7.

Objective 3.2 – Location and Compatibility

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

Currently, the site is surrounded by non-residential development which includes Campus USA Credit Union (north) and a warehousing and distribution company (west). Vacant property to the south of the project site has the Office Future Land Use designation. Vacant property to the east has the Commercial Future Land Use designation. The requested zoning change to BH is consistent with the Zoning Districts along this section of W. Newberry Road/SR 26 and allows a transition of intensity in uses from the project site to the activity center's eastern extent. Approval of this application allows for compatible uses to be permitted onsite. No new commercial development is being proposed with this application. However, if development is proposed, it will be compatible with the surrounding properties, including provisions for an adequate buffer from the Low Density Residential Future Land Use to the east.

Objective 3.3 – Required Facilities and Services

New commercial development or redevelopment shall have adequate public facilities and services at the time development occurs.

No new development or redevelopment is being proposed with this application. However, if development is proposed, Section 3 of this report demonstrates that the site will continue to have adequate public facilities and services and will not cause the LOS to fall below standards.

5. CONSISTENCY WITH UNIFIED LAND DEVELOPMENT CODE

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

ULDC §402.77. Review Criteria and Standards for Rezoning Applications

(a) Consistency.

The proposed rezoning is consistent with the Comprehensive Plan and this ULDC.

Sections 4 and 5 demonstrate how the proposed rezoning is consistent with the Comprehensive Plan and ULDC.

(b) Compatibility.

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

Currently, the project site's zoning is BR. This application is being submitted to have the BH Zoning District designated over the project site that lies within the Commercial Future Land Use along West Newberry Road. The requested BH Zoning District is consistent with other BH zoning along this section of W. Newberry Road/SR 26. The surrounding area has a mix of commercial and non-residential uses, including construction supply company, banks, restaurants, restaurants with a drive-through, pharmacies, fueling stations with a convenience store, medical centers, and retail. Although there is no development proposed with this application, any future proposed development will be compatible with the present zoning pattern and surrounding uses.

(c) Development Plans.

The proposed rezoning shall result in logical and orderly development patterns.

The proposed zoning and any future proposed development will result in logical and orderly development patterns. The requested BH Zoning District is consistent with other BH Zoning along this section of W. Newberry Road/SR 26. Intensity of development transitions from the subject property to lower intense commercial uses abutting to the east, which results in a gradient of higher to lower intensity uses from the center of the activity center.

(d) Suitability.

The affected property is suitable for the uses that are permitted by the proposed zoning districts.

As shown in Figure 7, the site is composed of three (3) soils:

- **Kendrick Sand, 2 to 5% slopes, Hydro Group: B**
- **Norfolk Loamy Fine Sand, 2 to 5% slopes, Hydro Group: B**
- **Arredondo Fine Sand, 0 to 5 % slopes, Hydro Group: A**

These three soils are conducive to the nonresidential permitted uses within the BH Zoning district.

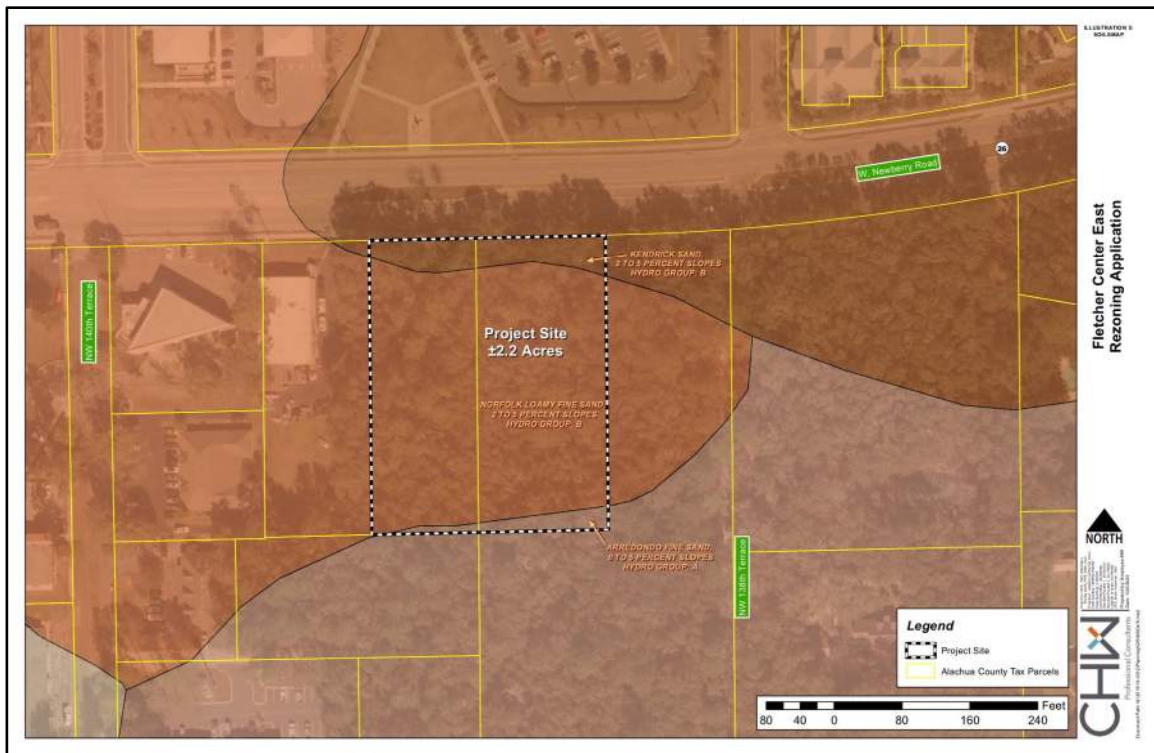


Figure 7: Soils Map

Additionally, an Environmental Resource Checklist prepared by an environmental scientist is submitted with this application. The report confirms the site has a low potential for habitat richness and a low priority on the Florida Natural Areas Inventory's Rare Species Habitat Conservation Priorities (RSHCP) scale. Therefore, this site is suitable for the permitted uses within the BH Zoning district.

(e) Adequate Public Services.

The proposed rezoning is consistent with the adequate public facilities requirements of Article 11, Chapter 407 of this ULDC.

As stated in Section 3 of this report, the site is served by GRU's potable and wastewater services and adheres to the public facilities requirements of Article 11, Chapter 407 of the ULDC.

(f) Access.

Available ingress and egress is adequate for potential uses in the proposed zoning district.

The vacant site has over 275 feet of road frontage on Newberry Road with no direct access. An adequate access point would either be provided directly to Newberry Road or from an adjacent site. Once a site plan is developed, coordination with FDOT will determine the best ingress and egress point for the project site.

(g) Public Health, Safety, and Welfare.

The uses allowed within the proposed zoning district shall not adversely affect health, safety, and welfare.

This application is being submitted to rezone the site from BR to BH, which increases development potential by expanding the permitted uses onsite. The site currently has Commercial FLU and is adjacent to commercial uses to the west. To the east is 150' of frontage along Newberry Road that will retain the existing BR Zoning District designation.

Due to the site's frontage along Newberry Road, uses within the BH Zoning District are more conducive for reaching the site's highest and best use. Proposed development will adhere to the goals, objectives, and policies of the Comprehensive Plan and ULDC to ensure there are no adverse effects to health, safety, and welfare.

ULDC §405.04. Permitted Uses and Development Requirements for Activity Centers.

(a) Those uses permitted by the Comprehensive Plan, the Future Land Use Map designation, and the underlying zoning district, consistent with this Article.

The project site currently possesses Commercial FLU and is located within the Jonesville Low Activity Center/Employment. This application is being submitted to designate the BH Zoning designation for highest and best use of the project site. Sections 4 and 5 of this report demonstrate how this application is consistent with both the Alachua County Comprehensive Plan and ULDC.

(b) All developments within Activity Centers have the option of providing a mix of uses. Mixed-use development within Activity Centers shall develop consistent with the Traditional Neighborhood Development standards in Chapter 407, Article 7, notwithstanding the acreage requirements of §407.64(c)1.

Approval of this application will continue to add to the mix of uses found within the overall activity center. The requested BH Zoning District is consistent with other BH Zoning along this section of W. Newberry Road/SR 26.

(c) Any new development on 25 or more acres or including 150 or more residential units shall be required to develop as either a Traditional Neighborhood Development or Transit Oriented Development consistent with the standards in Chapter 407, Article 7.

The project site is ±2.2-acres, which is significantly less than the 25-acre threshold discussed within this policy and does not propose the development of any onsite residential units. Thus, the Traditional Neighborhood Development or Transit Oriented Development design standards are not appropriate for this application.

(d) Any new development proposing 1,000 or more new dwelling units or 350,000 square feet or more of non-residential uses and located on a planned Rapid Transit Corridor shall be required to develop as a Transit Oriented Development consistent with the standards in Chapter 407, Article 7.

The site is less than 350,000 square feet in size and is not located on a Rapid Transit Corridor (RTC). Thus, this is not appropriate for this application.

Application Package
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2. Rezoning Application
3. Owner Affidavit
4. Legal Description
5. Deeds, Property Appraiser Datasheets, and Tax Records
6. Neighborhood Workshop Materials
7. Justification Report
- 8. Environmental Resource Checklist**
9. Directions to Site
10. Map Set



ENVIRONMENTAL RESOURCE ASSESSMENT

Fletcher Center East

Rezoning Application for Parcels
04344-009-000 and 04344-0003-000,
Total Acreage ±3.4 acres
Jonesville, Alachua County, Florida

Prepared for

Mr. Blake Fletcher
Fletcher Companies
4510 NW 6th Place
Gainesville, FL 32607

Project Engineer & Planner

CHW Professional Consultants
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Alachua, FL 32615

Prepared by

Peter M. Wallace, President
Ecosystem Research Corporation
2906 NW 142nd Avenue
Gainesville, FL 32609



15 December 2019

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Introduction and Project Description

Ecosystem Research Corporation (ERC) was retained by Mr. Blake Fletcher representing the Fletcher Companies to perform an Environmental Resource Assessment (ERA) and general Listed Species Survey of a Project Site located in southwest Alachua County within the Jonesville area. The ERA is being prepared in support of a Rezoning Application to be submitted to Alachua County. The Project Site is located within the southwest quadrant of the intersection of West Newberry Road (SR 26) and Southwest 138th Terrace (**Figure 1**).

The proposed rezoning area encompasses Tax Parcel **04344-009-000** (**1.01** acres) and the northern portion of Parent Tax Parcel **04344-003-000** (**Figure 2**). The Parent Parcel designated as 04344-003-000 consists of 9.01 acres, of which **2.39** acres is being considered for the Rezoning Application. The total Project Area equals ± 3.4 acres. The Boundary Survey of the Parent Parcel and proposed Project Site acreage is included as **Figure 3**.

Environmental Resource Assessment Methodology

Field Survey

A field survey of the Project Site was performed 12 December 2019 to determine the general existing ecological condition of the area and determine if any listed plant or animal species or other environmental constraints were present within the boundaries of the Project Parcels or immediately adjacent parcels. The survey was performed by Peter M. Wallace, MS (Certified Gopher Tortoise Agent #GTA-14-00037A) and Robert A. Garren, MS (Certified Gopher tortoise Agent #GTA-09-00057E) of Ecosystem Research Corporation. A survey of the Project Site was performed by repeatedly traversing the site with a series of pedestrian transects. Observations regarding plant species composition were recorded at **195** locations within the Project Site and adjacent areas. At each location, plant species, plant habitat type, observations of animal occurrences, and GPS position coordinates were recorded with a hand-held Garmin GPSmap 76CSx unit. Photographs were taken to document the general plant communities, land uses, and historical activities present within the Project Site during the period of the survey. Photographs that show the general physical appearance of the Project Site are contained within **Attachment 1**.

Data Search

To complement the data obtained from the field survey, several existing GIS databases were queried to obtain available published site-specific GIS data for the Project Site and surrounding areas. These databases include the following:

1. USGS Gainesville West Quadrangle map
2. USGS Closed Depressions Coverage
3. Alachua County 2001 LiDAR topography

4. Natural Resource Conservation Service (NRCS) Soils
5. Federal Emergency Management Service (FEMA)
6. National Wetlands Inventory (NWI)
7. Alachua County Composite Wetlands Map
8. Alachua County Floridan Aquifer High Recharge Area map
9. Alachua County Hazardous Materials Storage Facilities
10. Alachua County Historic Structures
11. Florida Fish and Wildlife Conservation Commission (FWC) Eagle Nest Locator
12. FWC Water Bird and Wading Bird Rookery and Nest Sites Locator
13. Florida Natural Areas Inventory (FNAI) Element Occurrence Database
14. USFWS Federally Listed Species Database
15. Florida Fish and Wildlife Conservation Commission (FWC) 2016 Florida Black Bear Forage Range and Habitat Database

The field assessment and data review assessment performed for the Project Site addresses the specific requirement of the Alachua County Comprehensive Plan and Land Development Regulations. As part of this survey, the entire limits of the Project Site were evaluated.

Results of Data Review

Published Geographic, Hydrologic, Ecological, and Historical Data Review

USGS Gainesville West Quadrangle Map

The Project Site lies within the geographic area defined by the USGS Gainesville West Quadrangle map (**Figure 4**). The Project Site lies within Section 3, Township 10 South, and Range 18 East within the Longleaf Pine–Turkey Oak Sandhills and Upland Hardwood Hammocks Ecological Community of North Florida. The Project Site lies within the Ocala Uplift Physiographic District that is characterized by pleio-pleistocene sands overlying areas of perforated clay layers that form semi-permeable barriers to the underlying limestone.

As shown on the Gainesville West USGS quadrangle map, the topography of the area is characterized by rolling topography with broad landscape ridges occurring within a mosaic of large landscape depressions. Small, deeper depressions are often found within the large landscape features and may contain relic or active sinkholes with direct surface connections to the Floridan Aquifer. In this area, the large landscape depressions are often generally defined by the 85-foot contour interval (NGVD 29) as shown on **Figure 5**. This figure is based on the topographic contours defined on the 1:24,000 USGS quad map coverages. Typically, the drainage that occurs within the depression is confined to the depression and there is generally no offsite surface drainage that occurs away from these depressions. Travel time to the karst areas lying below the depressions is dependent on the underlying nature of the confining clays which may be absent, may be perforated,

or may be dense and continuous and tend to perch surface waters and rainwaters for extended periods.

Alachua County 2001 LiDAR Topography

The Alachua County 2001 LiDAR topography of the Project Site and surrounding area is provided as **Figure 6**. Based on the 2001 County 1-ft LiDAR topography, the elevations within the Project Site range from a high elevation of 93 ft (NAVD 88) to 89 ft (NAVD 88). The site generally slopes from northwest to southeast.

NRCS Soils Mapping

The NRCS soils map for the Project Site and surrounding area is provided as **Figure 7** and shows there are three (3) soil mapping units occurring on the Project Site. A brief description of each mapping unit is provided, as follows:

Mapping Unit No.	Mapping Unit Name	Drainage Class	Depth to Confining Layer
3	Arredondo fine sand, 0–5% slopes	Well drained	Clay, 54–86 in.
30	Kendrick sand, 2–5% slopes	Well drained	Clay, 26–83 in.
33	Norfolk loamy fine sand, 2–5% slopes	Well drained	Clay, 15–55 in.

The Norfolk loamy fine sands have a very shallow clay or Argillic horizon beginning at 15 inches below the surface. These soils occupy the majority of the Project Site and would be expected to perch water above the clay during extended periods of rainfall. Since all soil mapping units have clay layers, the direction of surface flows or shallow subsurface flows is expected to be from northwest to southeast during extensive rainfall events.

FEMA Flood Zone Map

The FEMA flood prone database for the Project Site and surrounding area is shown on **Figure 8**. The mapped FEMA coverage shows there are **NO** flood zones within the Project Site or adjacent to the Project Site.

National Wetlands Inventory Database and Alachua County Composite Wetlands Data

The results obtained from the National Wetlands Inventory (NWI) Database and Alachua County Composite Wetlands Database are provided on **Figures 9 and 10**. As can be seen on both coverages, there are **NO** mapped wetlands within or adjacent to the Project Site.

Alachua County Floridan Aquifer High Recharge Area

The Alachua County Floridan Aquifer Recharge Areas for the County and Project Site are shown on **Figure 11**. Based on the aquifer recharge areas shown, the Project Site

occurs within the unconfined area of the County where underlying subsurface clay layers are discontinuous, perforated, or absent. Based on the results of the field survey, surface and subsurface limenite is present throughout areas of the site.

Alachua County Hazardous Materials Storage Facilities

The locations of hazardous materials storage facilities monitored by Alachua County on and adjacent to the Project Site are shown on **Figure 12**. The map shows that there are several monitored sites in the vicinity of the Project Site but there are **NO** facilities on or directly adjacent to the site.

Historic Structures Database

A review of the Alachua County Historic Structures Database was performed for the Project Site and surrounding area (**Figure 13**). There are **NO** structures present in or immediately adjacent to the Project Site that are contained in the database.

Published Listed Species Occurrence Data

Several listed species databases were queried to assess the historical and probable occurrence of listed species within the Project Site and surrounding area. The results found within the individual databases are summarized, as follows:

Eagle Nest Locator and Wading and Waterbird Rookery Databases

The results of the search of the Florida Fish and Wildlife Conservation Commission (FWC) Eagle Nest Locator Database and Wading and Waterbird Rookery Database are provided on **Figure 14**. The databases show there are **NO** eagle nests or rookery sites within several miles of the Project Site. Therefore, development of the site will not adversely affect these resources.

Federally Listed Species Occurrence Range Database

Federally Listed Bird Species

The known existing and historical ranges of federally listed bird species to include the Florida Scrub-Jay, Wood Stork, and Red-cockaded Woodpecker are shown on **Figure 15**. There are **NO** onsite wetland habitats that would support foraging or nesting of wood storks. Historically, a red-cockaded woodpecker colony existed several miles east of the Project Site in the present-day airport location. That colony, as well as any other red-cockaded woodpeckers, has currently been extirpated from the County. The onsite successional habitat does **NOT** provide foraging or nesting habitat for this species.

Historically, scrub-jays may have been present in the County west of Archer. However, this colony no longer exists. The closest colony to Gainesville is within the Cedar Key Scrub approximately 70 miles west of Gainesville. There is **NO** scrub-jay habitat on the Project Site.

