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TO: City Plan Board

Item Number: 1

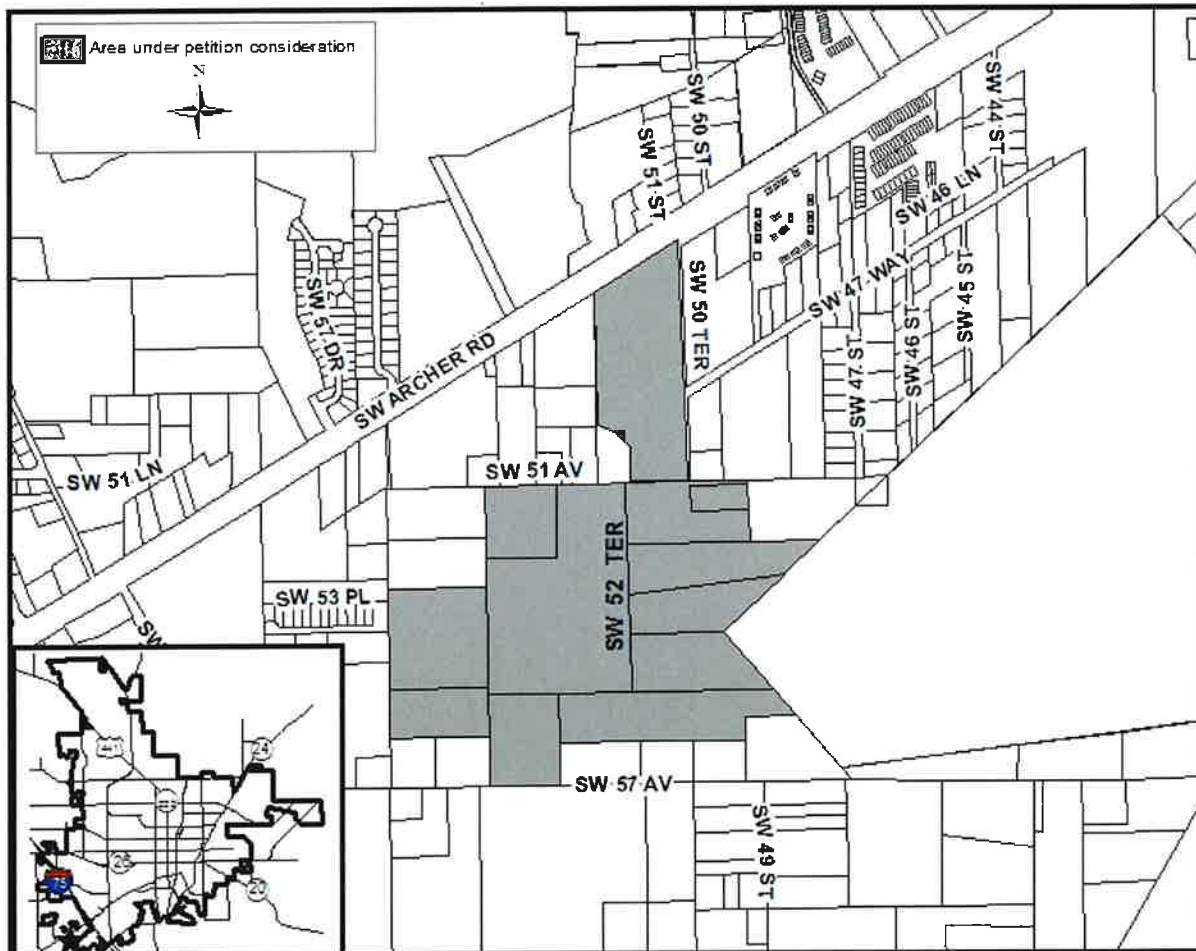
FROM: Department of Doing, Planning Staff

DATE: April 27, 2017

Petition PB-17-28 LUC. City of Gainesville. Amend the City of Gainesville Future Land Use Map from Alachua County Low Density Residential (1-4 DU/acre) to City of Gainesville Single-Family (up to 8 units per acre). The property is west of I-75 and is generally located south of SW Archer Road, west of SW 50th Terrace, north of SW 57th Avenue, and east of SW 53rd Place. Related to PB-17-30 ZON.

Recommendation

Staff recommends approval of Petition PB-17-28 LUC.



Description

This petition for a large-scale amendment of the Future Land Use Map pertains to an approximately 108-acre area that is being voluntarily annexed (Archer Road Voluntary Annexation) into the City (first reading of ordinance is anticipated to be May 18, 2017 with second reading/adoption of ordinance on June 1, 2017). The 11-parcel area (hereinafter, the “property”) is a mix of dispersed single-family residential development (seven of the 11 parcels have residential structures) and undeveloped parcels, and it contains no paved roads.

The property is generally located south of SW Archer Road, west of SW 50th Terrace, north of SW 57th Avenue, and east of SW 53rd Place. It abuts SW 47th Way to the east, which is part of the SW 47th Way Extension (which traverses the property that is the subject of this land use petition, and is an important corridor in the Alachua County Mobility Plan). The property is approximately 1,600 feet west of I-75, one mile west of Butler Plaza, and 2,200 feet west of SW 45th ST (multi-lane road to Celebration Pointe which is north of Archer Road and on the west of I-75).

Adoption of the requested SF land use (and related RSF-4 zoning) will enable future development of the property that will provide additional single-family housing in southwest Gainesville in close proximity to major arterial roadways (I-75 and Archer Road), large commercial centers (Butler Plaza and Celebration Pointe) and major employment centers (including University of Florida, UF Health and Veterans Administration Hospitals).

A variety of adjacent future land use and zoning designations (mostly residential with the exception of Business Industrial to the east) are located in the immediate area. General land uses occurring adjacent to and in the local vicinity of the project area include single family residential development, vacant parcels and vacant industrial property. See Table 1 on Page 16 for a tabular summary of adjacent existing uses and adjacent zoning and land use categories.

See [Exhibit B-1](#) for an aerial photograph of the property and surrounding area. [Exhibits B-2 and B-3](#) are maps that show the existing and proposed land use categories. See [Exhibit B-4](#) for a map of the SW 47th Way Extension, described above.

This petition is related to Petition PB-17-30 ZON, which proposes rezoning from Alachua County R-1A and R-1C, Single family, low density district (1-4 du/acre), and RE-1, Single family, low density district (1 per 2 acres to 2 per acre), to City of Gainesville RSF-4: 8 units/acre single-family residential district.

Key Issues

- The City is required to place City land use (and zoning) on annexed property.
- The proposed large-scale amendment to Single-Family (up to 8 units per acre) is consistent with the City’s Comprehensive Plan and supports residential development in the urban area.

- The developer will be required to construct a portion of SW 47th Way Extension through the property, consistent with the County's Mobility Plan and the County's Capital Improvement Element.
- The 5-Year Schedule of Capital Improvements in the Capital Improvements Element of the Comprehensive Plan will need to be updated to include future construction of a portion of the SW 47th Way Extension through the property.

Basis for Recommendation

The staff recommendation is based on the factors stated in the Future Land Use Element and on State statute criteria, which are discussed below: Consistency with the Comprehensive Plan; Compatibility and surrounding land uses; Environmental impacts and constraints; Support for urban infill and redevelopment; Impacts on affordable housing; Impacts on the transportation system; An analysis of the availability of facilities and services; Need for the additional acreage in the proposed future land use category; Discouragement of urban sprawl as defined in Section 163.3164, F.S., and consistent with the requirements of Subsection 163.3177(6) (a)9, F.S.; Need for job creation, capital investment, and economic development to strengthen and diversify the City's economy; and, Need to modify land use categories and developmental patterns within antiquated subdivisions as defined in Section 163.3164, F.S.

1. Consistency with the Comprehensive Plan

This land use petition (change from Alachua County Low Density Residential (1-4 DU/acre) to City of Gainesville Single-Family (up to 8 units per acre)) is consistent with Future Land Use Element: Objective 1.2 (protect/promote transportation choices) and Policies 1.2.5 & 1.2.7; Objective 1.5 (discourage urban sprawl) and Policies 1.5.5 & 1.5.6; and others (pertaining to the proposed land use category and to newly annexed lands).

The proposed land use change is consistent with Intergovernmental Coordination Element: Policies 1.6.6 (protect rights-of-way) and 1.1.7 (participate in coordinated transportation planning for Urbanized Area); Objective 1.3 (coordinate LOS standards with Alachua County and share information re: Gainesville, Alachua County and Regional comprehensive plans) and related Policies 1.3.6 & 1.3.8; and Objective 1.4 (coordinate with Alachua County to resolve planning issues).

This petition is also consistent with Transportation Mobility Element: Objective 2.4 (protect rights-of-way) and Policy 2.4.1 (collaborate with FDOT, MTPO, and Alachua County to protect future transportation corridors). Please see below for these and other policies pertaining to this large-scale comprehensive amendment.

Future Land Use Element

Objective 1.2 **Protect and promote viable transportation choices (including transit, walking and bicycling, and calmed car traffic).**

Policy 1.2.5 The City should encourage creation of short-cuts for pedestrians and bicyclists with additional connections and cross access in order to create walking and bicycling connections between neighborhoods and neighborhood (activity) centers.

Policy 1.2.7 The City should strive, incrementally, and when the opportunity arises street by street to form an interconnected network of neighborhood streets and sidewalks supportive of car, bicycle, pedestrian, and transit routes within a neighborhood and between neighborhoods knitting neighborhoods together and not forming barriers between them. Dead ends and cul-de-sacs should be avoided or minimized. Multiple streets and sidewalks should connect into and out of a neighborhood.

Objective 1.5 Discourage the proliferation of urban sprawl.

Policy 1.5.5 The City recognizes Alachua County's use of the Urban Cluster, as adopted on their Future Land Use Map, as an urban growth boundary.

Policy 1.5.6 The City certifies that the entire area within current city limits meets the - definition in Chapter 163, F.S., of an urban service area, as supported by the Data and Analysis Report.

Policy 4.1.1 Land Use Categories on the Future Land Use Map shall be defined as follows:

Single-Family (up to 8 units per acre)

This land use category shall allow single-family detached dwellings at densities up to 8 dwelling units per acre. The Single-Family land use classification identifies those areas within the City that, due to topography, soil conditions, surrounding land uses and development patterns, are appropriate for single-family development. Land development regulations shall determine the performance measures and gradations of density. Land development regulations shall specify criteria for the siting of low-intensity residential facilities to accommodate special need populations and appropriate community-level institutional facilities such as places of religious assembly, public and private schools other than institutions of higher learning, and libraries. Land development regulations shall allow home occupations in conjunction with single-family dwellings under certain limitations.

Objective 4.4 **Newly annexed lands shall retain land uses as designated by Alachua County until the Future Land Use Element of this Plan is amended.**

Policy 4.4.1 Land use amendments should be prepared for all annexed properties within one year of annexation.

Policy 4.4.2 Alachua County LOS standards shall apply until newly annexed lands are given land use designations in this Plan.

Intergovernmental Coordination Element

Policy 1.1.6 The City shall provide notice of proposed land use amendments and development proposals to Alachua County and impacted municipalities within the County and provide an opportunity for the concerns of these local governments to be addressed in the review process.

Policy 1.1.7 The City shall participate in the Metropolitan Transportation Planning Organization (MTPO) to provide coordinated transportation planning for the Urbanized Area in conjunction with the FDOT, Alachua County, Gainesville/Alachua County Regional Airport Authority, SBAC, UF, FDEP, and North Central Florida Regional Planning Council (NCFRPC).

Objective 1.3 **The City of Gainesville shall coordinate Level of Service (LOS) standards with Alachua County for those services requiring LOS standards that are provided by the City within unincorporated Alachua County and for those services provided by Alachua County within the City, and shall share information with other agencies and individuals as needed to promote the goals, objectives and policies of the City, County and Regional comprehensive plans.**

Policy 1.3.6 The City shall coordinate with Alachua County, FDOT, and other municipalities to adopt concurrency management mechanisms to maintain adopted LOS standards by:

- a. Reviewing all County and City of Alachua Land Use Amendments that may impact adopted LOS standards within the City of Gainesville;
- b. Requesting that Alachua County reviews and comments on City of Gainesville Land Use Amendments that may impact adopted LOS standards within the County; and
- c. Requesting that the City of Alachua reviews and comments on City of Gainesville Land Use Amendments that may impact adopted LOS standards within the City of Alachua.

Policy 1.3.8 The City shall coordinate with Alachua County on additional funding sources for transportation capital and operating needs and shall obtain its share of such funds either through interlocal agreement or statutory formula.

Objective 1.4 The City shall coordinate with Alachua County and impacted municipalities to resolve planning issues in the urban area.

Transportation Mobility Element

The following policies are particularly pertinent to the coordination of transportation planning for this property with Alachua County: (for other Transportation Mobility Element policies, see Exhibit A-1 Comprehensive Plan - Transportation Mobility Element GOPs).

Objective 2.4 Protect existing and future rights-of-way from building encroachment to the extent that doing so promotes transportation choice.

Policy 2.4.1 The City shall collaborate with FDOT, MTPO, and Alachua County to identify future transportation rights-of-way and to provide for development regulations and acquisition programs that will protect such corridors for their intended future use. Such protection and long-range planning shall include pedestrian, bicycle, car, and transit facilities.

Policy 10.2.3 The City shall require new residential developments, where feasible, to provide street and/or sidewalk/path connections and/or stub-outs to adjacent properties and developments (such as schools, parks, bus stops, retail, and office centers) so that motorized vehicle trips are minimized on major roadways.

Objective 10.8 The City shall coordinate with Alachua County on an ongoing basis concerning the TMPA.

Policy 10.8.1 Alachua County staff shall be provided the development plans and associated traffic studies for any development within the TMPA that will generate more than 1,000 net, new average daily trips or any development that will generate more than 100 net, new average daily trips within 1/4 mile of an Alachua County-maintained road or the unincorporated area. Alachua County staff shall have the opportunity to comment on the proposed development and its impacts on Alachua County-maintained roads or state-maintained roads and any criteria proposed/required pursuant to Policies 10.1.6, 10.1.7, 10.1.9, 10.1.11, and 10.1.13. Alachua County staff may raise the trip threshold for review of plans at any time by informing the City of such change in writing. The City shall require large developments that meet the DRI threshold to address regional impacts on facilities.