Federally Listed Reptile Species

The Project Site is within the historical and extant distribution range of the Eastern Indigo Snake (**Figure 16**). The indigo snake inhabits a broad range of habitats in Florida but prefers gopher tortoise burrows or pocket gopher burrows within xeric habitats. There is **NO** habitat of this type occurring on the Project Site; therefore, development of the site will not likely affect the distribution of indigo snakes in the area. However, since there is a possibility that transient indigo snakes visit the site, development should occur pursuant to “*The Standard Protection Measures for the Indigo Snake*” (USFWS, August 12, 2013).

Federally Listed Amphibian Species

The Project Site lies within the historical range of the Striped Newt (**Figure 17**). This is an amphibian species that inhabits native xeric sandhill and scrub habitats. The aquatic larval form needs intermittent or ephemeral isolated depressional wetlands for habitat. The areas of the Project Site or immediately surrounding areas **DO NOT** provide undisturbed native upland habitat that would support this species or isolated or ephemeral wetlands that would support reproduction of this species.

Black Bear Forage Range Occurrence

The general forage range of the Florida Black Bear in and around the Project Site is provided on **Figure 18**. Within the area of the Project site, due to the large areas contiguous undeveloped habitats to the south and west, encounters with black bears would be considered as occasional. On the Project Site, however, it is unlikely that chance encounters with transient black bears would occur due to the intensity of adjacent development.

Florida Natural Areas Inventory (FNAI) Element Occurrence Records

The FNAI Element Occurrence Database for the Project Site and surrounding area is provided on **Figure 19**. No specific data occurrences are shown on the Project site. There are currently **NO KNOWN** occurrences of listed species on the Project Site. There are two (2) known bat maternity caves, Grant’s Cave and Savior’s Cave, that are located southwest of the Project Site. Development of this site will not adversely affect bat use of these cave systems. There are **NO** depressional open landscape features on the Project Site.

In summary, development of the Project Site will have **NO** adverse effects on any known listed plant or animal species populations.

Results of Field Survey

The general results of the field survey are provided on **Figure 20**. On these figures the GPS locations where site-specific data were recorded are shown as categorized with respect to the general type of data recorded. The GPS icons shown on Figure 20 represent data collected at **195** locations within the Project Site. The general existing conditions found on the Project Site are shown in **Photographs 1–9** provided in **Attachment 1**. Photographs are referenced to specific GPS photo stations as shown on **Figure A-1**. The

common names and botanical names of all plant species encountered during the survey are provided as **Table 1**.

General Ecological Conditions of the Project Site

The Project Site was historically covered by a sandhill community most probably dominated by longleaf pine (*Pinus palustris* Mill.), turkey oak (*Quercus laevis* Walter), and wiregrass (*Aristida stricta* Michx.). Currently there is **NO** remnant vegetation associated with the historical plant habitat type that remains onsite. This Project Site is currently occupied by a successional plant community dominated by laurel oak (*Quercus hemisphaerica* Bartr.), water oak (*Quercus nigra* L.), live oak (*Quercus virginiana* Mill.), black cherry (*Prunus serotina* var. *serotina* Ehrh.), and loblolly pine (*Pinus taeda* L.). This plant community association is typical of areas that were historically cleared and maintained for improved pasture. There is only a very sparse understory groundcover remaining, which is dominated by woodsgrass (*Oplismenus setarius* [Lam.] Roem. & Schult.), yellow jessamine (*Gelsemium sempervirens* [L.] J. St. Hil.), hairy bedstraw (*Galium pilosum* Aiton), muscadine (*Vitis rotundifolia* Michx.), openflower witchgrass (*Dichanthelium laxiflorum* [Lam.] Gould), ebony spleenwort (*Asplenium platyneuron* [L.] Britton et al.), noyau vine (*Distimake dissectus* [Jacq.] A.R. Simoes & Staples), and others. There are **NO** areas remaining that would be considered as natural sandhill groundcover. There is evidence that the site was historically, at least in part, used for loblolly pine (*Pinus taeda* L.) plantation and red cedar (*Juniperus virginiana* L.) was historically planted in rows throughout the site. Several medium to large cedar trees remain.

Review of Google Earth™ images indicated the site has remained forested since 1995 with no obvious management practices being apparent. There may have been a historical residence or some past associated use located within the southeast corner of the site. In this area, there is a concentration of exotic landscape species typically associated with residential use. These species include rose glorybower (*Clerodendrum bungei* Steud.), turk's turban (*Clerodendrum indicum* [L.] Kuntze), cast iron plant (*Aspidistra elatior* Blume), agapanthus (*Agapanthus* sp.), Japanese privet (*Ligustrum japonicum* Thunb.), and Chinese wisteria (*Wisteria sinensis* [Sims] Sweet). However, the adjacent residential owners have deposited substantial landscape clearing debris along the road along the entire east boundary of the property. This has also caused exotic plant invasion into several areas of the site.

In summary, there are **NO** Regulated Natural Resources present on the site that would affect rezoning or subsequent development of the site. During the field survey, **NO** gopher tortoise burrows were seen or any evidence of other listed species.



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

Submit to:
Development Services Division

ENVIRONMENTAL RESOURCES ASSESSMENT CHECKLIST

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

Natural Resources Checklist:

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

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

Yes	<input type="checkbox"/>	N/A	<input checked="" type="checkbox"/>	Surface Waters (ponds, lakes, streams, springs, etc.)	
Yes	<input type="checkbox"/>	N/A	<input checked="" type="checkbox"/>	Wetlands	
Yes	<input type="checkbox"/>	N/A	<input checked="" type="checkbox"/>	Surface Water or Wetland Buffers	
Yes	<input type="checkbox"/>	N/A	<input checked="" type="checkbox"/>	Floodplains (100-year)	
Yes	<input type="checkbox"/>	N/A	<input checked="" type="checkbox"/>	Special Area Study Resource Protection Areas (Cross Creek, Idylwild/Serenola, etc)	
Yes	<input type="checkbox"/>	N/A	<input checked="" type="checkbox"/>	Strategic Ecosystems (within or adjacent to mapped areas)	
Yes	<input type="checkbox"/>	N/A	<input checked="" type="checkbox"/>	Significant Habitat (biologically diverse natural areas)	
Yes	<input type="checkbox"/>	N/A	<input checked="" type="checkbox"/>	Listed Species/Listed Species Habitats (FNAI S1, S2, & S3; State or Federally E, T, SSC)	
Yes	<input type="checkbox"/>	N/A	<input checked="" type="checkbox"/>	Recreation/Conservation/Preservation Lands	
Yes	<input type="checkbox"/>	N/A	<input checked="" type="checkbox"/>	Significant Geological Features (caves, springs, sinkholes, etc.)	
Yes	<input checked="" type="checkbox"/>	N/A	<input type="checkbox"/>	High Aquifer Recharge Areas	
Yes	<input type="checkbox"/>	N/A	<input checked="" type="checkbox"/>	Wellfield Protection Areas	
Yes	<input type="checkbox"/>	N/A	<input checked="" type="checkbox"/>	Wells	
Yes	<input checked="" type="checkbox"/>	N/A	<input type="checkbox"/>	Soils	
Yes	<input type="checkbox"/>	N/A	<input checked="" type="checkbox"/>	Mineral Resource Areas	
Yes	<input type="checkbox"/>	N/A	<input checked="" type="checkbox"/>	Topography/Steep Slopes	
Yes	<input type="checkbox"/>	N/A	<input checked="" type="checkbox"/>	Historical and Paleontological Resources	Not Evaluated
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)	Not Evaluated

SIGNED: Peter M. Wallace PROJECT # Fletcher DATE: 12/15/2019

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

Form revised on March 2007. Downloadable from: <http://growth-management.alachua.fl.us/formsdocs.php>

Table 1. Plant Species Recorded at Fletcher Center East 12 December 2019.

Species Code	Scientific Name	Common Name	USFWS ¹ Classif.	FDEP ² Classif.	Floristic ³ Classif.
AGP SP.	<i>Agapanthus</i> sp.	Agapanthus	NL	---	EW
AMB ART	<i>Ambrosia artemisiifolia</i> L.	Common ragweed	FACU	UPL	NW
ARD CRE	<i>Ardisia crenata</i> Sims	Scratchthroat	NL	FAC	EA
ASI ANG	<i>Asimina angustifolia</i> Raf.	Slimleaf pawpaw	NL	UPL	NC
ASP ELA	<i>Aspidistra elatior</i> Blume	Cast iron plant	NL	UPL	EW
ASP PLA	<i>Asplenium platyneuron</i> (L.) Britton et al.	Ebony spleenwort	FACU	UPL	NC
BID ALB	<i>Bidens alba</i> (L.) DC.	Beggarticks	NL	UPL	NW
BOT VIR	<i>Botrychium virginianum</i> (L.) Sw.	Rattlesnake fern	FACU	UPL	NC
CAL AME	<i>Callicarpa americana</i> L.	Beautybush	FACU-	UPL	NC
CAM RAD	<i>Campsis radicans</i> (L.) Seemann ex Bureau	Trumpet creeper	FAC	---	NC
CAR TOM	<i>Carya tomentosa</i> Nutt.	Mockernut hickory	NL	UPL	NC
CEL LAE	<i>Celtis laevigata</i> Willd.	Hackberry	FACW	FACW	NC
CIN CAM	<i>Cinnamomum camphora</i> (L.) J.Presl	Camphortree	FACU	UPL	EA
CLE BUN	<i>Clerodendrum bungei</i> Steud.	Rose glorybower	NL	UPL	EW
CLE IND	<i>Clerodendrum indicum</i> (L.) Kuntze	Turk's turban	NL	UPL	EW
DES TRI	<i>Desmodium triflorum</i> (L.) DC.	Sagotia beggarweed	FACU	UPL	EW
DIC LAX	<i>Dichanthelium laxiflorum</i> (Lam.) Gould	Openflower witchgrass	FAC	UPL	NC
DIC CAR	<i>Dichondra caroliniensis</i> Michx.	Pony-foot	FACW-	FAC	NP
DIS DIS	<i>Distimake dissectus</i> (Jacq.) A.R. Simoes & Staples	Noyau vine	FACU	---	NC
ERI JAP	<i>Eriobotrya japonica</i> (Thunb.) Lindl.	Loquat	NL	UPL	EW
GAL PIL	<i>Galium pilosum</i> Aiton	Hairy bedstraw	NL	UPL	NC
GEL SEM	<i>Gelsemium sempervirens</i> (L.) J. St. Hil.	Yellow jessamine	FAC	---	NC
ILE OPA	<i>Ilex opaca</i> var. <i>opaca</i> Aiton	American holly	FAC-	FAC	NC
IPO COR	<i>Ipomoea cordatotrilobata</i> Dennst.	Tievine	NL	---	NW
JUN VIR	<i>Juniperus virginiana</i> L.	Red cedar	FACU-	UPL	NC
LAN STR	<i>Lantana strigocamara</i> R.W. Sanders	Lantana	FACU	UPL	EW
LIG JAP	<i>Ligustrum japonicum</i> Thunb.	Japanese privet	NL	UPL	EW
MAG GRA	<i>Magnolia grandiflora</i> L.	Southern magnolia	FAC+	UPL	NC
MEL PEN	<i>Melothria pendula</i> L.	Creeping cucumber	FACW-	---	NP
MOR CER	<i>Morella cerifera</i> (L.) Small	Wax myrtle	FAC+	FAC	NP

Species Code	Scientific Name	Common Name	USFWS ¹ Classif.	FDEP ² Classif.	Floristic ³ Classif.
NEP COR	<i>Nephrolepis cordifolia</i> (L.) C. Presl (large colony immediately offsite to east)	Tuberous sword fern	NL	FAC	EA
OPL SET	<i>Opismenus setarius</i> (Lam.) Roem. & Schult.	Woodsgrass	FACU+	FAC	NC
OXA DEB	<i>Oxalis debilis</i> Kunth	Pink woodsorrel	NL	UPL	EW
PAR QUI	<i>Parthenocissus quinquefolia</i> (L.) Planch.	Virginia creeper	FAC	---	NC
PAS NIC	<i>Paspalum nicorae</i> Parodi	Brunswickgrass	NL	UPL	EW
PAS NOT	<i>Paspalum notatum</i> Flugge	Bahiagrass	FACU+	UPL	EA
PAS INC	<i>Passiflora incarnata</i> L.	Maypop	NL	---	NC
PER BOR	<i>Persea borbonia</i> var. <i>borbonia</i> (L.) Spreng.	Red bay	FACW	UPL	NC
PHY URI	<i>Phyllanthus urinaria</i> L.	Chamber bitter	FAC	FAC	EW
PIN TAE	<i>Pinus taeda</i> L.	Loblolly pine	FAC	UPL	NC
PRU CAR	<i>Prunus caroliniana</i> (Mill.) Aiton	Carolina laurelcherry	NL	UPL	NC
PRU SER	<i>Prunus serotina</i> var. <i>serotina</i> Ehrh.	Black cherry	FACU	UPL	NC
PYR CAR	<i>Pyrrhopappus carolinianus</i> (Walter) DC.	Carolina desertchicory	NL	UPL	NW
QUE AUS	<i>Quercus austrina</i> Small	Bastard white oak	NL	UPL	NC
QUE HEM	<i>Quercus hemisphaerica</i> Bartr.	Laurel oak	NL	UPL	NC
QUE NIG	<i>Quercus nigra</i> L.	Water oak	FAC	FACW	NC
QUE VIR	<i>Quercus virginiana</i> Mill.	Live oak	FACU+	UPL	NC
RHU COP	<i>Rhus copallinum</i> L.	Winged sumac	NI	UPL	NC
SAB PAL	<i>Sabal palmetto</i> (Walter) Lodd. ex Schult. & Schult. f.	Cabbage palm	FAC	FAC	NC
SAL LYR	<i>Salvia lyrata</i> L.	Lyreleaf sage	FAC-	UPL	NC
SMI BON	<i>Smilax bona-nox</i> L.	Greenbrier	FAC	---	NC
SMI SMA	<i>Smilax smallii</i> Morong	Jackson vine	FACU	---	NC
SOL SCA	<i>Solidago canadensis</i> L. var. <i>scabra</i> T. & G.	Canada goldenrod	FACU	UPL	NP
STA FLO	<i>Stachys floridana</i> Shuttlew. ex Benth.	Florida betony	FAC	UPL	NP
STE SEC	<i>Stenotaphrum secundatum</i> (Walter) Kuntze	St. Augustinegrass	FAC	UPL	NW
THE DEN	<i>Thelypteris dentata</i> (Forsk.) E. St. John	Downy shield fern	FACW	FACW	NC
TIL REC	<i>Tillandsia recurvata</i> (L.) L.	Ballmoss	NL	UPL	NC
TRI SEB	<i>Triadica sebifera</i> (L.) Small	Popcorn tree	FAC	FAC	EA
TRI FLA	<i>Tridens flavus</i> var. <i>flavus</i> (L.) Hitchc.	Tall redtop	FACU	UPL	NC
ULM ALA	<i>Ulmus alata</i> Michx.	Winged elm	FACU+	FACW	NC
VAC ARB	<i>Vaccinium arboreum</i> Marshall	Sparkleberry	FACU	UPL	NC
VAC STA	<i>Vaccinium stamineum</i> L.	Deerberry	FACU	UPL	NC

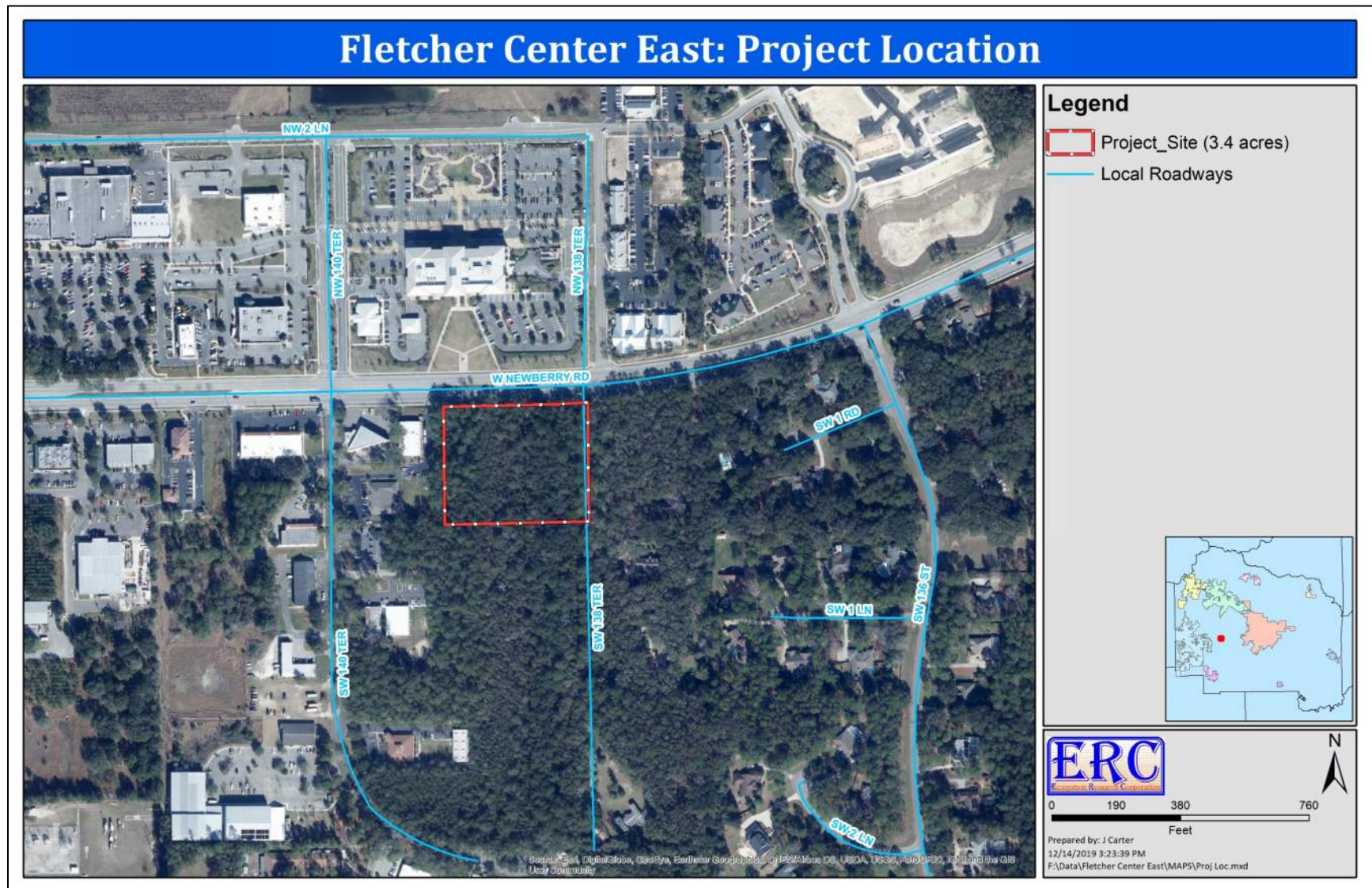
Species Code	Scientific Name	Common Name	USFWS ¹ Classif.	FDEP ² Classif.	Floristic ³ Classif.
VIT AES	<i>Vitis aestivalis</i> Michx.	Summer grape	FAC-	---	NC
VIT ROT	<i>Vitis rotundifolia</i> Michx.	Muscadine	FAC	---	NP
WIS SIN	<i>Wisteria sinensis</i> (Sims) Sweet	Chinese wisteria	NL	---	EW
YOU JAP	<i>Youngia japonica</i> (L.) DC.	Oriental false hawksbeard	FACU	UPL	EW
ZAN CLA	<i>Zanthoxylum clava-herculis</i> L.	Hercules'-club	FAC	UPL	NC

¹ USFWS (United States Fish and Wildlife Service) Classifications: OBL = obligate wetland species; FACW = facultative wetland species; FAC = facultative species (neither wetland nor upland); UPL = upland species; NL = not listed in the federal list; NI = non-indicator species

² FDEP (Florida Department of Environmental Protection) Classifications: OBL = obligate wetland species; FACW = facultative wetland species; FAC = facultative species (neither wetland nor upland); UPL = upland species; "----" = vine (non-indicator species)

³ Floristic Classifications (a measure of relative desirability): NC = Native Characteristic species (highly desirable); NP = Native Pioneer species (highly desirable); NW = Native Weedy species (slightly desirable); EW = Exotic Weedy species (undesirable); EA = Exotic Aggressive species (very undesirable)

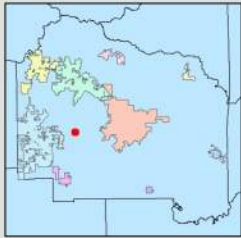
Figure 1. Location map showing Project Site in relation to local and regional access roads.