The requested SF (Single-Family (up to 8 units per acre)) will allow for a net increase (relative to the current Alachua County land use category) in the potential number of residential units on the property. Future development of this underdeveloped property (currently has only seven residential units) in accordance with the proposed residential land use categories is supportive of the City's objectives of discouraging urban sprawl and encouraging infill development.

The proposed SF land use category will be implemented by the RSF-4 (8 units/acre single-family residential) zoning district proposed by related Petition PB-16-108 ZON.

2. Compatibility and Surrounding Land Uses

The proposed SF residential land use is compatible with the adjacent residential properties and with the surrounding urbanizing area, most of which is residential in its land use and zoning designations. Compatibility with the adjacent non-residential (undeveloped Business Industrial) property to the east will be assured by meeting all applicable requirements of the Land Development Code, including landscape buffers, lighting and noise. See Table 1 on Page 16 for a tabular summary of adjacent existing uses and adjacent zoning and land use categories.

3. Environmental Impacts and Constraints

The property is predominantly in FEMA Flood Zone X (corresponds to areas outside the 100-year floodplains, areas of 100-year sheet flow flooding where average depths are less than 1 foot, areas of 100-year stream flooding where the contributing drainage area is less than 1 square mile, or areas protected from the 100-year flood by levees) is generally considered to be the non-risk zone. The remainder of the property is in FEMA Flood Zone A. Zone A corresponds to a 1 percent chance every year that flood waters will inundate the area, or 100 percent chance over a 100 year period. (FEMA has not published base flood elevations or depths within this zone. However, the City of Gainesville does have base flood elevations for Zone A within this property, as established by the 1984 update to the 1974 flood study tasked by the North Florida Regional Planning Council (NFRPC), from which the depicted Zone A boundary is derived.) (Source: Andy Renshaw, Technical Support Specialist, City of Gainesville Public Works Department, April 13, 2017.) See Exhibit B-5 - Map: FEMA Special Flood Hazard Area (SFHA).

The City's Environmental Coordinator, Mark Brown, PWS, CPSS, provided a comprehensive memorandum dated April 6, 2017 (See Exhibit B-6 - Memorandum from the City's Environmental Coordinator). The summary from Mr. Brown's memorandum is below.

“With eleven (11) parcels covering over 100 acres and majority of the subject area under tree canopy, the consultants and DOD staff were limited to conducting preliminary and cursory site reviews. However, consultant documentation submitted for this petition and staff site review didn't indicate the presence of natural resources, significant habitats or other environmental features that would be considered too limiting or restrictive for proposed annexation of these parcels or future development-related activities and facilities. The minimal coverage of wetlands provides the potential of appropriately avoiding or at least minimizing the potential for development-related impacts (Section 30-302.1). In addition, incorporation of required wetland buffers into the development designs would reduce the potential of water quality degradation to possible active sinkholes and associated groundwater. As proposed development activities proceed into design phase, more specific site evaluations by consultants and staff will evaluate if, where and how to minimize and avoid potential for impacts to environmental features regulated through the LDC Sections 30-300 and 30-310.”

4. Support for Urban Infill and/or Redevelopment

This proposed large-scale land use amendment is consistent with the City's infill goals, which include discouragement of the proliferation of urban sprawl (Future Land Use Element Objectives 1.5, see page 4 of this report). The proposed change in land use from Alachua County Low Density Residential (1-4 DU/acre) to City of Gainesville Single-Family (up to 8 units per acre) will provide increased infill opportunities by allowing for increased (relative to the current Alachua County land use category) residential development in the future.

5. Impacts on Affordable Housing

The proposed large-scale land use amendment should have a positive impact on the supply of potential affordable housing in the City. The City of Gainesville Single-Family (up to 8 units per acre) land use category will increase the potential for future residential development by allowing for a potential net increase of 432 residential units relative to the current, Alachua County land use designation Residential Low-Density (1-4 units per acre) on this approximately 108-acre property. (The potential net increase is 598 units relative to the current Alachua County zoning designations of R-1A and R-1C (Single family, low density district (1-4 du/acre)), and RE-1 (Single family, low density district (1 per 2 acres to 2 per acre)).

6. Impacts on the Transportation System

The proposed land use change from Alachua County Low Density Residential (1-4 DU/acre) (RL) to City of Gainesville Single-Family (up to 8 units per acre) (SF) will change the allowable maximum residential density, and may potentially increase the number of trips generated by future development. The proposed, large-scale land use amendment for this property within Zone D of the Gainesville Transportation Mobility Program Area (TMPA) will have transportation system impacts, and they can be addressed through various policies of the Transportation Mobility Element. Development within TMPA Zone D is not required to meet level of service (LOS) requirements for concurrency, but is required to comply with the TMPA Zone D requirements of Policies and 10.1.4, 10.1.5, 10.1.9, and 10.1.10 of the Transportation Mobility Element (TME). (See Exhibit A-1, Comprehensive Plan GOPs, for these and other TME Policies that were not described in Section 1 (Consistency with the Comprehensive Plan) of this staff report.

On page 15 of the Justification Report dated April 19, 2017 (within Exhibit C-1 – Application), eda engineers-surveyors-planners, inc. (in consultation with City staff) estimated the Trip Generation (Net Change between Existing & Proposed FLU & Zoning). The comparison was between potential future development under the proposed land use and zoning categories, and potential future development under the current County land use and zoning categories. The total net trips are 5,693 Average Daily Trips (AADT) for 598 single-family residential units (598 is the net increase from 864 potential units under the proposed City land use and zoning compared to 266 units allowed under current County land use and zoning). The total net PM peak hour trips are 598 (net increase in trips of proposed land use and zoning relative to current County land use and zoning).

This property is adjacent to and is served by Archer Road (State Road 24, a 4-lane, arterial roadway with bicycle lanes and sidewalks on both sides) to the north. It is also adjacent to and is served by SW 47th Way (local Alachua County road) to the east that is parallel to Archer Road, and is to be extended through the property as envisioned by the Alachua County Mobility Plan (see [Exhibit B-9](#), Alachua County Mobility Plan, which is also at this link: <https://growth-management.alachuacounty.us/Planning/MobilityPlan>). Also see [Exhibit B-4](#) for map of the SW 47th Way Extension, which is expected to be a two-lane roadway with bicycle lanes and sidewalks on each side that will provide an important alternative to Archer Road for travel to, from and through the property. Future users of this roadway would be able to travel from the property by car or bicycle to Celebration Pointe, Butler Plaza, and the University of Florida (via Hull Road) without having to use Archer Road other than to cross it at its intersection with SW 45th Street.

SW 47th Road (Way) from SW 63rd (Blvd.) to Archer Road is a capital project listed in Table 1: FY 2010-2030 Multimodal Transportation Capital Improvements Program of the Capital Improvements Element of the 2011-2030 Alachua County Comprehensive Plan (Effective July 22, 2011 and Updated through March 30, 2017). This 1.5-mile project shows a cost of \$4,177,618 in FY 2025-2030 with funding sources of (1): Multi-Modal Transportation Fee (Impact Fee/Mobility Fee/Proportionate Share) and (2): Potential Developer (means roadway constructed only in conjunction with a development). The 5-Year Schedule of Capital Improvements in the Capital Improvements Element (C.I.E.) of the City of Gainesville Comprehensive Plan will need to be updated to include future construction of a portion of the SW 47th Way Extension through the property.

In an April 12, 2017 e-mail, Jeff Hays, AICP and Transportation Planning Manager of the Alachua County Growth Management Department stated that:

- “1) Alachua County adopted a Mobility Plan in 2010 which consisted of a coordinated set of Comprehensive Plan Amendments. These amendments collectively provide for an integrated set of policies related to future land uses, long range multimodal transportation planning and a Capital Improvements funding plan for the Urban Cluster around the City of Gainesville. The area subject to the proposed annexation and Future Land Use Amendments is within the County’s Urban Cluster and either contains or is adjacent to a planned rapid transit corridor, a planned minor collector roadway and a multiuse bicycle/pedestrian path. Alachua County has adopted Comprehensive Plan policies which provide for the reservation of these rights of way and potential construction of these transportation facilities by proposed development. The proposed City of Gainesville Future Land Use Amendments should likewise be accompanied by Comprehensive Plan amendments that provide for a continuity of planning for mobility within this area.
- 2) The County remains concerned about the lack of coordination of the City and County’s transportation mitigation programs. The Urban Cluster surrounding the current City of Gainesville does not have a completed gridded roadway system or other necessary multimodal improvements and transit service. The County utilizes the mitigation payments from new development as a major funding source in order to maintain adopted

levels of service. The absence of participation and collaboration by the City in the funding of needed infrastructure and transportation services in this area will require additional resources from County taxpayers or a degraded level of service. The proposed City of Gainesville Future Land Use amendments should be accompanied by intergovernmental coordination amendments and/or interlocal agreement between the City and County in regards to funding necessary transportation infrastructure in this area.”

City staff previously provided copies of this land use (and zoning) application to County staff, and have met with County staff to discuss transportation aspects of the proposed land use and zoning petitions. City staff is fully committed to coordinating long-range transportation planning in this area with County staff. The City recognizes that in some instances transportation investments will be required beyond City limits to address the impacts of proposed developments, as indicated in the City’s Comprehensive Plan, specifically Policy 10.1.9 of the Transportation Mobility Element (see Exhibit A-1 Comprehensive Plan - Transportation Mobility Element GOPs), which states that “*projects may be located outside of Zone D if demonstrated to be a direct benefit to the transportation system*”. Projects outlined in the County’s Capital Improvement Element for the Southwest District fit such criteria. The project developer will be required to construct a portion of the SW 47th Way Extension through the property, consistent with the County’s Mobility Plan and the County’s Capital Improvement Element. As stated previously, the 5-Year Schedule of Capital Improvements in the City’s C.I.E. will need to be updated to include future construction of a portion of the SW 47th Way Extension.

Transportation connectivity to adjacent properties (and to Archer Road) for vehicles, bicycles and pedestrians is another key component that will be required for future development of the property. As stated in Zone D criterion a.2. of Policy 10.1.9, projects may include but shall not be limited to “*extension of streets, deeding of land, or easements to create a more gridded network and provide connectivity.*” Note that connection from the property will also be required to the Bike Path/Trail (south side of Archer Road from SW 75th Terrace to SW 41st Blvd.) that is funded for construction (\$2,028,000) in FDOT’s FY 2018-2022 work plan. In addition, the project developer will also be required to address other operational and safety requirements associated with project traffic.

City planning and transportation planning staff in a conference call with FDOT transportation planning staff on April 6, 2017 discussed transportation impacts of the proposed land use amendment on Archer RD (State Road 24). FDOT staff concluded from their review of the trip generation in the application that the proposed land use would not adversely impact the adopted level of service (LOS) during the planning horizon of the City of Gainesville (2013-2023) Comprehensive Plan, even if all of the additional trips were to go directly to Archer Road,. FDOT staff anticipates issuance of a “no comments” letter at such time as the large-scale comprehensive plan amendment is transmitted and sent to them as a State review agency.

Trip Distribution

Based on collected traffic counts on Archer Road over the past five years for developments within southwestern Alachua County, the daily distribution of trips has consistently been 65 percent to and from Gainesville (east of the property) and 35 percent to and from western Alachua County. (Source: pages 15-16 of the Justification Report dated April 19, 2017 (within Exhibit C-1 – Application.)

Of the total 35 percent of the trips heading west on Archer Road, roughly 25 percent of trips would head north on Tower Road (SW 75th ST) and the other 10 percent would head north on SW 91st ST. The traffic then disperse onto the surrounding roadway network and various land uses within Haile Plantation and along Tower Road.

Of the total 65 percent trips heading east towards Gainesville, approximately 20 percent of trips will head north on SW 45th Street and then disperse into the surrounding roadway network within Celebration Pointe, Butler Plaza and points east of Interstate 75. Approximately 45 percent of eastward trips will continue from SW 45th Street towards I-75. Five (5) percent will head south on SW 43rd ST/SW 41st Blvd (Fred Bear Drive), 10 percent will go north on I-75 and 5 percent will head south on I-75. The remaining 25 percent will continue on Archer Road east of I-75 and then disperse across the network into Butler Plaza and the surrounding network within the City of Gainesville including SW 37th Blvd. and SW 34th Street.

Transit

Transit service to the property is provided by RTS Route 75 (Oaks Mall to Butler Plaza Transfer Station) along Archer Road (State Road 24). Route 75 provides weekday service every 40-60 minutes and weekend service every 2 hours.

SW Archer Road is shown in Alachua County’s Mobility Plan (see [Exhibit B-9](#), Alachua County Mobility Plan, or click on <https://growth-management.alachuacounty.us/Planning/MobilityPlan>) as a corridor for future Express Transit Service (and as a second phase, Rapid Transit Service for “Bus Rapid Transit” (BRT)).

7. Availability of Facilities and Services

This property is not currently served by water and wastewater utilities, but it is in an urbanized area that is served by public utilities and other public services. In a March 29, 2017 e-mail, Neal Beery, GRU Technical Support Specialist III stated that “The lots referenced in this petition are not currently served by water or wastewater utilities. According to GRU policy, the developer of the property will be responsible for the cost of extending water and wastewater service connections and for any off site system improvements that may be necessary to provide service. An allowance to provide water supply capacity for future population growth is included in GRU’s Consumptive Use Permit. No issues with providing sufficient water supply capacity are anticipated at this time, but this statement does not constitute a reservation or guarantee of water supply to the property.”

A School Capacity Review for this land use amendment was provided on March 28, 2017 by Alachua County Public Schools (see Exhibit B-7 for Letter from Alachua County Public Schools) that assessed the potential impact of the proposed land use amendment upon school capacity. The letter stated that the evaluation is based on best projections and upon the 2016-2017 Five Year District Facilities Plan adopted by the School Board of Alachua County. Future development of the property that is the subject of this large-scale comprehensive plan amendment is subject to concurrency review and determination at the time of development plan review and to the availability of school capacity at the time of such review.

Student generation estimates for this land use amendment indicate that 90 elementary school seats, 42 middle school seats and 54 high school seats would be required at project buildout. Based on capacity and level of service projections, the additional middle school and high school seats can be reasonably accommodated during the School District's 5, 10 and 20-year planning periods. This is not the case for the additional elementary school seats because the West Urban Concurrency Service Area (CSA) is currently deficient. This CSA presently provides a capacity (adopted LOS standard of 100 percent) of 2,939 seats. The current enrollment of 3,161 students means that there is 108 percent utilization compared to the adopted LOS standard of 100 percent. The school district is currently reviewing options for resolving level of service issues in this elementary school CSA.