Fletcher Center East: Parcel Location

Legend

- Project_Site (3.4 acres)
- Parcels_2018





0 115 230 460
Feet

Prepared by: J Carter
12/14/2019 3:31:24 PM
F:\Data\Fletcher Center East\MAPS\Parcel Loc.mxd

N




Figure 3. Boundary survey of the Project Site.

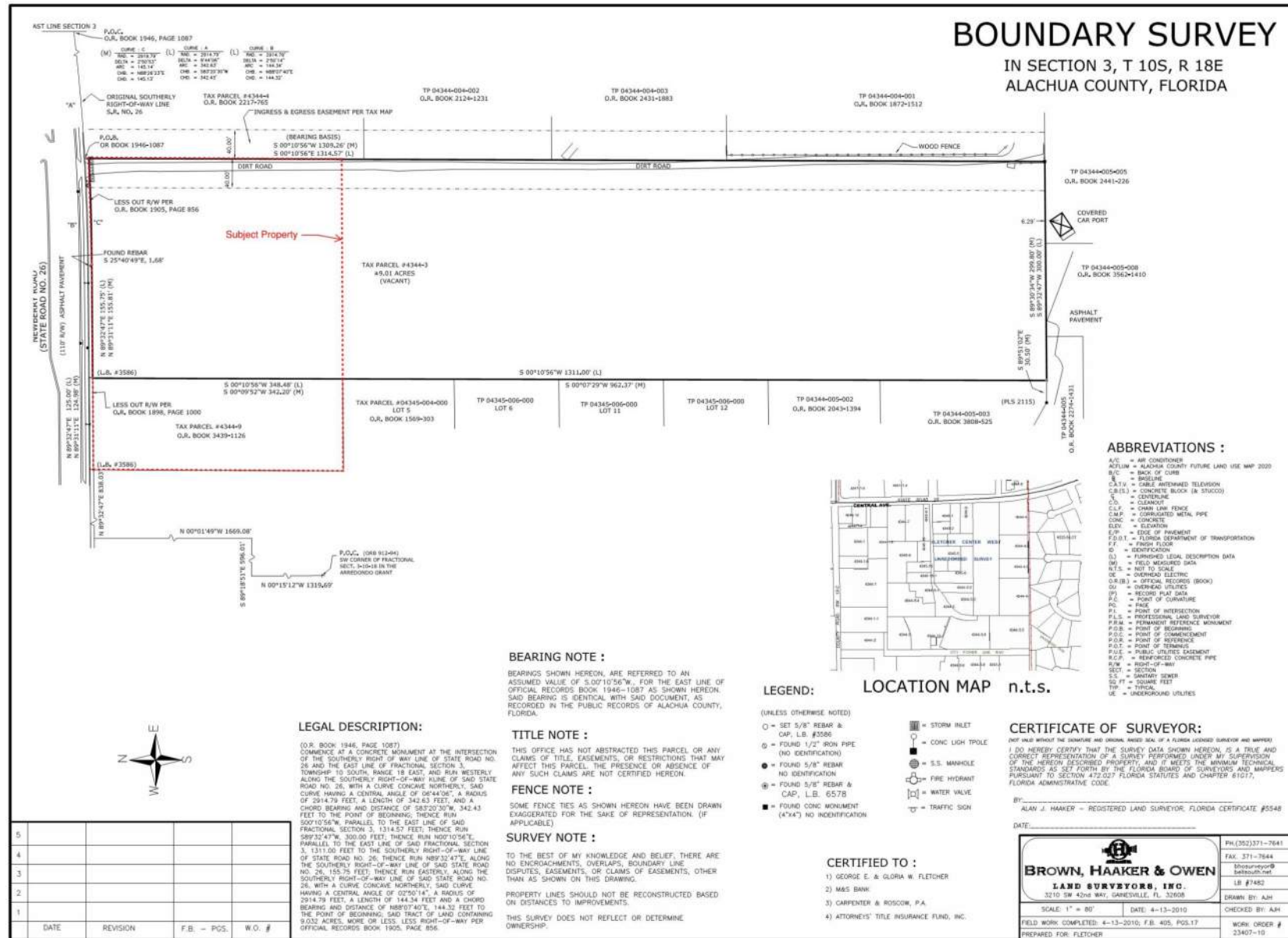


Figure 4. USGS Gainesville West topographic map of the Project Site and surrounding area.

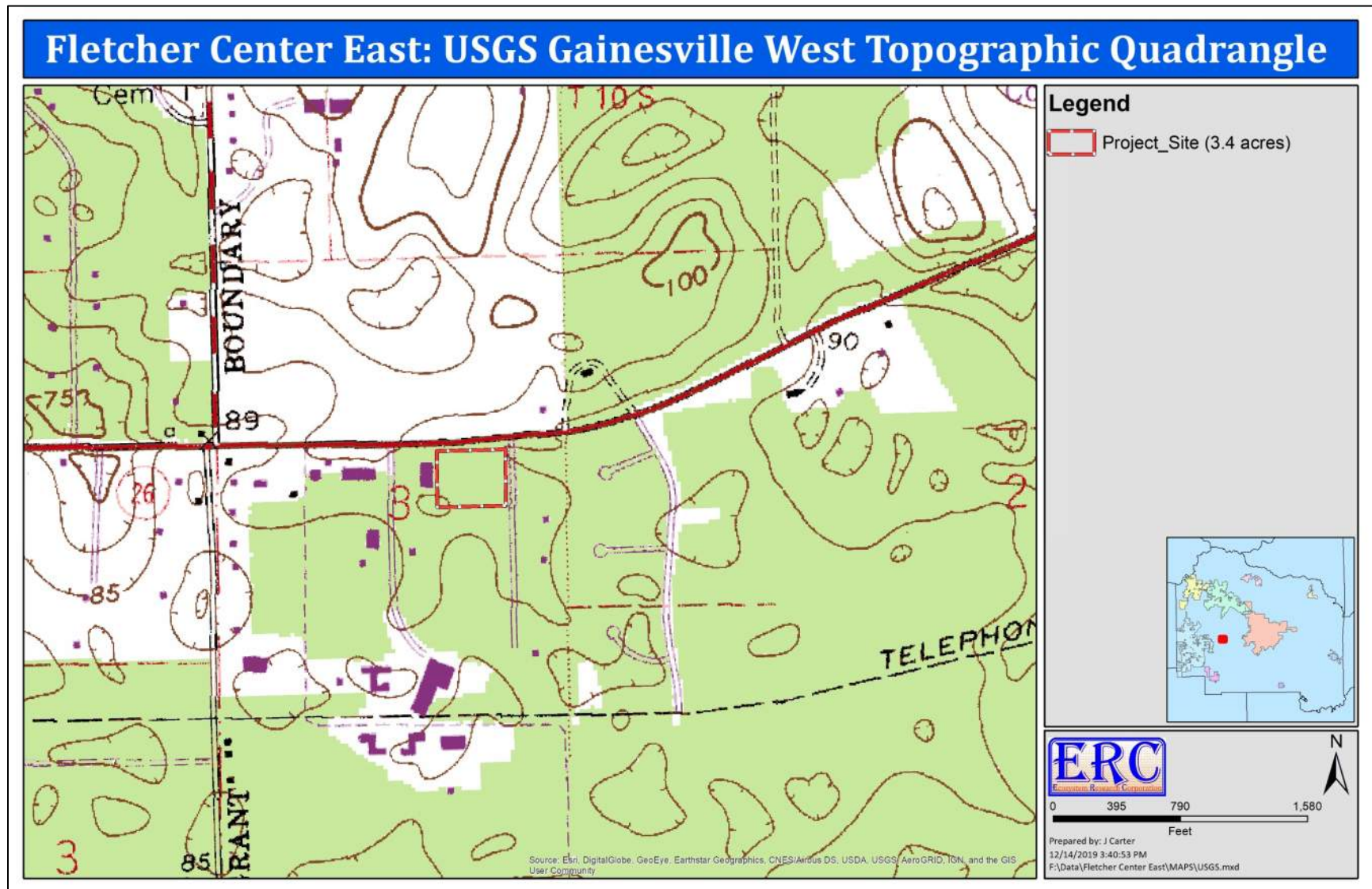


Figure 5. Closed topographic depressions shown in relation to the Project Site and surrounding area.

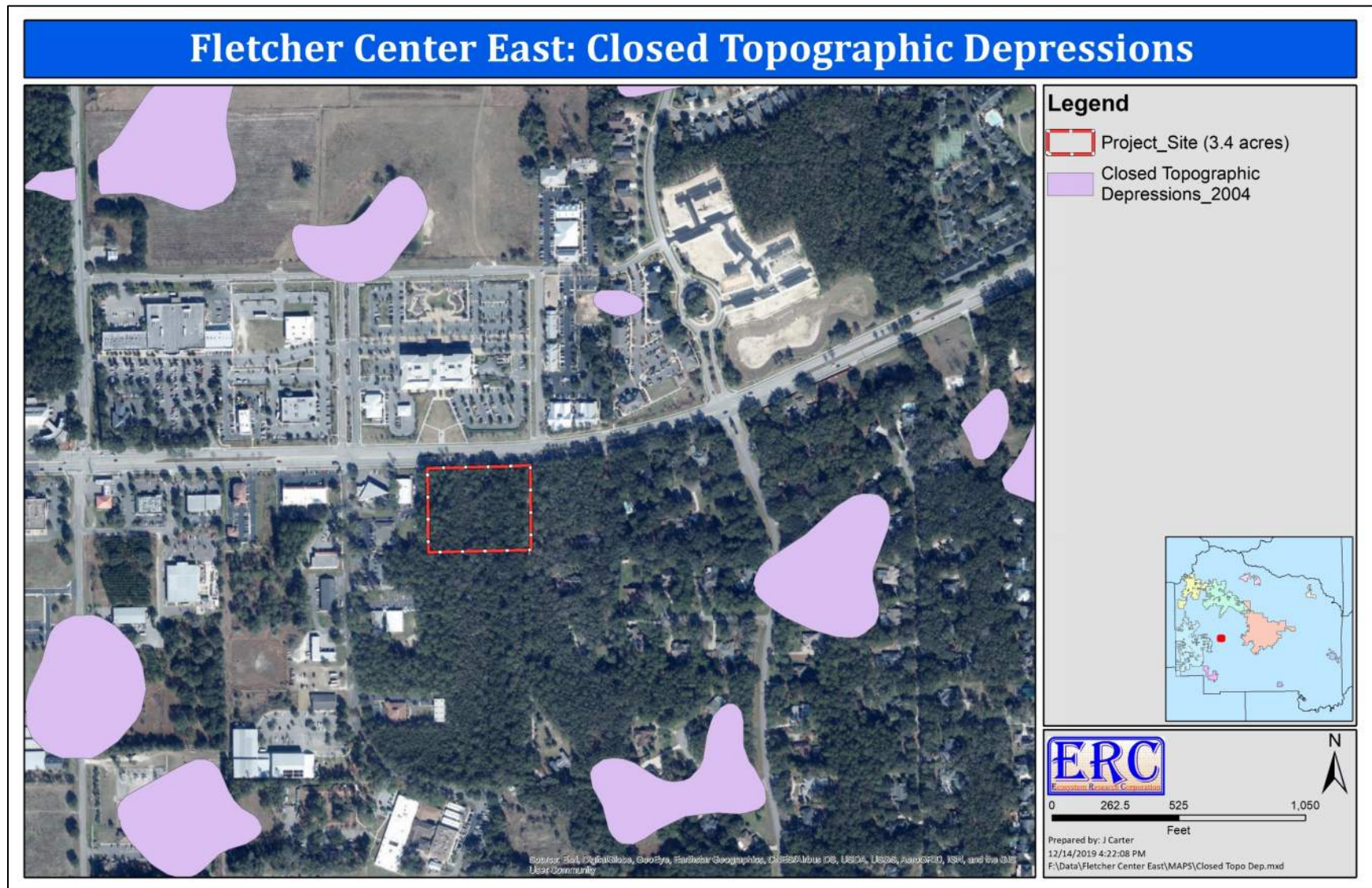


Figure 6. Topography map showing Alachua County 2001 topo contours overlain on a 2017 aerial photograph.

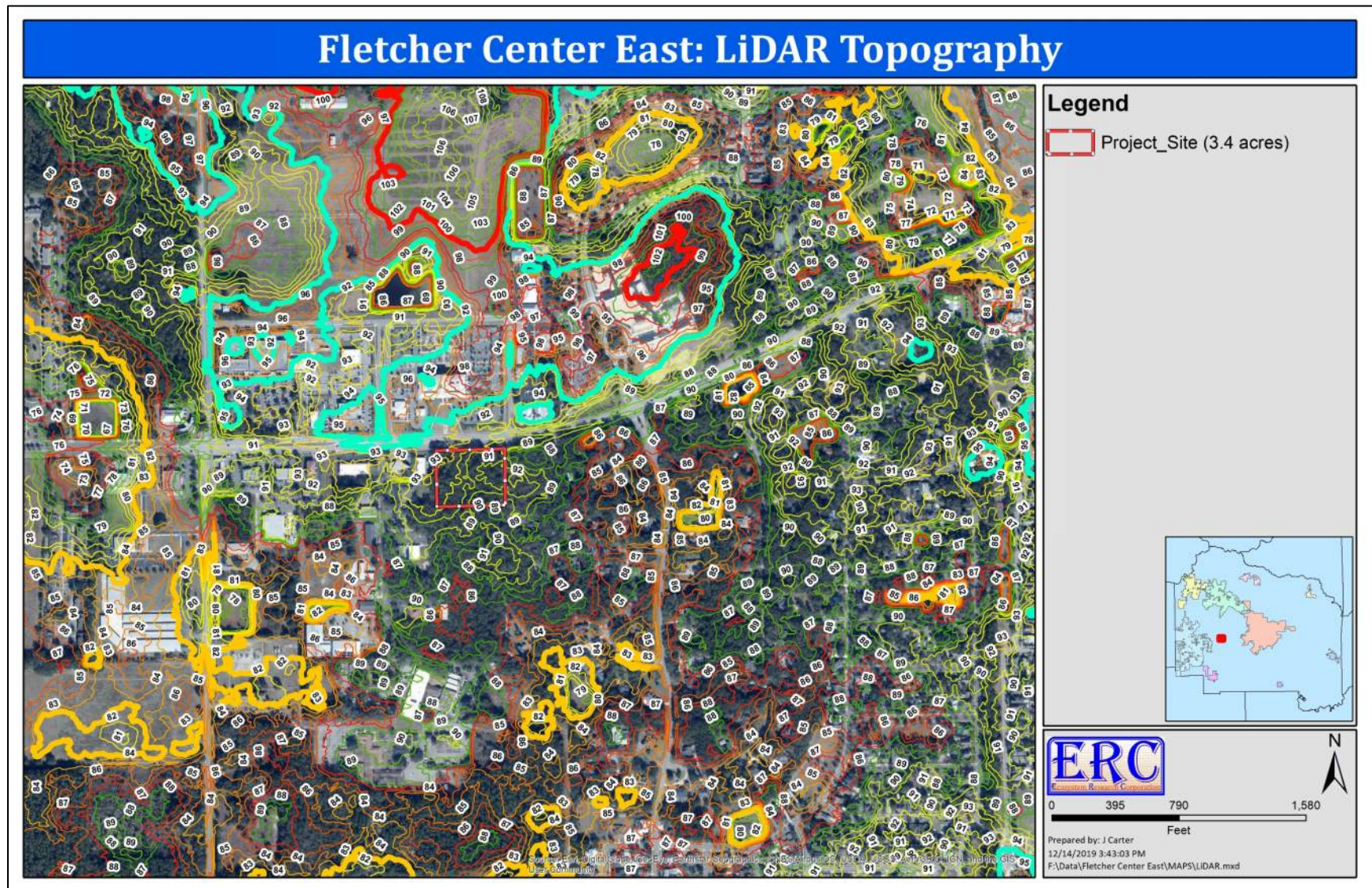


Figure 7. NRCS soils map of the Project Site and surrounding area.