This proposed large-scale comprehensive plan amendment may impact adopted levels of service for recreation (specifically for: Community Parks, which have an existing LOS of 2.13 acres and an adopted LOS Standard of 2.00 acres per 1,000 people; and, Neighborhood Parks, which have an adopted LOS standard of 0.80 acres per 1,000 people, and an existing LOS of 1.33 acres). However, recreation LOS will be reviewed for concurrency at the time of development plan review, and all applicable concurrency requirements will have to be met at the time of development plan approval.

The proposed land use will not impact adopted levels of service for potable water, wastewater water supply, or solid waste, all of which will be reviewed for concurrency at the time of development plan review.

Stormwater level of service requirements will have to be met when a development plan for the site is submitted.

8. Need for the Additional Acreage in the Proposed Future Land Use Category.

The proposed large-scale land use amendment will add approximately 108 acres to the SF – Single-Family (up to 8 units per acre). There are currently 9,381 acres (approximately 23 percent) of the City's total area of 40,910.93 acres (63.92 sq. mi.) in the SF category, of which approximately 1,808 acres are vacant.

This proposed amendment of the Future Land Use Map will promote infill development of this largely undeveloped property that is mostly surrounded by development. It will allow for future residential development along or/and proximate to a major roadway (SW Archer Road/State Road 24) in the urbanized area less than one mile west of Butler Plaza.

9. Discouragement of urban sprawl as defined in Section 163.3164, F.S., and consistent with the requirements of Subsection 163.3177(6) (a) 9, F.S.

Sub-section 163.3164 (51), F.S. states that “Urban sprawl” means a development pattern characterized by low density, automobile-dependent development with either a single use or multiple uses that are not functionally related, requiring the extension of public facilities and services in an inefficient manner, and failing to provide a clear separation between urban and rural uses. Sub-section 163.3177(6) (a) 9 requires that the future land use element and any amendment to the future land use element shall discourage the proliferation of urban sprawl.

This amendment to the future land use element discourages the proliferation of urban sprawl because it meets the following criteria of Sub-section 163.3177(6) (a) 9 b.:

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

Yes. The proposed land use amendment will allow for residential development of a large, underdeveloped property in an urbanizing part of the urban area. Consultant documentation and staff site review did not indicate the presence of natural resources, significant habitats or other environmental features that would be considered too limiting or restrictive for future development of the property. The minimal coverage of wetlands provides the potential of appropriately avoiding or at least minimizing the potential for development-related impacts (Section 30-302.1). In addition, incorporation of required wetland buffers into the development designs would reduce the potential of water quality degradation to possible active sinkholes and associated groundwater.

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

Yes. This mostly undeveloped property is not currently served by water and wastewater utilities, but it is in an urbanizing area that is served by public utilities and other public services. This property currently has no paved roads, but it is served by SW Archer Road (State Road 24, 4-lane divided arterial roadway) and by SW 47th Way (which connects from the east, is parallel to Archer Road, and is to be extended through the property per the Alachua County Mobility Plan. It will be a two-lane roadway with bicycle lanes and sidewalks on each side.) The property is in Transportation Mobility Program Area (TMPA) Zone D (upon the effective date of annexation of the property, which is anticipated to be June 1, 2017).

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

Yes. The proposed land use amendment will encourage connected and walkable communities and compact development. It will do so by allowing increased residential development of the 108-acre property, which is within the urban area and has direct access to SW Archer Road to the north and SW 47th Way to the east. These roadways currently function with capacity to accommodate use of the land as residential use as a result of the proposed land use & zoning change. Any future development within the property will require interconnectivity within it and with adjacent and roadways.

The property has access to multi-modal transportation including bicycle, pedestrian, and transit. SW Archer Road provides bicycle and pedestrian connection to Celebration Pointe, which extends this infrastructure over I-75 to Butler Plaza and ultimately the University of Florida.

The property is served by RTS Route 75 (Oaks Mall to Butler Plaza Transfer Station) along Archer Road (and Tower Road to the west). Route 75 provides weekday service every 40-60 minutes and weekend service every 2 hours.

(IV) Promotes conservation of water and energy.

The property is in an area surrounded by uses served by existing public facilities and services, thereby reducing sprawl and wasteful allocation of resources, including water use via wells and non-centralized systems and more costly energy service to remote areas. All future development on the project site shall connect to centralized public facilities. In addition, incorporation of required wetland buffers into the development designs would reduce the potential of water quality degradation to possible active sinkholes and associated groundwater.

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

Yes. The proposed Single-Family (up to 8 units per acre) residential land use designation will allow for the project area to be maintained and expanded with residential uses in southwest Gainesville which will support major existing commercial sectors (Butler Plaza and Celebration Pointe) and employment Centers (including University of Florida, UF Health and Veterans Administration Hospitals). The proposed Single-Family (up to 8 units per acre) residential land use designation will also help meet the demand for housing in this area by allowing for increased residential development.

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

The proposed land use amendment will increase the potential for residential development on the property, which is supportive of the City's economic development goal of encouraging infill development.

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

This is not applicable because the property is not within an antiquated subdivision.

Respectfully submitted,



Andrew Persons, AICP
Principal Planner



Prepared by: Dean Mimms, AICP
Lead Planner

Table 1

Adjacent Existing Uses

North	Archer Road (S.R. 24, 4-lane, State arterial roadway); undeveloped; single-family residential; approved/undeveloped TND
South	Undeveloped; single-family residential; cemetery
East	Undeveloped; single-family residential
West	Undeveloped; single-family residential

Adjacent Land Use and Zoning

	Land Use Category	Zoning Category
North	Alachua County Low Density Residential (1-4 DU/acre)	Alachua County R-1A and R-1C, Single family, low density district (1-4 du/acre), and RE-1, Single family, low density district (1 per 2 acres to 2 per acre). Dogwood Park TND
South	Alachua County Low Density Residential (1-4 DU/acre)	Alachua County R-1C and Agricultural (A)
East	Alachua County Low Density Residential (1-4 DU/acre); Alachua County Medium Density Residential (4-8 DU/acre); Business Industrial	Alachua County R-1C and RE-1; Business industrial district (BI)
West	Alachua County Low Density Residential (1-4 DU/acre)	Alachua County R-1C and RE-1; undeveloped

List of Appendices

Appendix A Comprehensive Plan GOPs (Goals, Objectives and Policies)

Exhibit A-1 Comprehensive Plan - Transportation Mobility Element GOPs

Appendix B Supplemental Documents

Exhibit B-1 Aerial Photograph
Exhibit B-2 Map: Existing Land Use
Exhibit B-3 Map: Proposed Land Use
Exhibit B-4 Map: SW 47th Way Extension
Exhibit B-5 Map: FEMA Special Flood Hazard Area (SFHA)
Exhibit B-6 Memorandum from the City's Environmental Coordinator
Exhibit B-7 Letter from Alachua County Public Schools
Exhibit B-8 E-mail from Alachua County Growth Management
Exhibit B-9 Alachua County Mobility Plan
Exhibit B-10 Citizen Correspondence