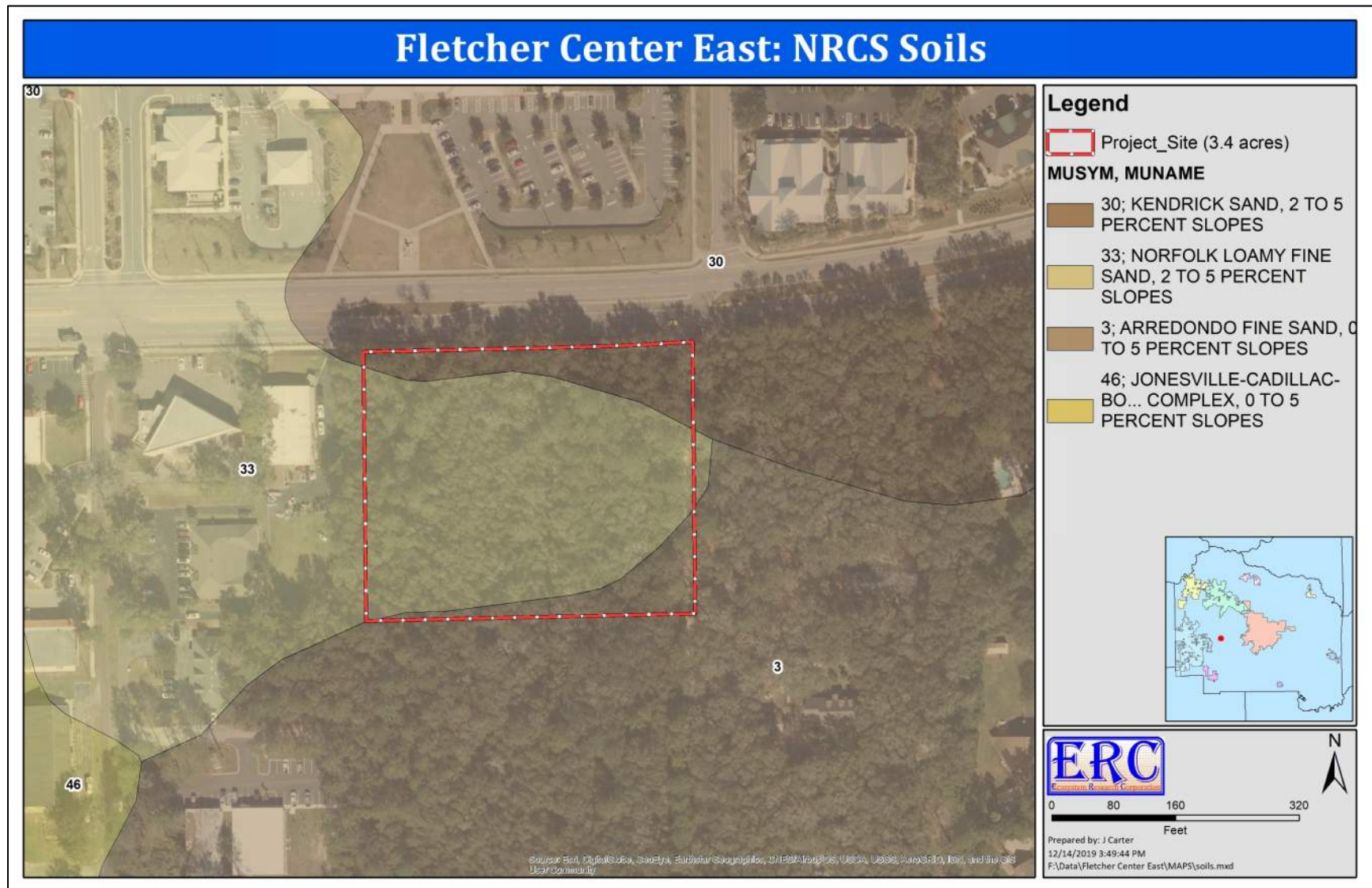


Figure 8. FEMA flood zone map of the Project Site and surrounding area.

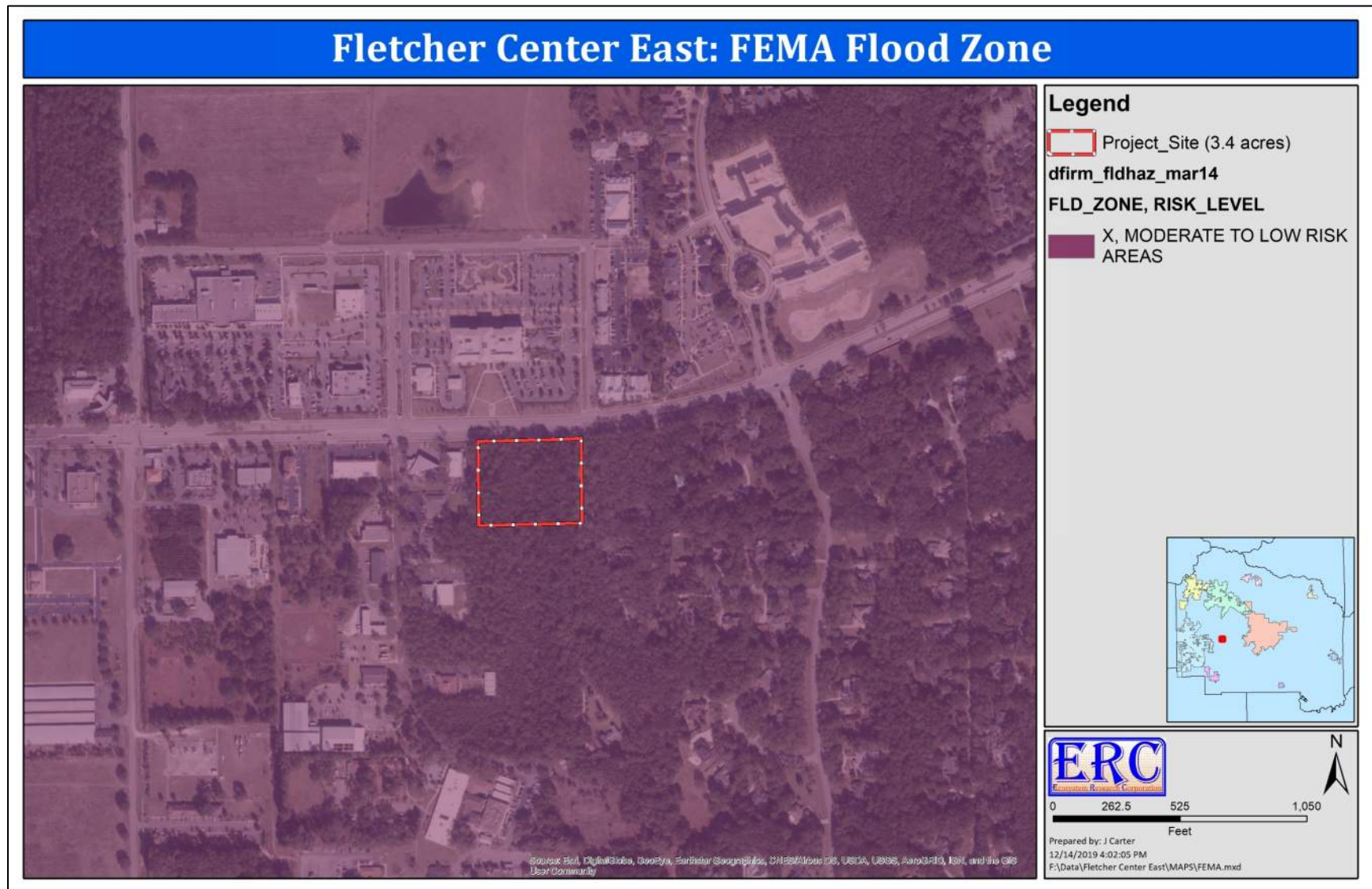


Figure 9. National Wetlands Inventory wetlands shown in relation to the Project Site and surrounding area.

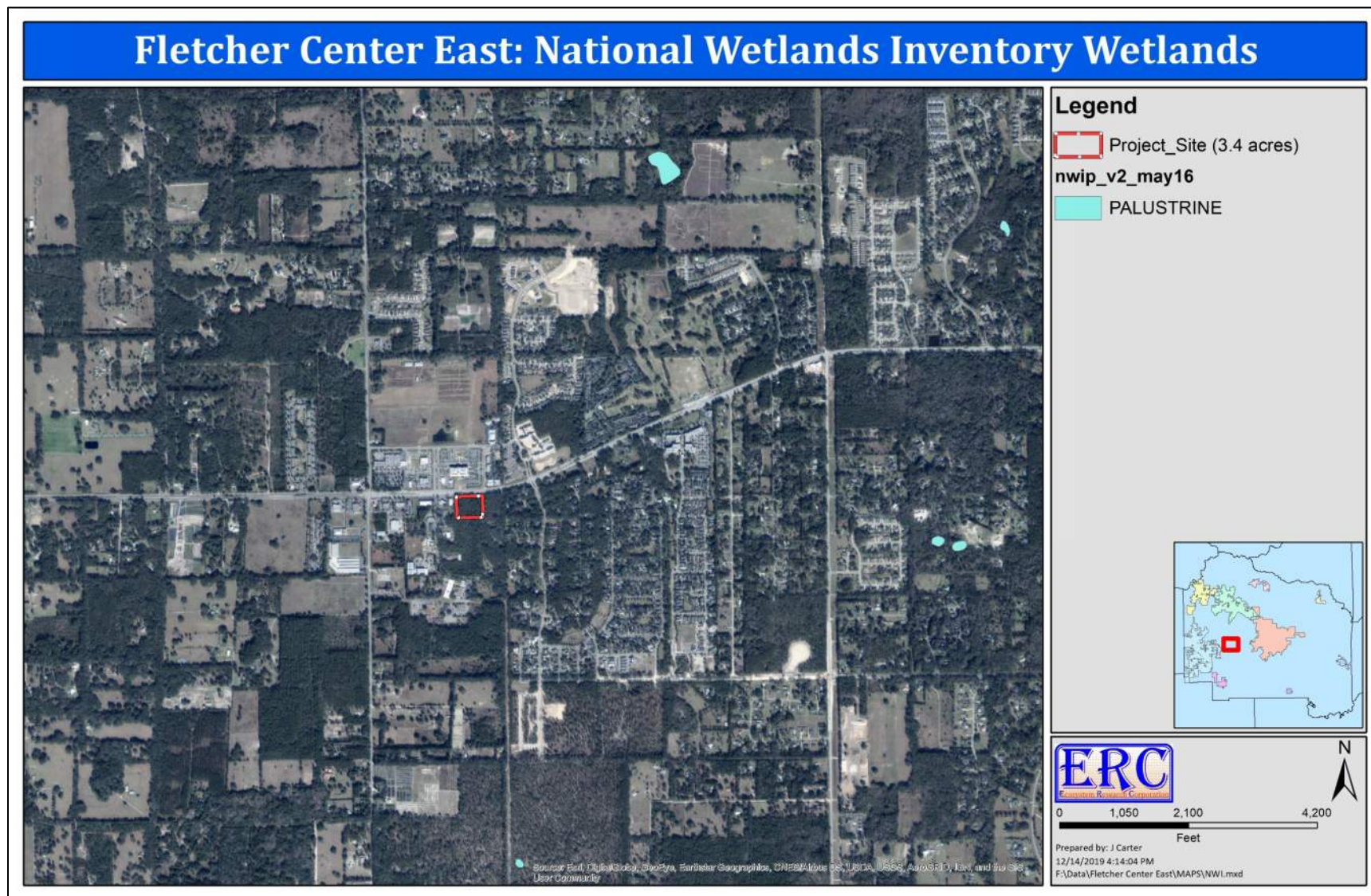


Figure 10. Alachua County composite wetlands shown in relation to the Project Site and surrounding area.

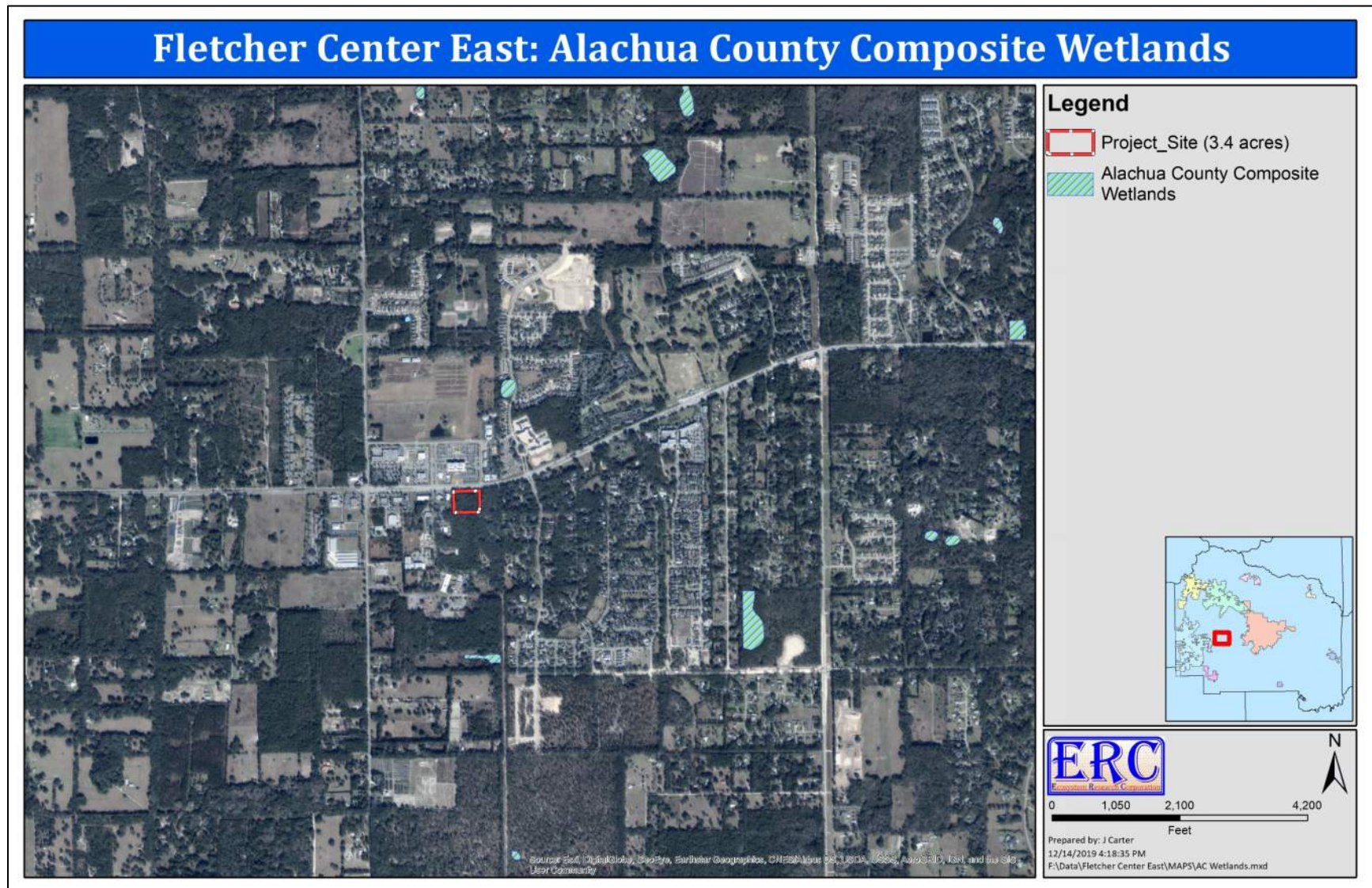


Figure 11. Alachua County Floridan Aquifer High Recharge Area.

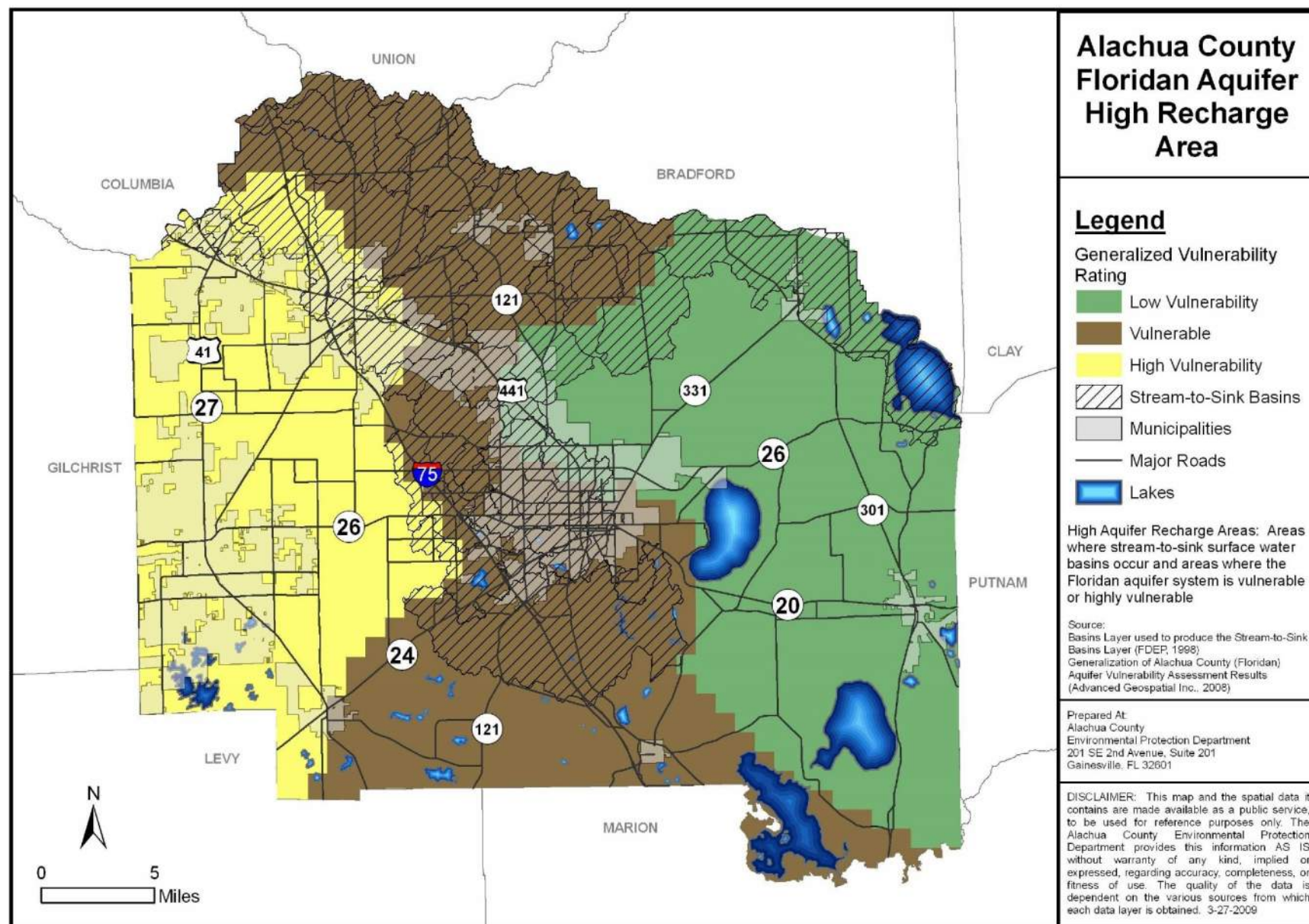


Figure 12. Alachua County hazardous materials storage facilities shown in relation to the Project Site.

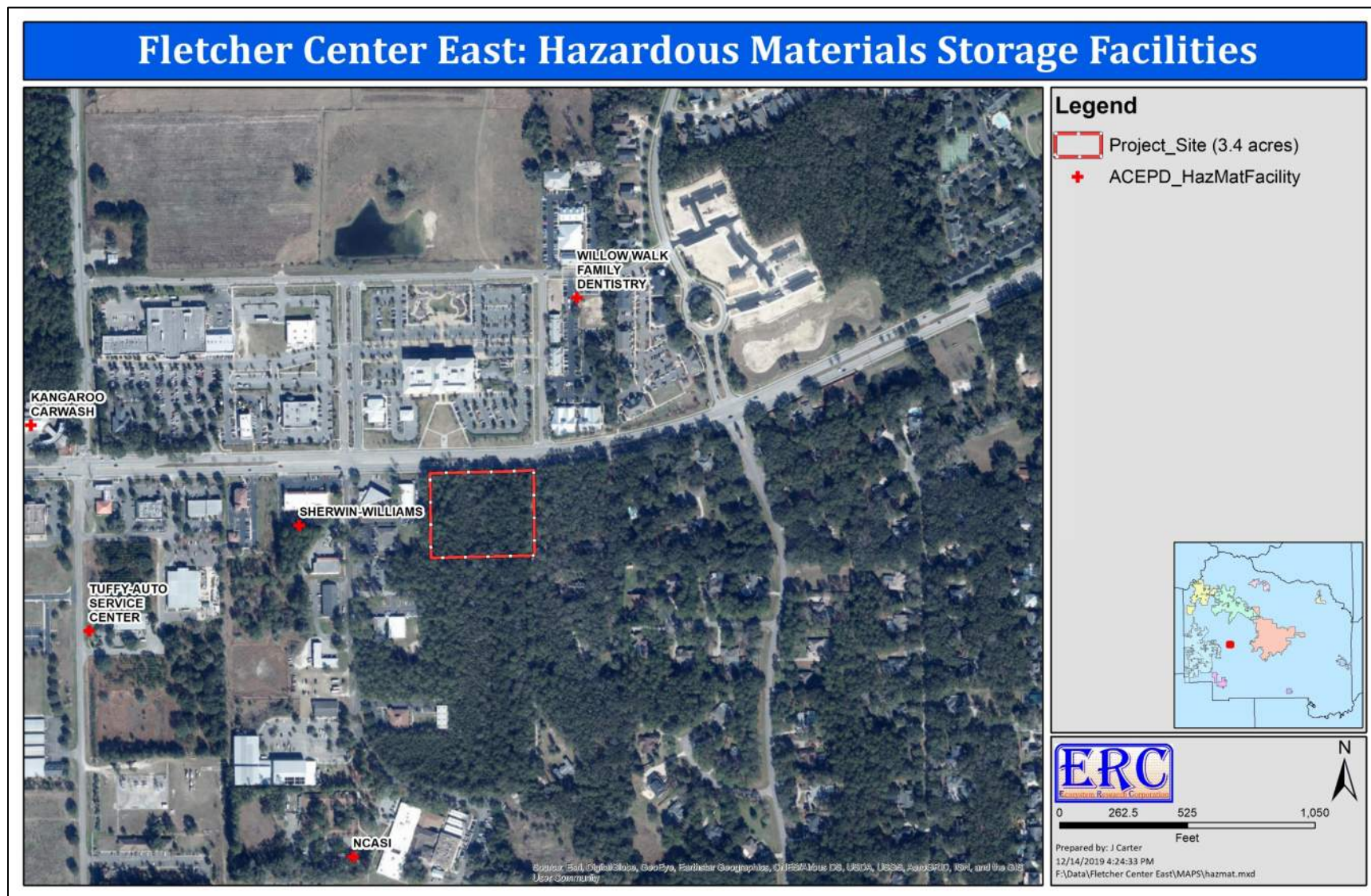


Figure 13. Historic structures shown in relation to the Project Site.

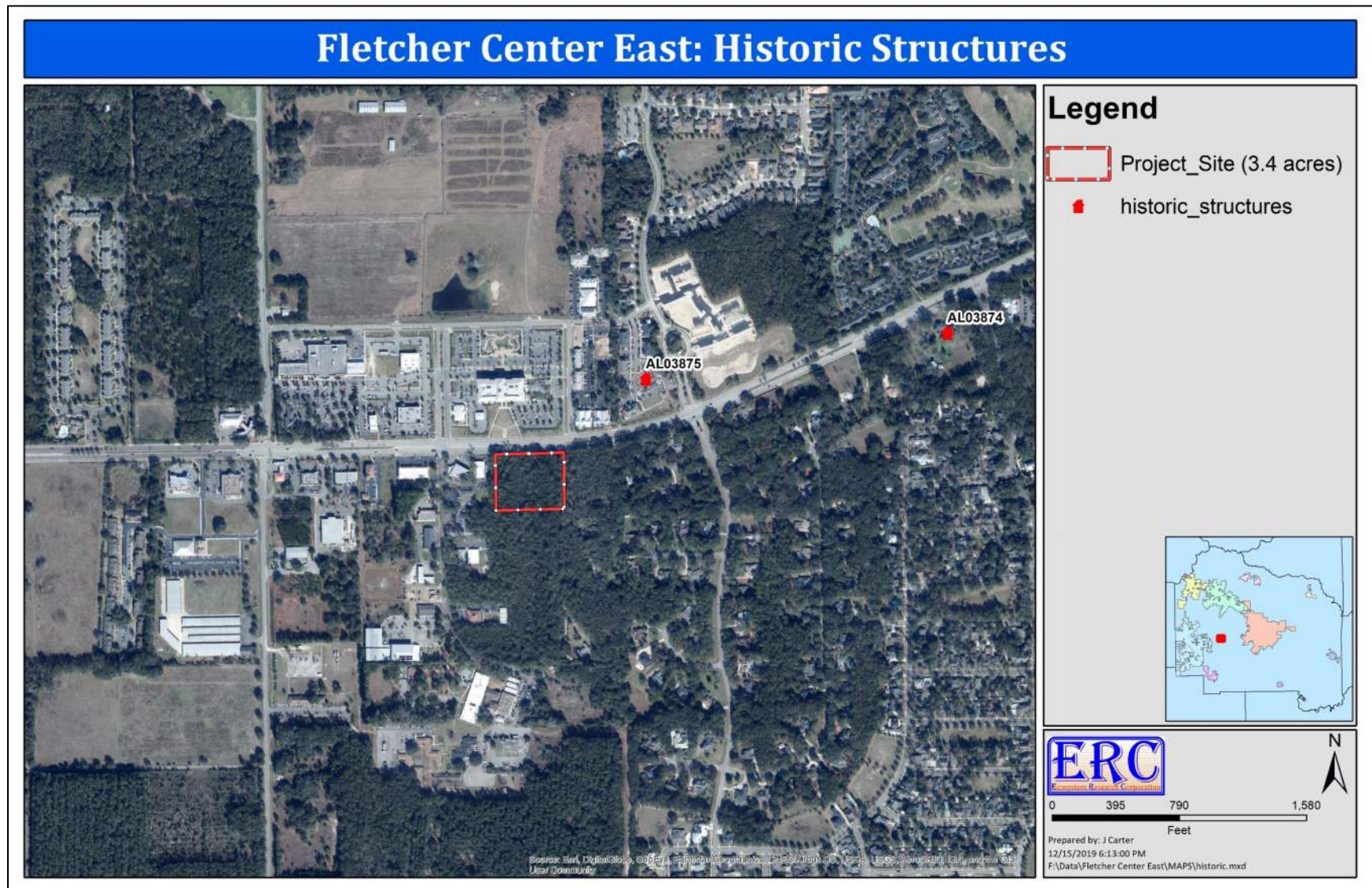


Figure 14. Bald Eagle Nests and Wading Bird Rookeries shown in relation to the Project Site and surrounding area.

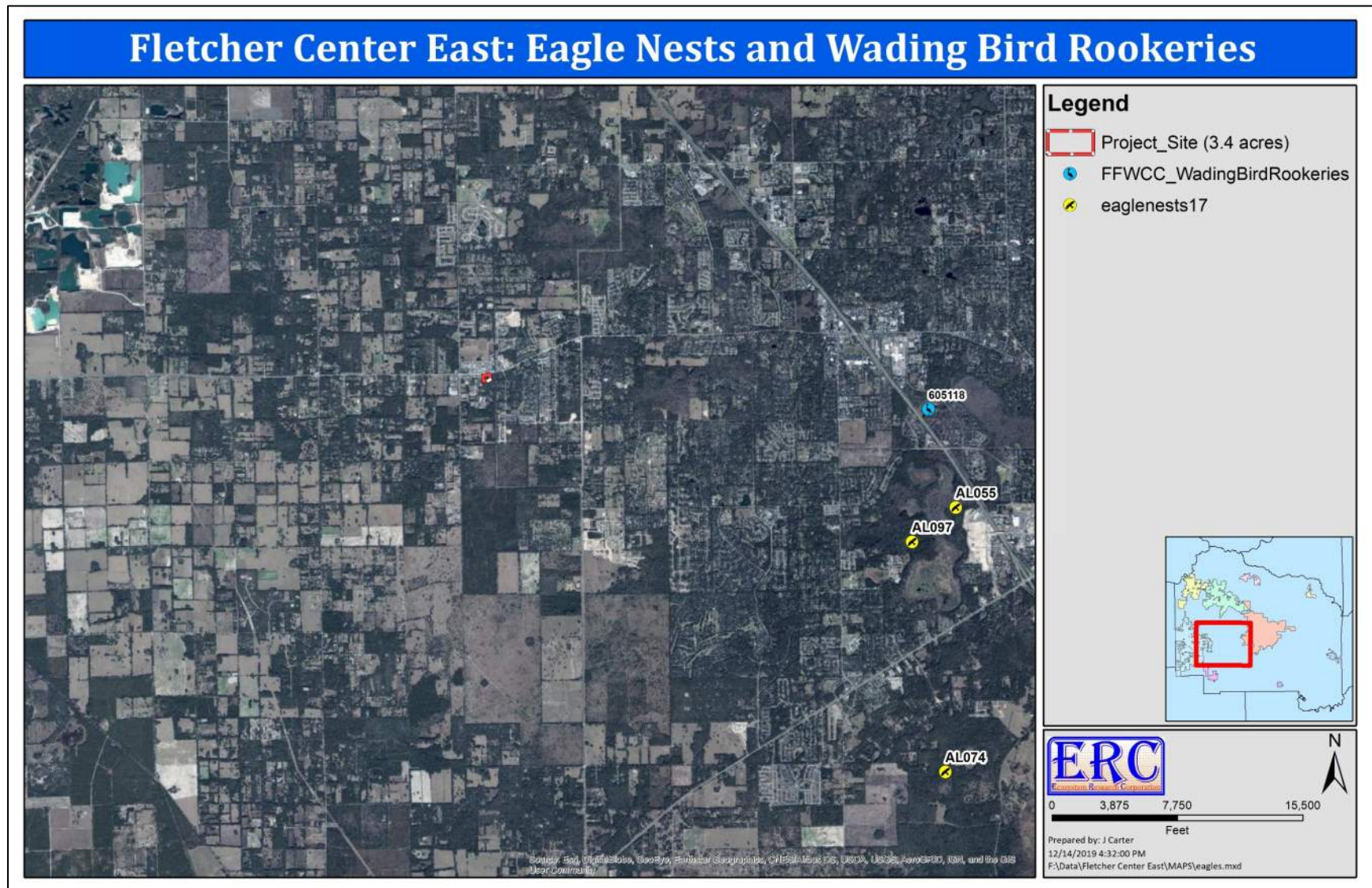


Figure 15. Known occurrence ranges of Federally listed bird species in relation to the Project Site location.

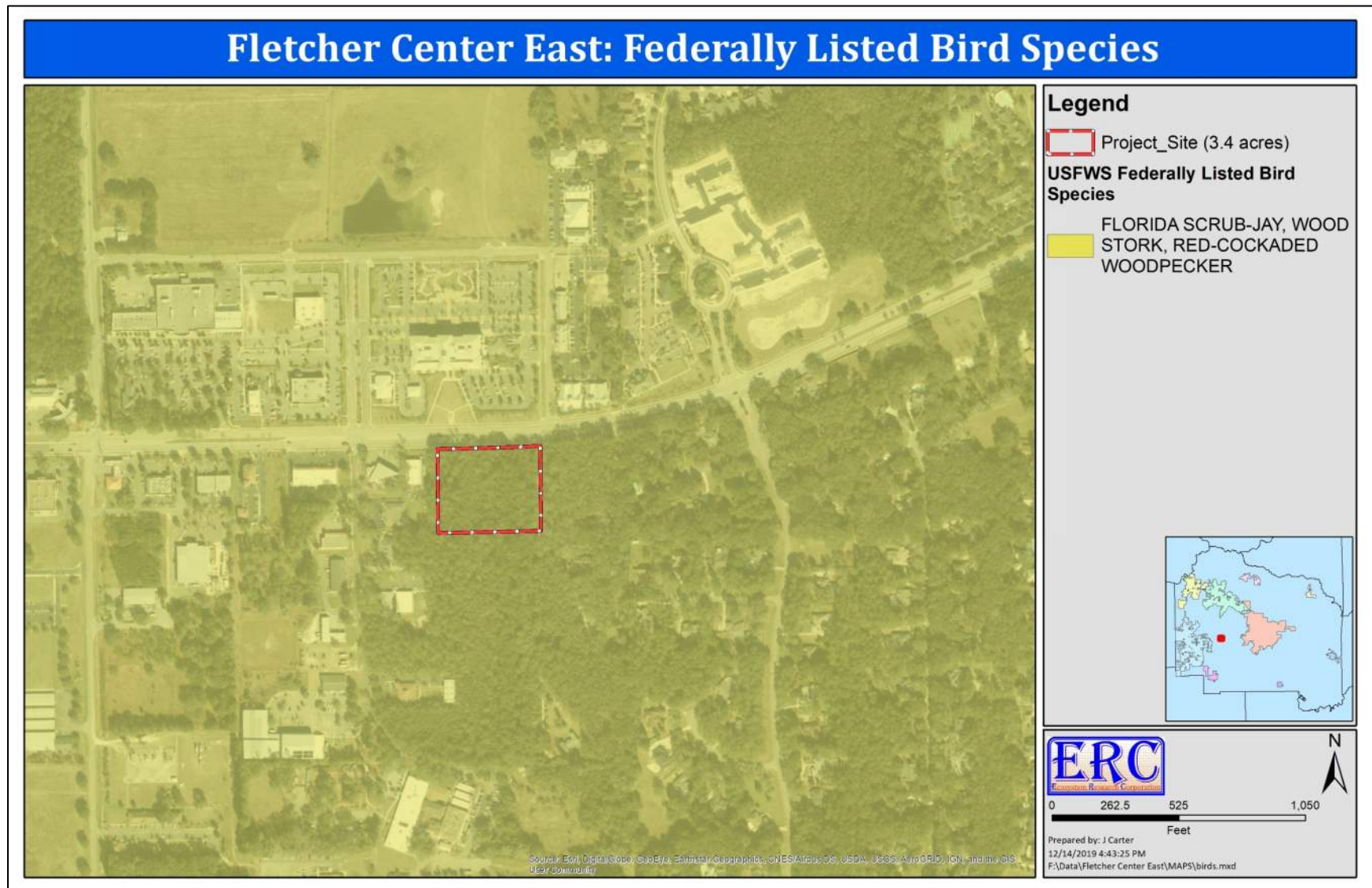


Figure 16. Known occurrence ranges of Federally listed reptile species in relation to the Project Site location.

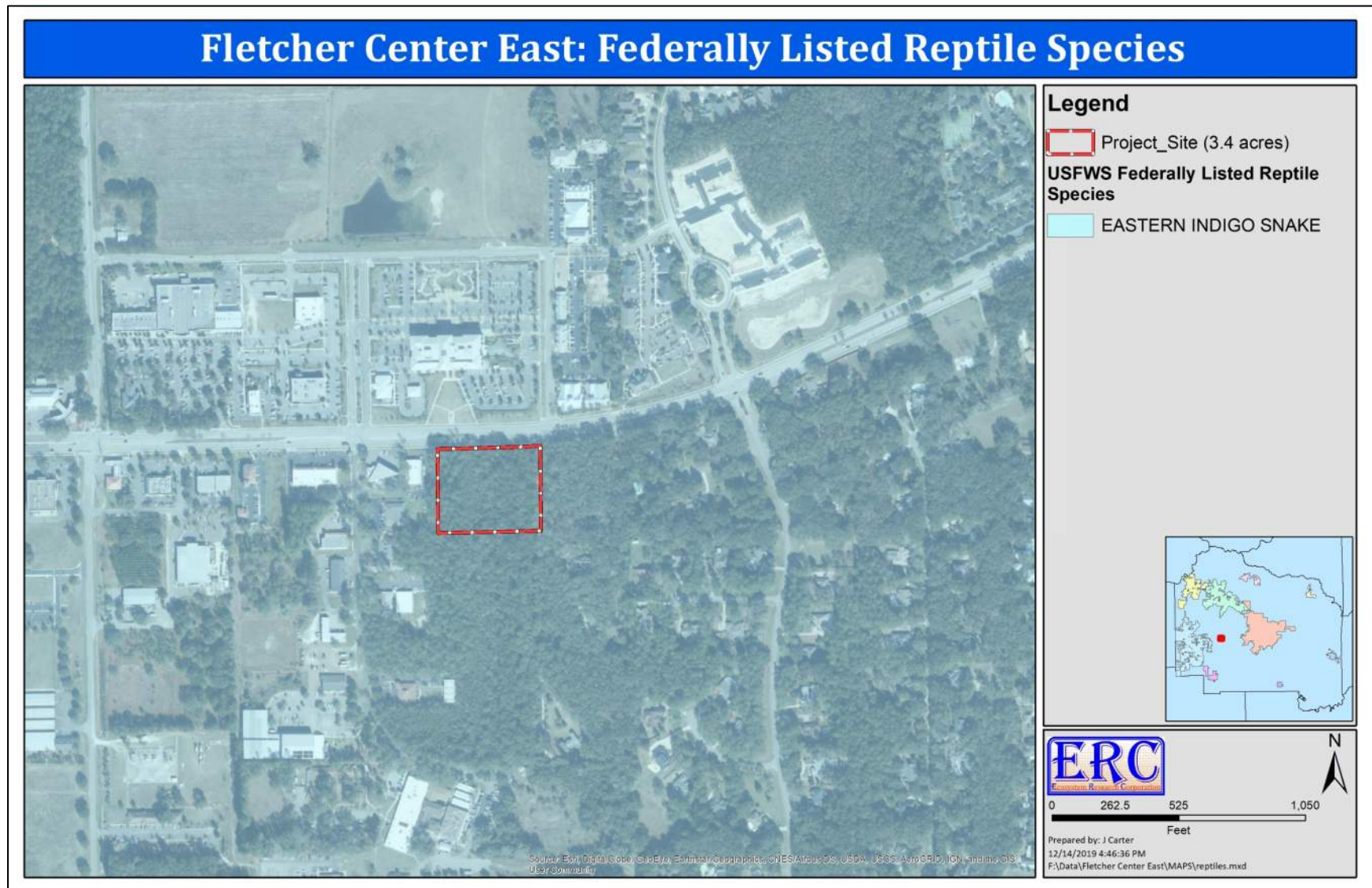


Figure 17. Known occurrence ranges of Federally listed amphibian species in relation to the Project Site location.