Appendix C Application

Exhibit C-1 Application

Appendix A Comprehensive Plan GOPs

Exhibit A-1 Comprehensive Plan GOPs

Transportation Mobility Element

- Policy 2.1.10** The City shall use “Context Sensitive Street Design” principles to design transportation facilities that consider the total context within which a transportation project will exist and develop transportation projects that fit the physical setting and preserve scenic, aesthetic, historic and environmental resources while maintaining safety and mobility for all users.
- Policy 2.1.12** New development will be encouraged to provide pedestrian/bicycle connections to nearby land uses such as schools, parks, retail, office, and residential when feasible.
- Policy 3.1.4** Development and redevelopment projects shall be encouraged to provide bicycle and pedestrian access to adjacent properties. Connectivity or stub-outs for future connections shall be included in development and redevelopment plans.
- Policy 3.2.2** The City shall strive to link its land use and transportation planning by using the Transportation Mobility Program.
- Policy 5.1.2** The City shall extend the Trail Network by cooperating with Alachua County’s efforts to expand the Network—both for corridor acquisition and trail construction—particularly for extensions of the Archer Braid Trail within city limits.
- Policy 10.1.1** All property within city limits is included in the Gainesville Transportation Mobility Program Area (TMPA); however, the TMPA shall not apply to annexed properties that do not yet have an adopted City land use category. When annexed properties are designated with a City land use category, they shall be assigned to the most physically proximate TMPA zone as mapped in the Transportation Mobility Element Data and Analysis Report and in the GIS Map Library on the City’s Planning and Development Services Department website.
- Policy 10.1.4** For any development or redevelopment within Zone A, the developer shall provide the following transportation mobility requirements. The developer shall provide any transportation modifications that are site related and required for operational or safety reasons, such as, but not limited to, new turn lanes into the development, driveway modifications, or new traffic signals, and such operational and safety modifications shall be unrelated to the Transportation Mobility Program requirements.

- a. Sidewalk connections from the development to existing and planned public sidewalk along the development frontage;
- b. Cross-access connections/easements or joint driveways, where available and economically feasible;
- c. Deeding of land or conveyance of required easements along the property frontage to the City, as needed, for the construction of public sidewalks, bus turn-out facilities, and/or transit shelters. Such deeding or conveyance of required easements, or a portion of same, shall not be required if it would render the property unusable for development. A Transit Facility License Agreement between the property owner and the City for the placement of a bus shelter and related facilities on private property may be used in lieu of deeding of land or conveyance of easements. The License Agreement term shall be for a minimum of 10 years;
- d. Closure of existing excessive, duplicative, or unsafe curb cuts or narrowing of overly wide curb cuts at the development site, as defined in the Access Management portion of the Land Development Code; and
- e. Safe and convenient on-site pedestrian circulation, such as sidewalks and crosswalks connecting buildings and parking areas at the development site.

Policy 10.1.5 For any development or redevelopment within Zones B, C, D, E, or M, the developer shall provide all of the items listed in Policy 10.1.4 and shall provide the transportation mobility requirements as specified in Policies 10.1.6, 10.1.7, 10.1.9, 10.1.11, 10.1.13, and 10.1.14, as applicable. The developer shall also provide any transportation modifications that are site related and required for operational or safety reasons, such as, but not limited to, new turn lanes into the development, driveway modifications, or new traffic signals, and such operational and safety modifications shall be unrelated to the Transportation Mobility Program requirements.

Policy 10.1.9 For any development or redevelopment within Zone D, the developer shall, at the developer's expense, meet the following transportation mobility criteria based on the development's (including all phases) trip generation and proportional impact on transportation mobility needs. The criteria chosen shall relate to the particular development site and the transportation mobility conditions and priorities in the zone, adjacent zones, and/or citywide for criteria that benefit the overall transportation system. Based on cost estimates provided by the developer and verified by the City, the City shall have the discretion to count individual criteria as equivalent to two or more criteria for purposes of satisfying transportation mobility requirements. Provision of the

required transportation mobility criteria shall be subject to final approval by the City during the development review process and shall be memorialized in a TMPA agreement between the City and the developer.

Net, New Average Daily Trip Generation	Number of Criteria That Shall Be Met
50 or less	At least 1.5
51 to 100	At least 4
101 to 400	At least 6
401 to 1,000	At least 10
1,001 to 5,000	At least 16
Greater than 5,000	At least 24 and meet either a. or b.: a. Located on an existing RTS transit route with minimum 15-minute frequencies in the a.m. and p.m. peak hours. b. Provide funding for a new RTS transit route with minimum 15-minute frequencies in the a.m. and p.m. peak hours or provide funding to improve RTS transit headways to minimum 15-minute frequencies in the a.m. and p.m. peak hours. Funding for new routes shall include capital and operating costs for a minimum of 5 years. Funding for existing route expansions or enhancements shall include capital and operating costs for a minimum of 3 years.

Zone D Criteria

- a. Roadway projects that will provide a more interconnected transportation network in the area and/or provide alternate routes to reduce congestion and pressure on arterials. All roadway projects shall include bicycle and pedestrian facilities. Projects may be located outside of Zone D if demonstrated to be a direct benefit to the transportation system in Zone D. Projects may include, but shall not be limited to, the following:
 - 1. extension of SW 40th Boulevard to connect from its terminus south of Archer Road to SW 47th Avenue; and
 - 2. extension of streets, deeding of land, or easements to create a more gridded network and provide connectivity.

- b. Deeding of land for right-of-way and/or construction of roadway extensions to City specifications. Prior to deeding land for right-of-way, the developer and the City must agree upon the fair market value of the land for the purposes of meeting this criterion. The developer may submit an appraisal to the City to establish fair market value, subject to review and approval by the City.

- c. Design and/or construction studies/plans for projects such as planned roundabouts, road connections, sidewalk systems, and/or bike trails.
- d. Provision of matching funds for transit or other transportation mobility-related grants.
- e. Provision of Park and Ride facilities, built to RTS needs and specifications
- f. Construction of bicycle and/or pedestrian facilities/trails to City specifications. This may include provision of bicycle parking at bus shelters or Transit Hubs (as shown on the Existing Transit Hubs & Transit Supportive Areas Map) or deeding of land for the addition and construction of bicycle lanes or trails. Prior to deeding land for right-of-way, the developer and the City must agree upon the fair market value of the land for the purposes of meeting this criterion. The developer may submit an appraisal to the City to establish fair market value, subject to review and approval by the City.
- g. Construction of public sidewalks where they do not currently exist or completion of sidewalk connectivity projects. Sidewalk construction required to meet Land Development Code requirements along property frontages shall not count as meeting TMPA criteria.
- h. Payments to RTS that either increase service frequency or add additional transit service, including Express Transit service and/or Bus Rapid Transit, where appropriate.
- i. Funding for the construction of new or expanded transit facilities.
- j. Construction of bus shelters built to City specifications.
- k. Bus shelter lighting using solar technology designed and constructed to City specifications.
- l. Construction of bus turn-out facilities to City specifications.
- m. Construction of access to transit stops and/or construction of transit boarding and alighting areas.
- n. Business operations shown to have limited or no peak-hour roadway impact.
- o. An innovative transportation-mobility-related modification submitted by the developer, where acceptable to and approved by the City.

Policy 10.1.10 The City establishes the following priority for transportation mobility projects within Zone D and shall collaborate with the Metropolitan Transportation Planning Organization (MTPO) to add these items to the MTPO list of priorities. The City shall also pursue matching grants and other funding sources to complete these projects.