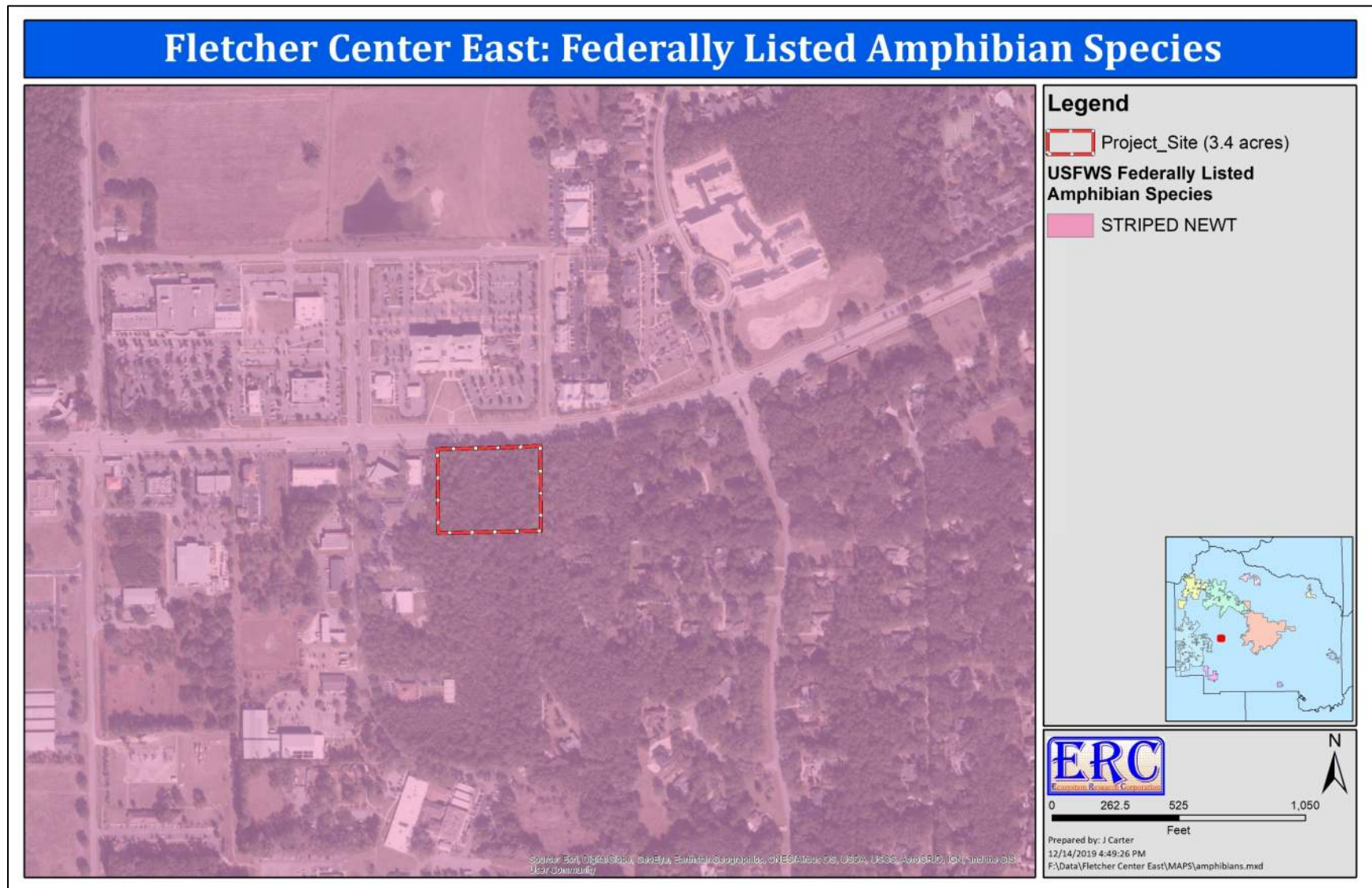


Figure 18. Black bear forage area where black bears are known to “occasionally” occur.

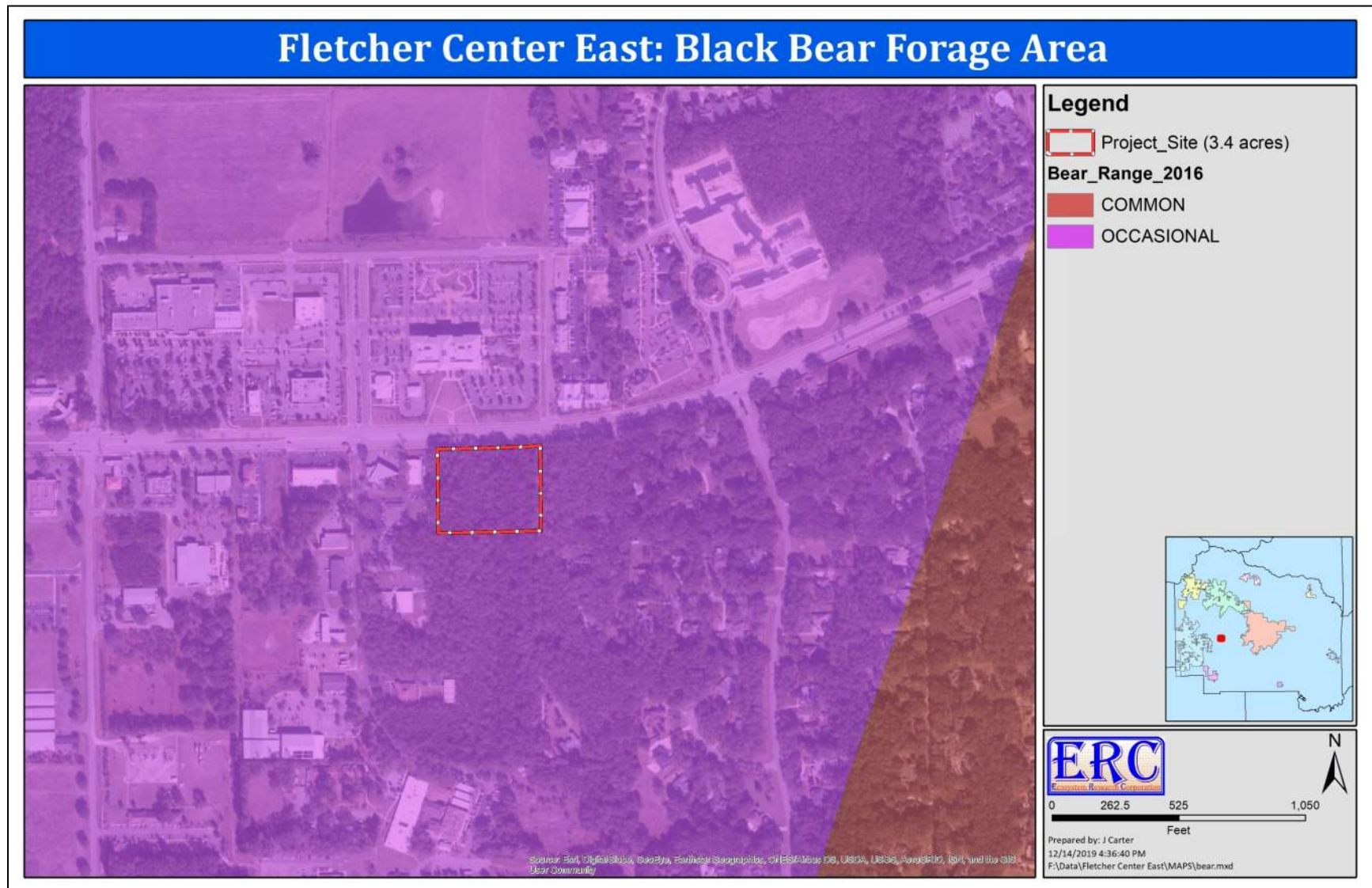


Figure 19. Florida Natural Areas Inventory element occurrence records shown in relation to the Project Site and surrounding area.

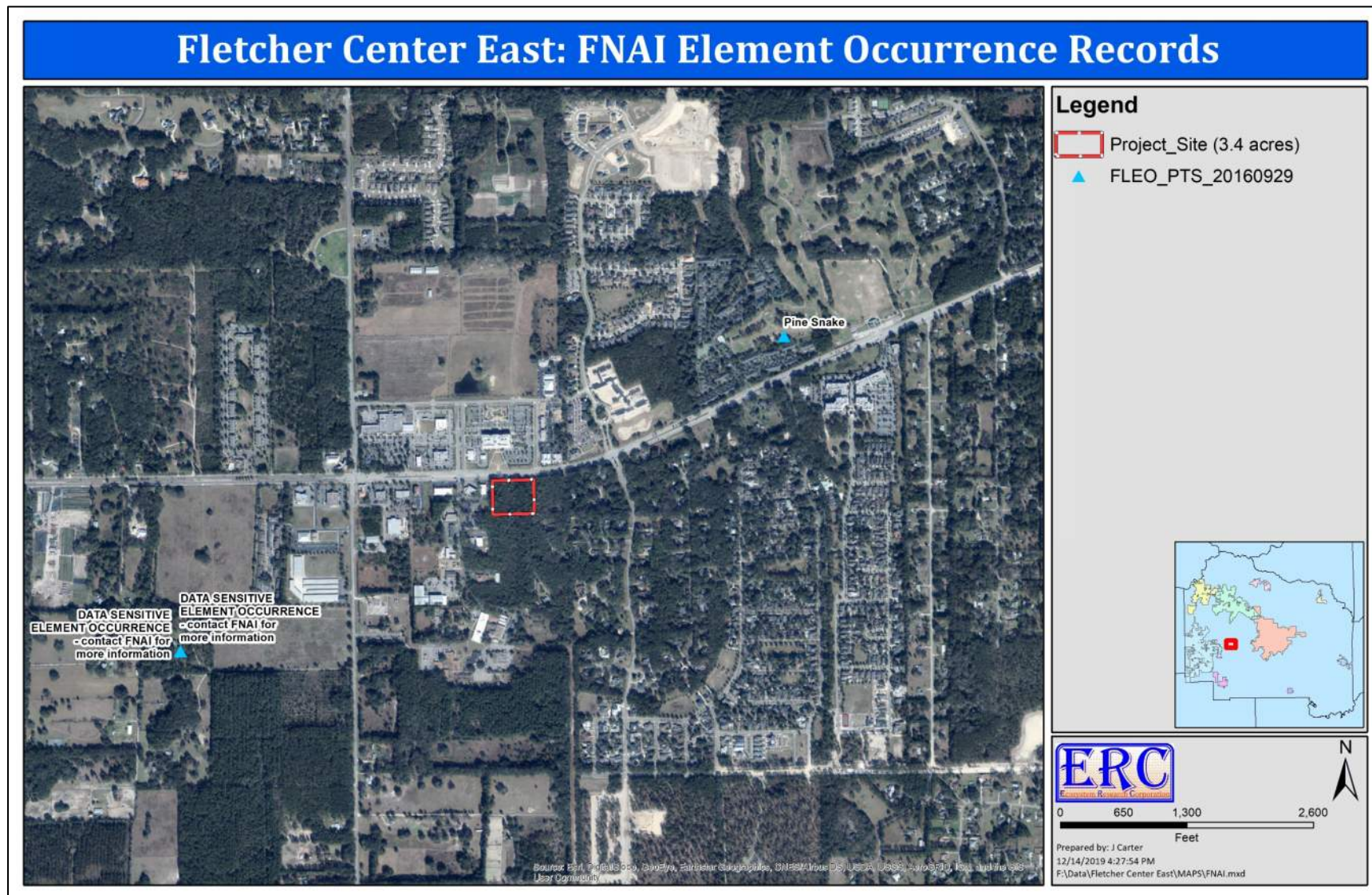
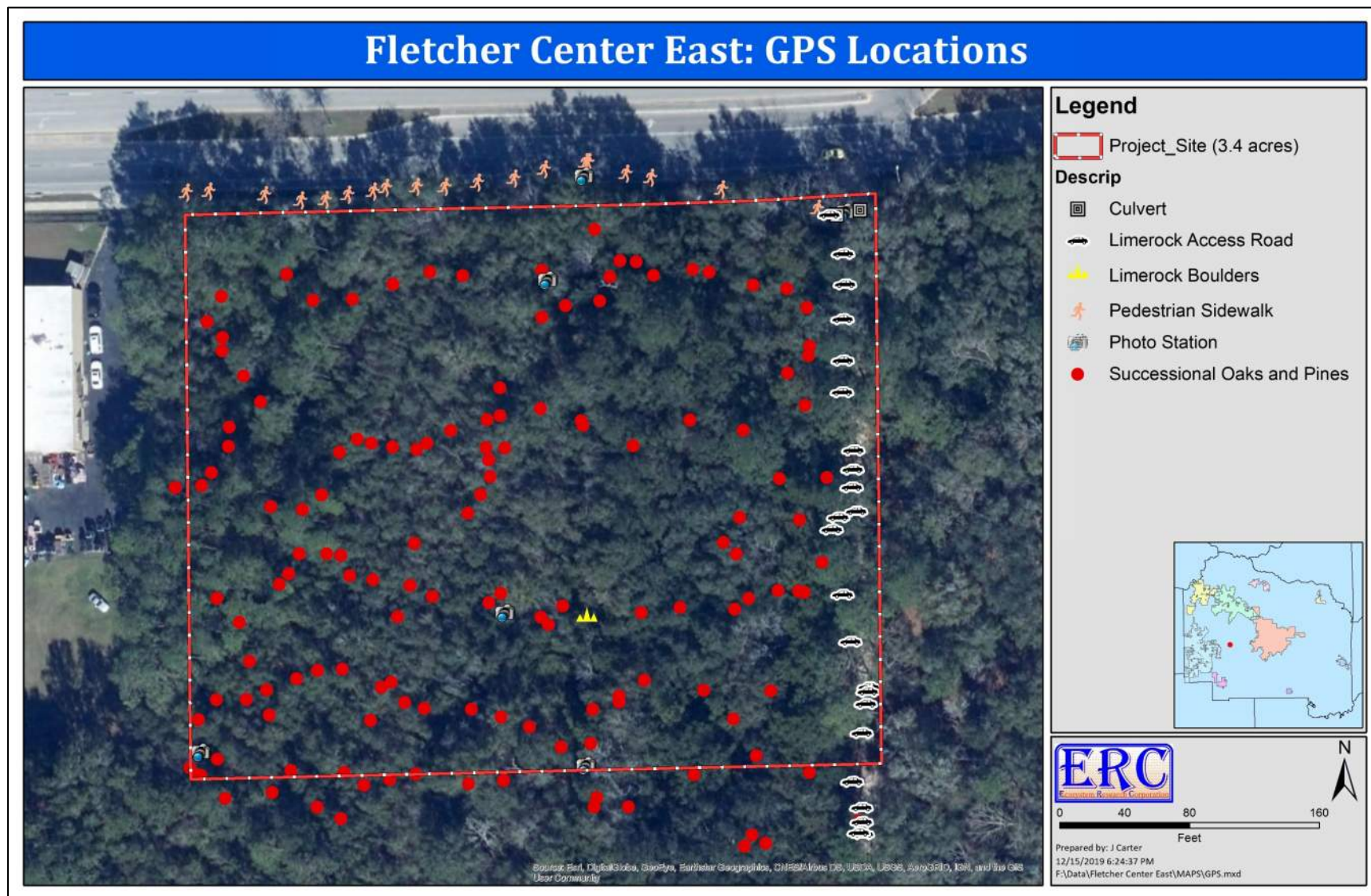


Figure 20. GPS locations where site-specific data were collected within the Project Site and adjacent areas.



Attachment 1—Photographs

General appearance of the Project Site and adjacent areas during the field survey on 12 December 2019.

Figure A-1. Photo station locations shown as designated by specific GPS locations.

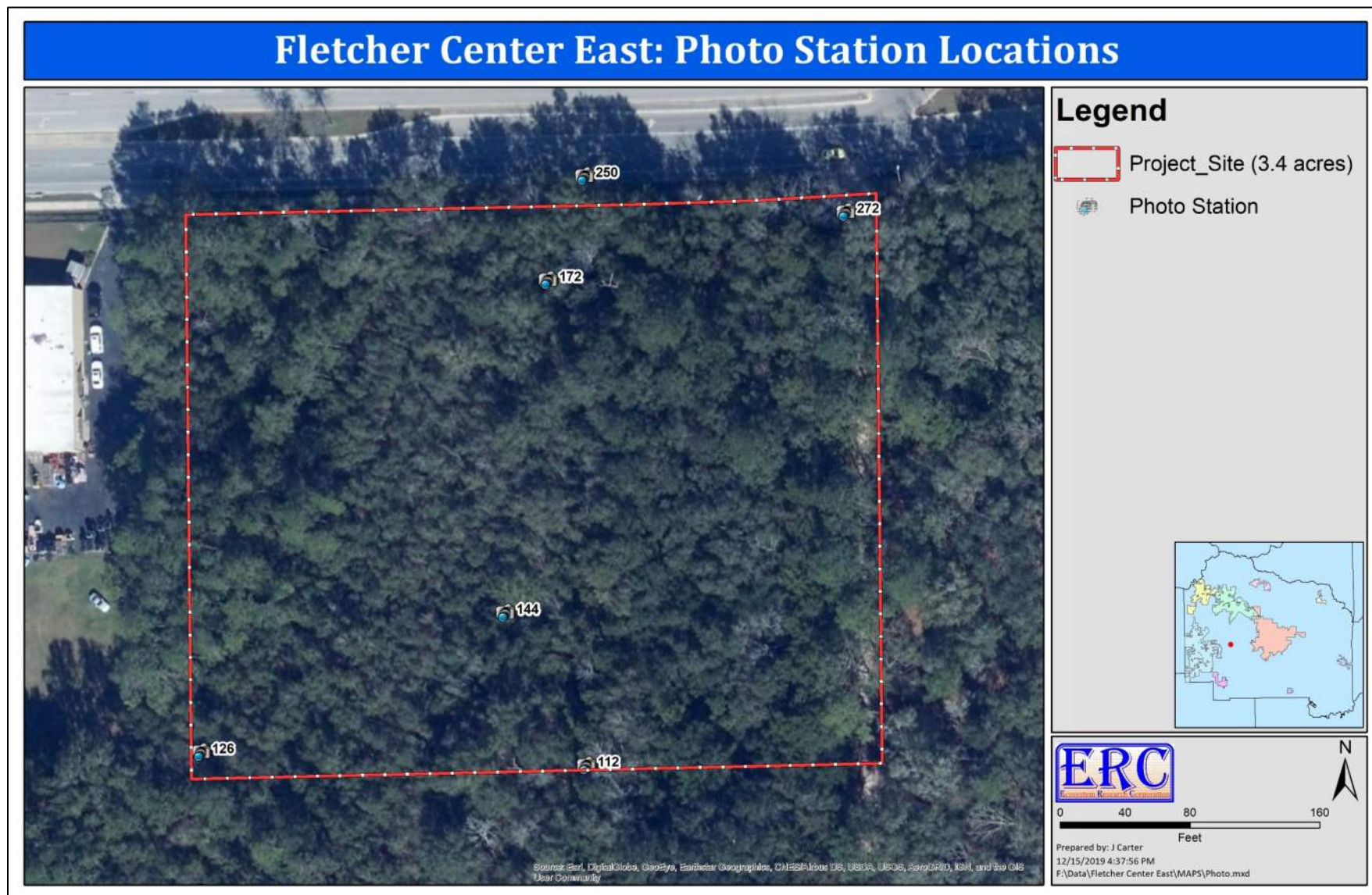




Photo 1. View of Successional Oak and Pine Habitat as seen looking north from GPS location 112 on 12 December 2019.



Photo 2. View of Successional Oak and Pine Habitat as seen looking north from GPS location 126 on 12 December 2019.



Photo 3. View of Successional Oak and Pine Habitat as seen looking north from GPS location 144 on 12 December 2019.



Photo 4. View of Successional Oak and Pine Habitat as seen looking south from GPS location 144 on 12 December 2019.



Photo 5. View of Successional Oak and Pine Habitat as seen looking north from GPS location 172 on 12 December 2019.



Photo 6. View of Successional Oak and Pine Habitat as seen looking south from GPS location 172 on 12 December 2019.



Photo 7. View to east along SR26 from GPS location 250 on 12 December 2019.



Photo 8. View to west along SR26 from GPS location 250 on 12 December 2019.



Photo 9. View to south of SW 138th Terrace from GPS location 272 on 12 December 2019.

Application Package
Table of Contents

1. Cover Letter
2. Rezoning Application
3. Owner Affidavit
4. Legal Description
5. Deeds, Property Appraiser Datasheets, and Tax Records
6. Neighborhood Workshop Materials
7. Justification Report
8. Environmental Resource Checklist
- 9. Directions to Site**
10. Map Set

SITE DIRECTIONS

The following directions are given for ±2.2-acres (Tax Parcel 04344-009-000 and a portion of Tax Parcel # 04344-003-000), which is located in the 14000 block of W Newberry Rd, Newberry, FL 32669 in unincorporated Alachua County.

Directions: From the W Newberry Road (SR 26) and SW 143rd Street (CR 241) intersection, head east ±0.3 miles and the site is on the right.



Application Package
Table of Contents

1. Cover Letter
2. Rezoning Application
3. Owner Affidavit
4. Legal Description
5. Deeds, Property Appraiser Datasheets, and Tax Records
6. Neighborhood Workshop Materials
7. Justification Report
8. Environmental Resource Checklist
9. Directions to Site
- 10. Map Set**



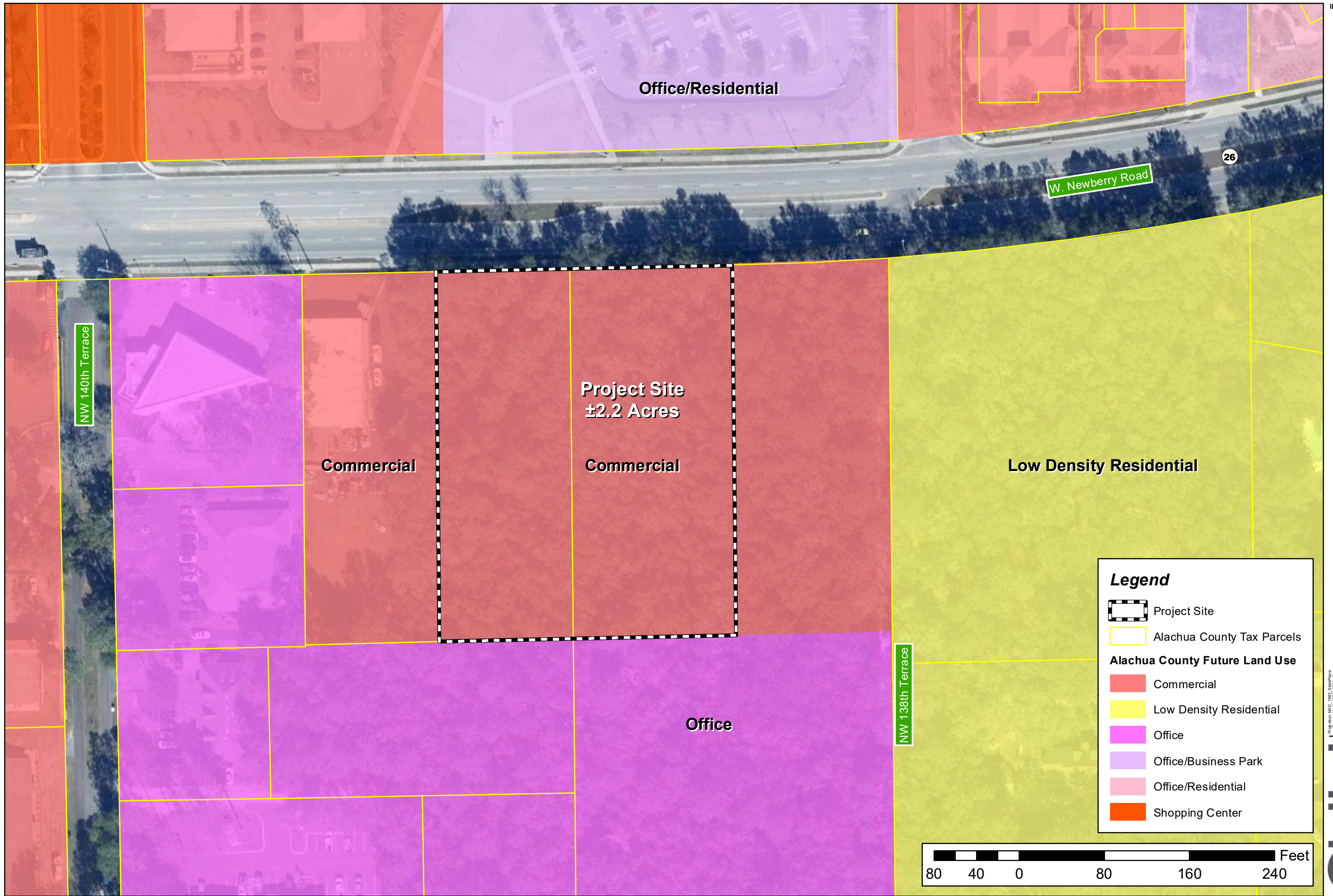
ILLUSTRATION 1B:
AERIAL MAP

Fletcher Center East Rezoning Application



Projection: NAD_1983_StatePlane_Florida_North_Arctic_5000_Feet
Datum: North American 1983
Spheroid: GRS80
Datum Shift: 0.000000
Central Meridian: -84.500000
Standard Parallel 1: 29.583333
Standard Parallel 2: 29.666667
Latitude of Origin: 29.000000
False Easting: 500000.00
False Northing: 0.00
Units: Feet
Prepared by: Employee ###
Date: 1/20/2020



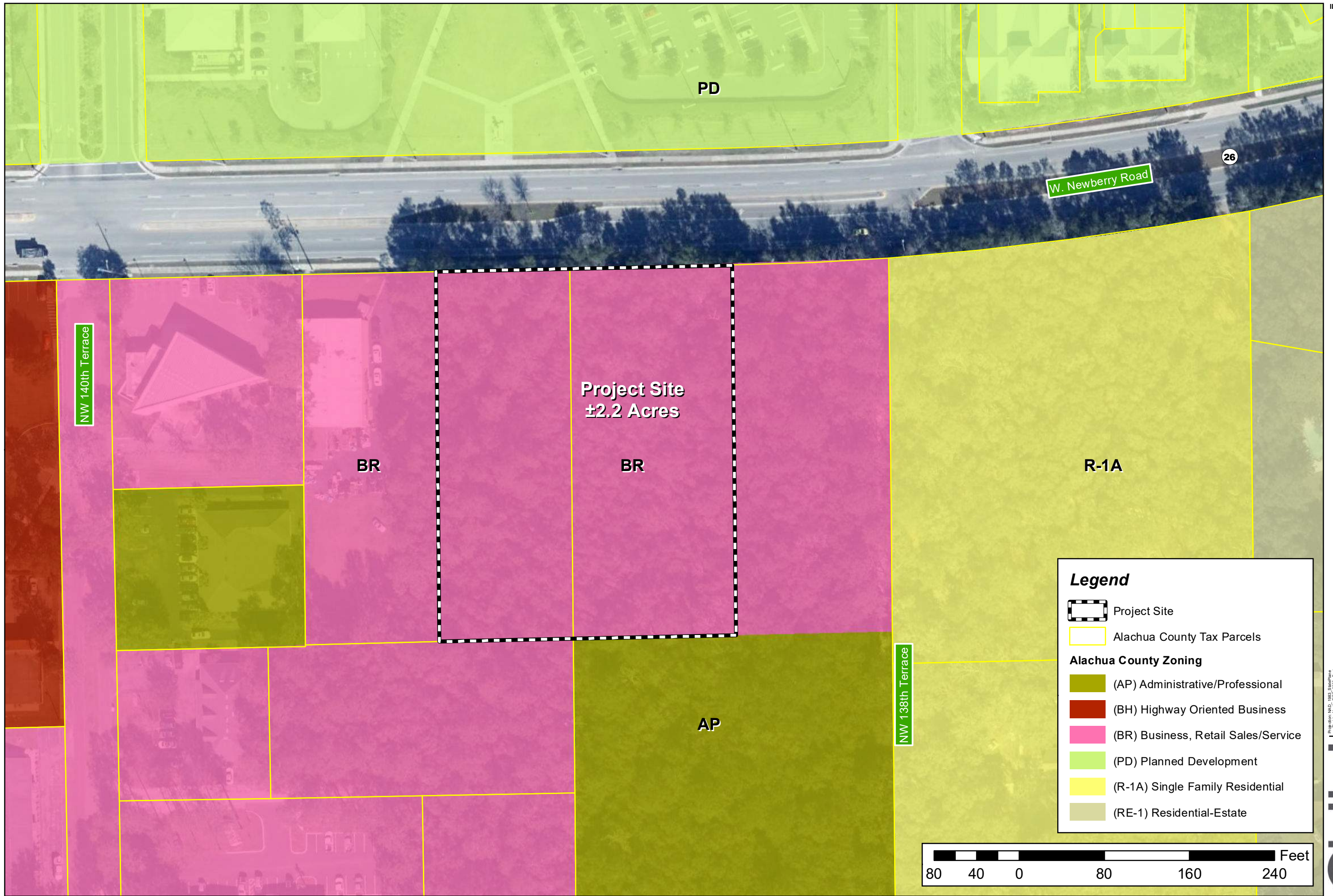


Fletcher Center East
Rezoning Application

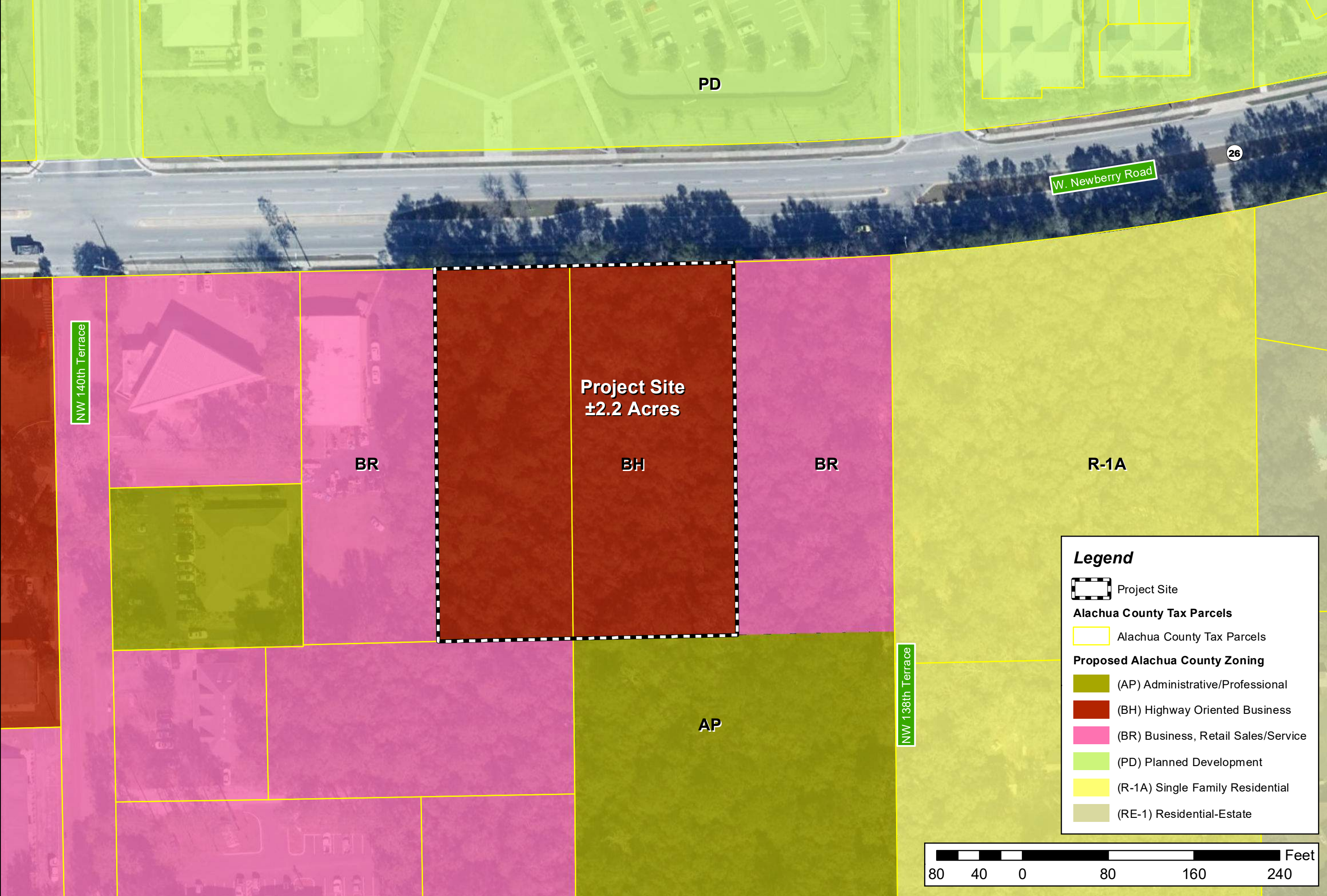


Projection: NAD_1983_StatePlane_Florida_North_Arctic_Leg1
Datum: North_American_1983
Spheroid: GRS_1980
Prime Meridian: -84.500000
Central Meridian: -84.500000
Standard Parallel 1: 29.563333
Standard Parallel 2: 29.563333
False Easting: 500000.00
False Northing: 0.00
Units: Feet
Datum of Origin: 20000100
GCS: North_American_1983
Prepared by: Employee ##
Date: 1/20/2020

Fletcher Center East
Rezoning Application



Projection: NAD_1983_StatePlane_Florida_North_Arctic_Lambert
Datum: North_American_1983
Spheroid: GRS80
Prime Meridian: -84.500000
Central Meridian: -84.500000
Standard Parallel 1: 29.568333
Standard Parallel 2: 29.568333
False Easting: 1568500.000000
False Northing: 1000000.000000
Units: Feet
Datum of Origin: 20000100
GCS: North_American_1983
Prepared by: Employee ##
Date: 1/20/2020



Fletcher Center East
Rezoning Application



Projection: NAD_1983_StatePlane_Florida_North_Arctic_Legacy
Datum: North_American_1983
Spheroid: GRS80
Semi-Major Axis: 6378137.0
Semi-Minor Axis: 6356755.36956
Prime Meridian: -84.5
False Easting: 1568500.000000
False Northing: 0.0
Central Meridian: -84.5
Standard Parallel 1: 29.583333
Standard Parallel 2: 29.583333
Latitude of Origin: 28.000000
GCIS: North_American_1983
Prepared by: Employee ##
Date: 1/20/2020