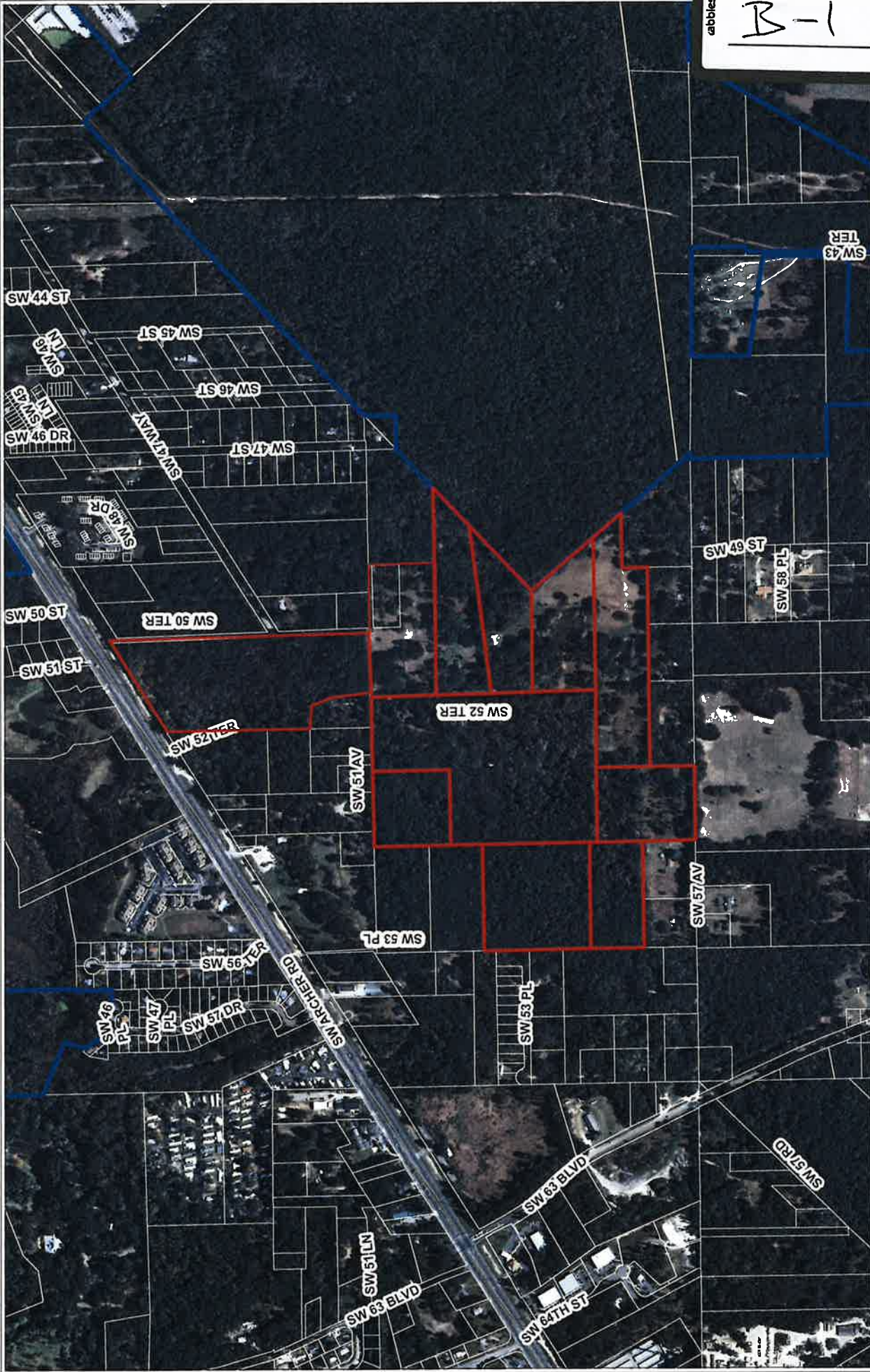
- a. Construction of a southerly extension of SW 40th Boulevard from its current end south of its intersection with Archer Road to the intersection of SW 47th Avenue. This roadway connection shall include bicycle and pedestrian facilities.
- b. Funding for the construction of new or expanded transit facilities.

Policy 10.2.2 The City shall ensure that new streets are designed appropriately for transportation choice by setting design standards that call for minimal street widths, modest turning radii, modest design speeds, curb extensions, traffic calming, gridded and connected patterns, sidewalks, bicycle facilities, and prohibition of cul-de-sacs, where feasible. Street design standards shall include consideration of usage by transit vehicles, where appropriate.

Objective 10.3 The City's Land Development Code shall provide design standards for all new developments and redevelopment within the TMPA.

Policy 10.3.1 The City shall use the Central Corridors Overlay District design standards in the Land Development Code for development/redevelopment projects within the TMPA. These standards address building placement, parking, sidewalks, building wall articulation, and placement of mechanical equipment, and shall be the guiding design standards for development/redevelopment on roadways in the TMPA that are listed in the annual Level of Service Report produced by the North Central Florida Regional Planning Council. Within Zones C and M, the build-to line may be modified on Archer Road, SW 34th Street, SW 20th Avenue, or Williston Road due to right-of-way or utility constraints, consistent with requirements as described in the Land Development Code's Special Area Plan for Central Corridors. These design standards shall not supersede design standards adopted as part of a Special Area Plan, Overlay District, Planned Development, or Urban Mixed-Use District 2 (UMU-2) zoning district.

Appendix B Supplemental Documents



AERIAL PHOTOGRAPH

	<p>Name</p> <p>City of Gainesville</p>	<p>Petition Request</p> <p>Amend the City of Gainesville FLUM from Alachua County Low Density Residential (1-4 du/acre) to City of Gainesville Single Family (up to 8 units per acre)</p>	<p>Petition Number</p> <p>PB-17-28 LUC</p>
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City of Gainesville Land Use Categories

- BI Business Industrial
- CON Conservation
- PUD Planned Use District

Alachua County Land Use Categories

- RES - LOW Residential Low Density (1-4 units/acre)
- RES - MED Residential Medium Density (4-8 units/acre)
- RES - MED/HIGH Residential Medium-High Density (8-14 units/acre)
- REC Recreation