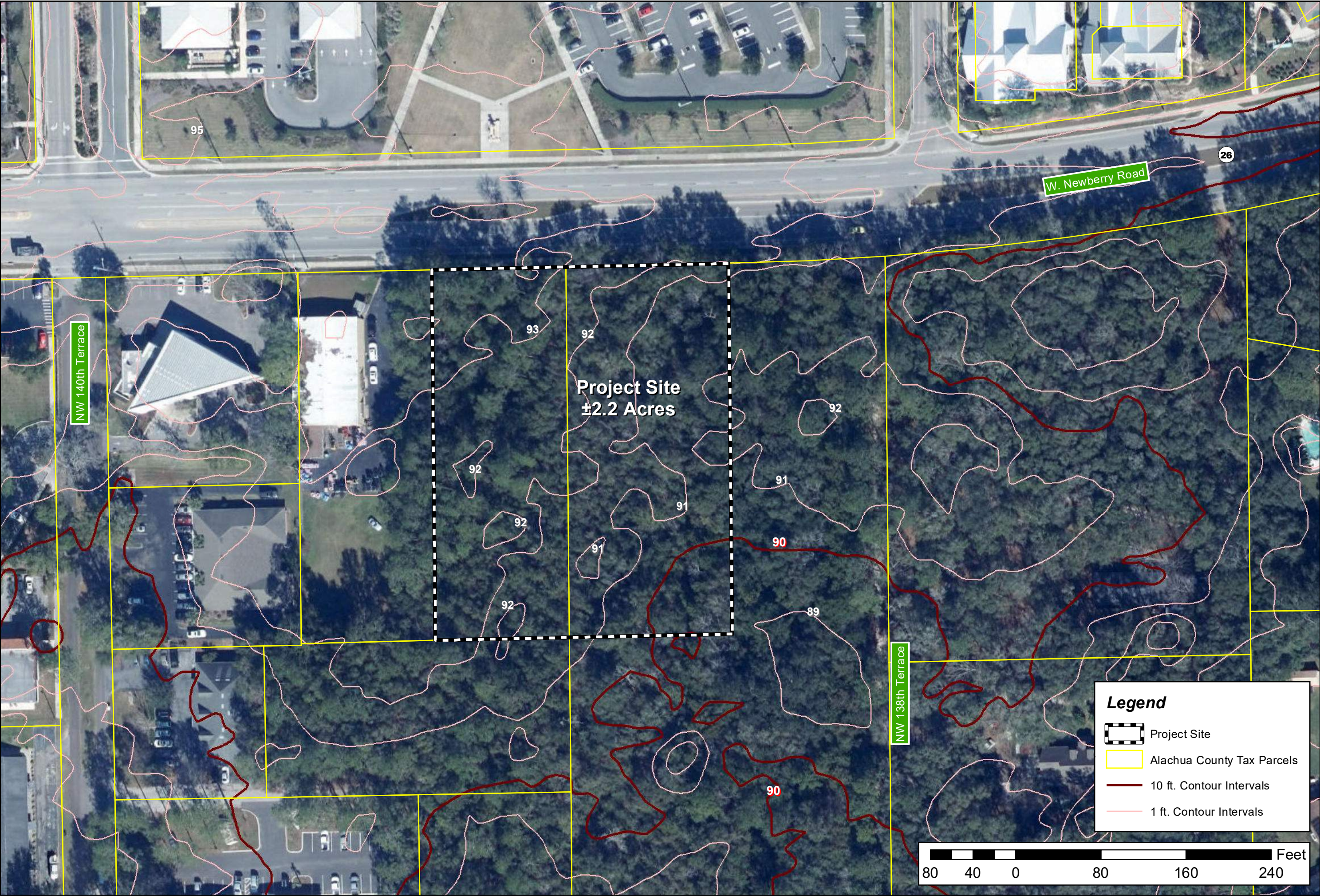


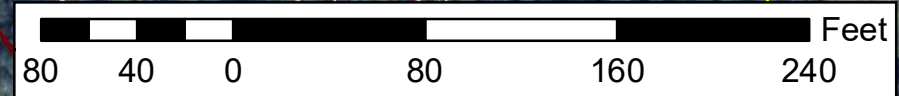
ILLUSTRATION 4:
ENV. MAP

Fletcher Center East
Rezoning Application



Legend

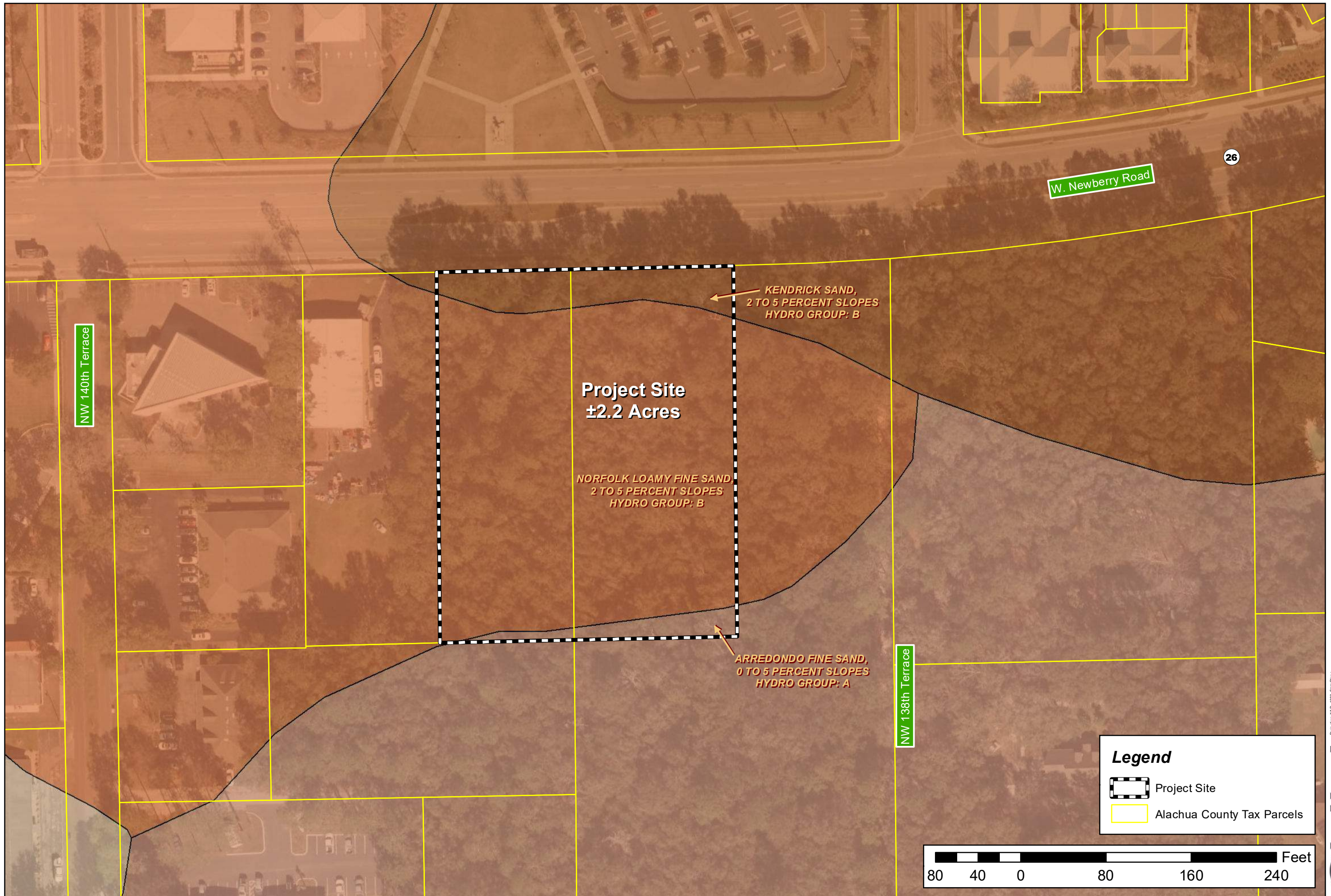
- Project Site
- Alachua County Tax Parcels
- 10 ft. Contour Intervals
- 1 ft. Contour Intervals



Fletcher Center East
Rezoning Application

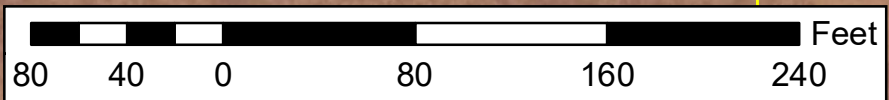


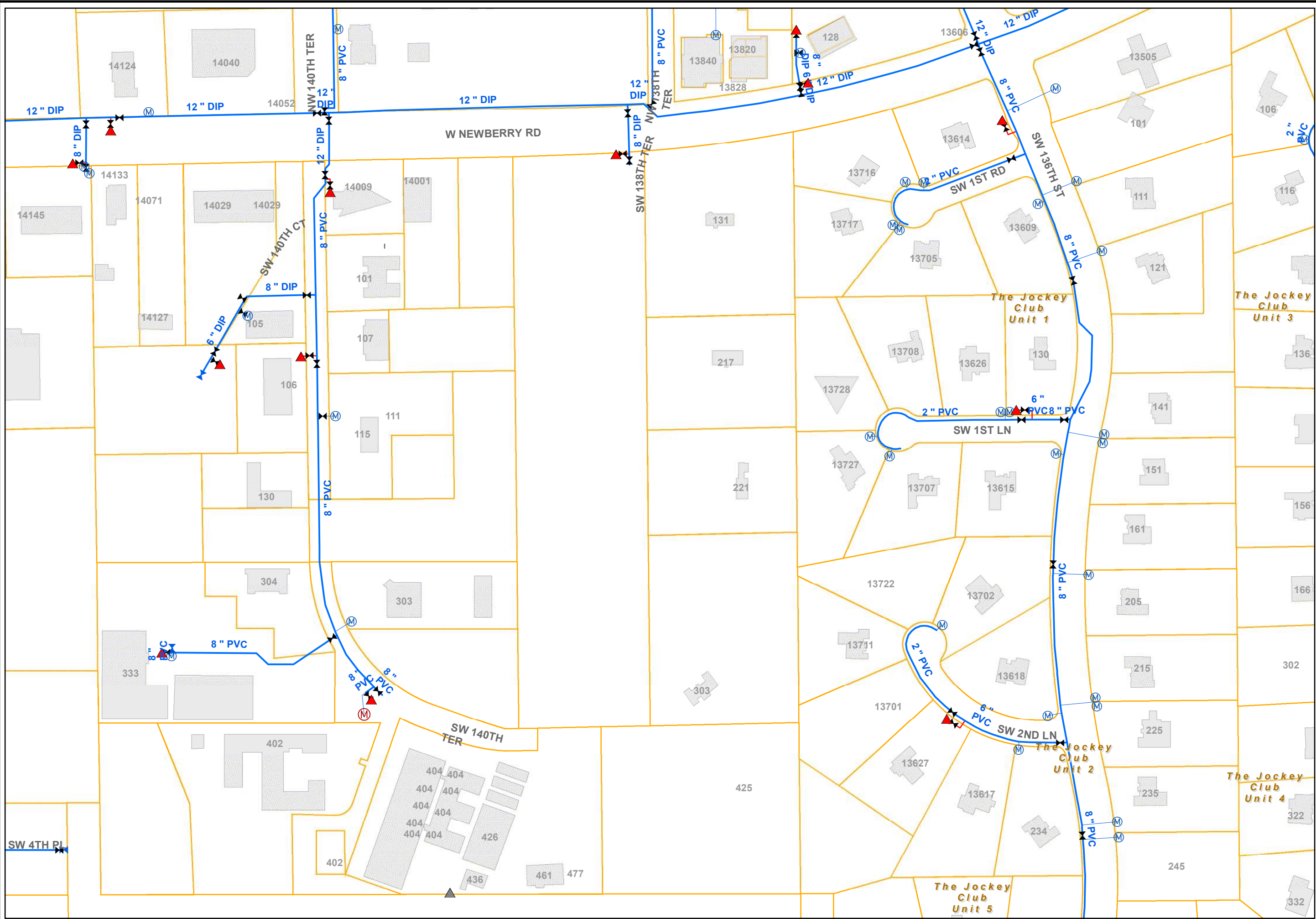
Projection: NAD_1983_StatePlane_Florida_North_Arctic_5000_Feet
Datum: North American 1983
Spheroid: GRS80
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Central Meridian: -84.500000
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Standard Parallel 2: 29.583333
Latitude of Origin: 29.000000
False Easting: 1568500.000000
False Northing: 0.000000
Units: Feet
Prepared by: Employee ##
Date: 1/20/2020



Legend

- Project Site
- Alachua County Tax Parcels

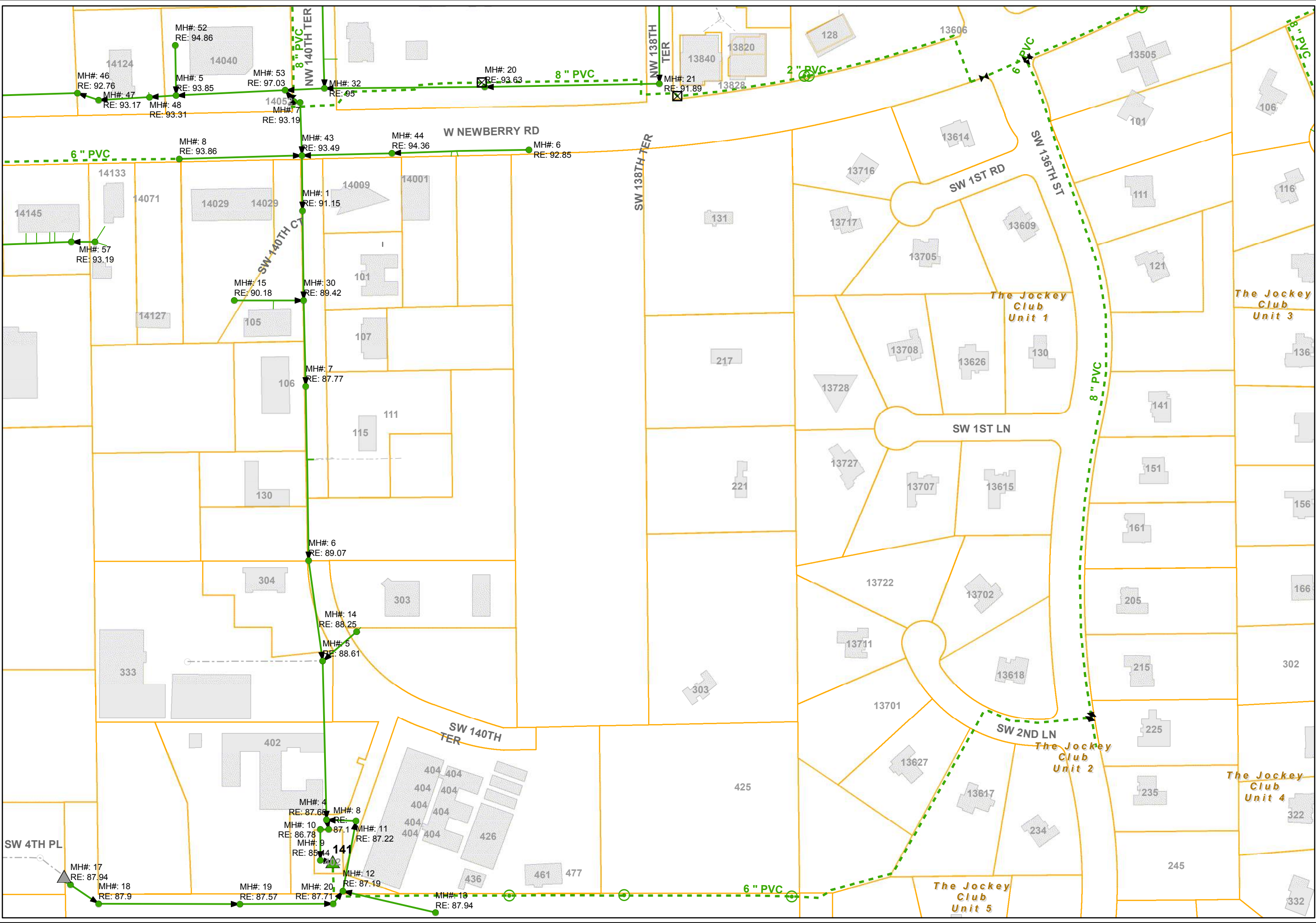




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Legend

- Hydrant**
 - Owner
 - GRU
 - Private
- Water Meter**
 - Small Meter
 - Large Meter
- Valve - Ball, Butterfly, Gate**
 - Owner - STATUS
 - GRU - Active/Unknown
 - GRU - Abandoned/POS
 - Private System
- Valve - AirRelease, Backflow, Blowoff**
 - OWNER - SUBTYPE
 - GRU - AirRelease
 - GRU - Backflow, Blowoff
 - Private
- Water Main**
 - Owner - STATUS
 - GRU - Active/Unknown
 - GRU - Abandoned/POS
 - Private
- Service - Water, Fire**
 - Owner - Subtype - Status
 - GRU - Domestic - Active/Unknown
 - GRU - Domestic - Abandoned/POS
 - GRU - Fire - Active/Unknown
 - Private System
- Owner - Description**
 - GRU - Hydrant - Active



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Legend

Lift Station

Air Release Valve

Valve

Wire Box Only

Manhole

OWNER - STATUS

GRU - Active/Unknown

GRU - Abandoned/POS

Private System

Gravity Main

OWNER - STATUS

GRU - Active/Unknown

GRU - Abandoned/POS

Private System; Private

Force Main

Owner - Status

GRU - Active/Unknown

GRU - Abandoned/POS

Private System



Service Lateral

Owner - STATUS

GRU - Active/Unknown


Private System





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Contact Sunshine State One Call of Florida a minimum of two business days before excavation or demolition. Florida Law requires that you call 811 before you dig. It is free and it is the law. The governing law is the Underground Facility Damage Prevention and Safety Act, chapter 556, Florida Statutes (F.S.). Other laws may also affect excavations:
-Florida Trench Safety Act, Part VI, chapter 553, F.S.
-Florida Gas Safety Law, Part I, chapter 368, F.S.
-Pipeline Safety Improvement Act of 2002
-Federal Pipeline Safety Act
-National Electric Safety Code ANSI C-2
-OSHA Standard 1926.651



NOTE - Additional facilities may have been constructed, retired, or otherwise not shown here.

NOTE - Conversion to PDF may have altered map scale.

Legend

- Mains
- Service
- Abandoned Gas Pipe Casing
- Abandoned Gas Pipe
- Parcel