Area
under petition
consideration

City Limits

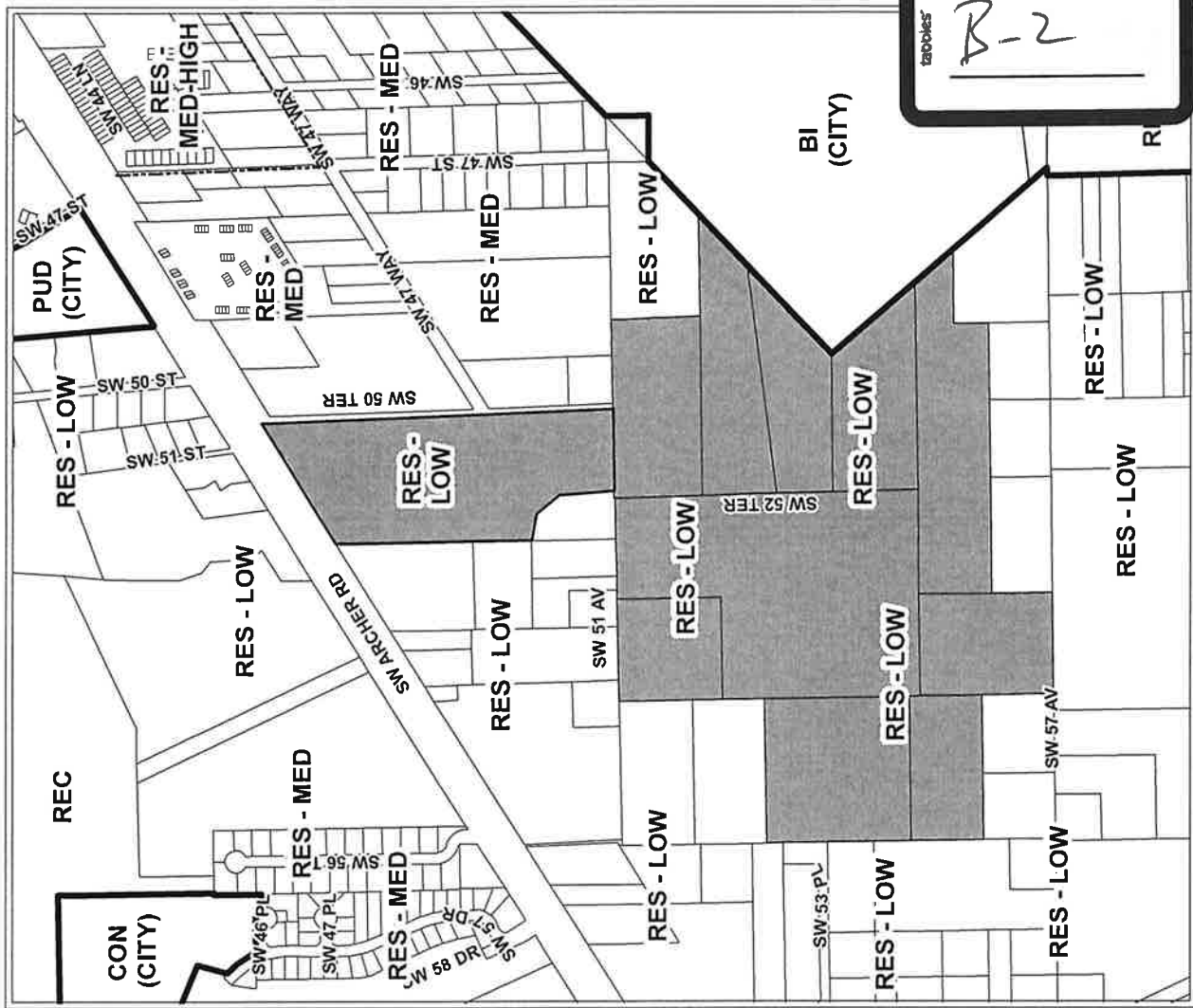


EXHIBIT
B-2

EXISTING LAND USE

Name	Petition Request	Petition Number
City of Gainesville	Amend the City of Gainesville FLUM from Alachua County Low Density Residential (1-4 du/acre) to City of Gainesville Single Family (up to 8 units per acre)	PB-17-28 LUC



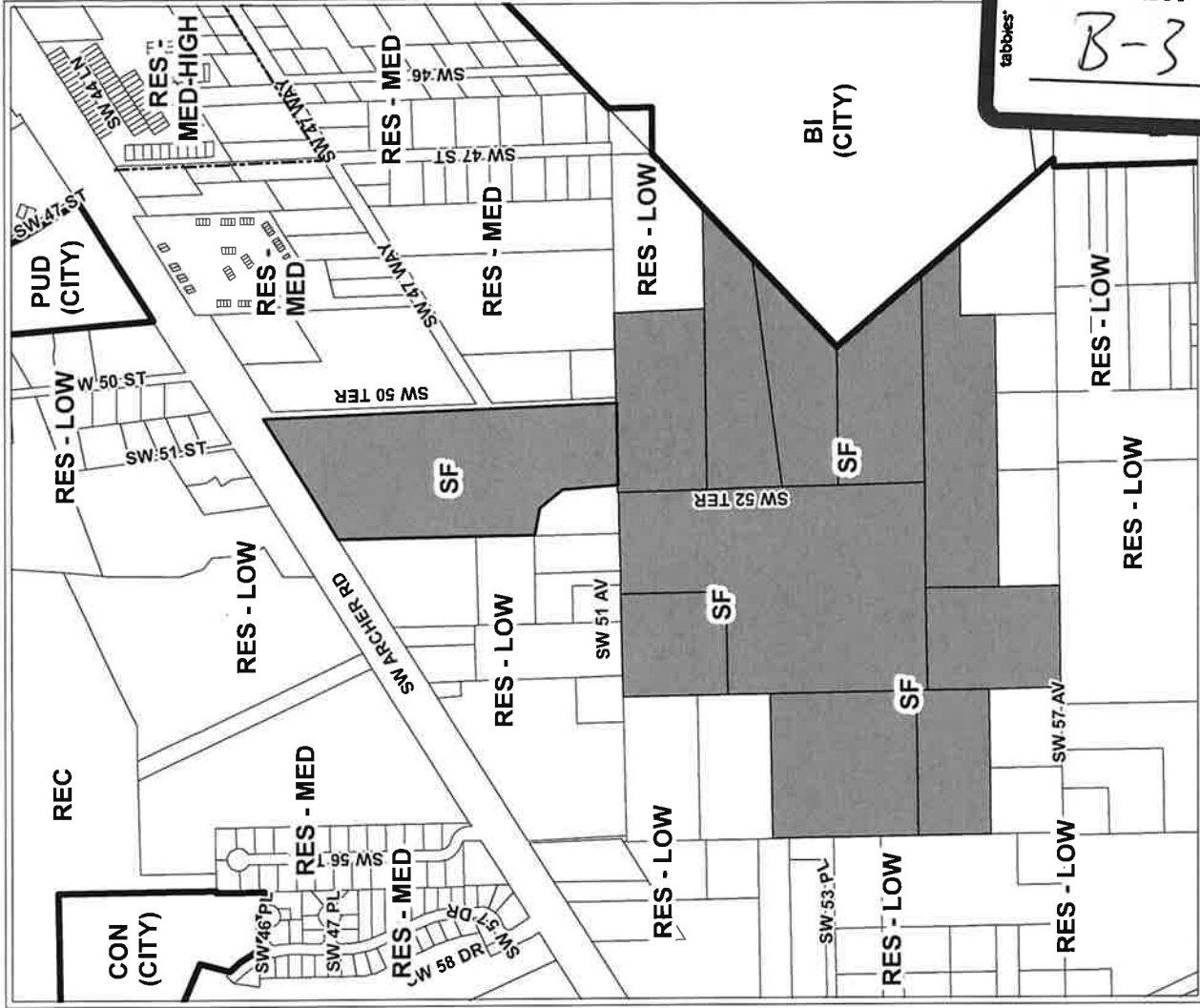
No Scale

City of Gainesville Land Use Categories

- SF Single Family
- BI Business Industrial
- CON Conservation
- PUD Planned Use District

Alachua County Land Use Categories

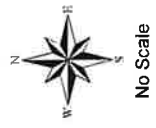
- RES - LOW Residential Low Density (1-4 units/acre)
- RES - MED Residential Medium Density (4-8 units/acre)
- RES - MED/HIGH Residential Medium-High Density (8-14 units/acre)
- REC Recreation



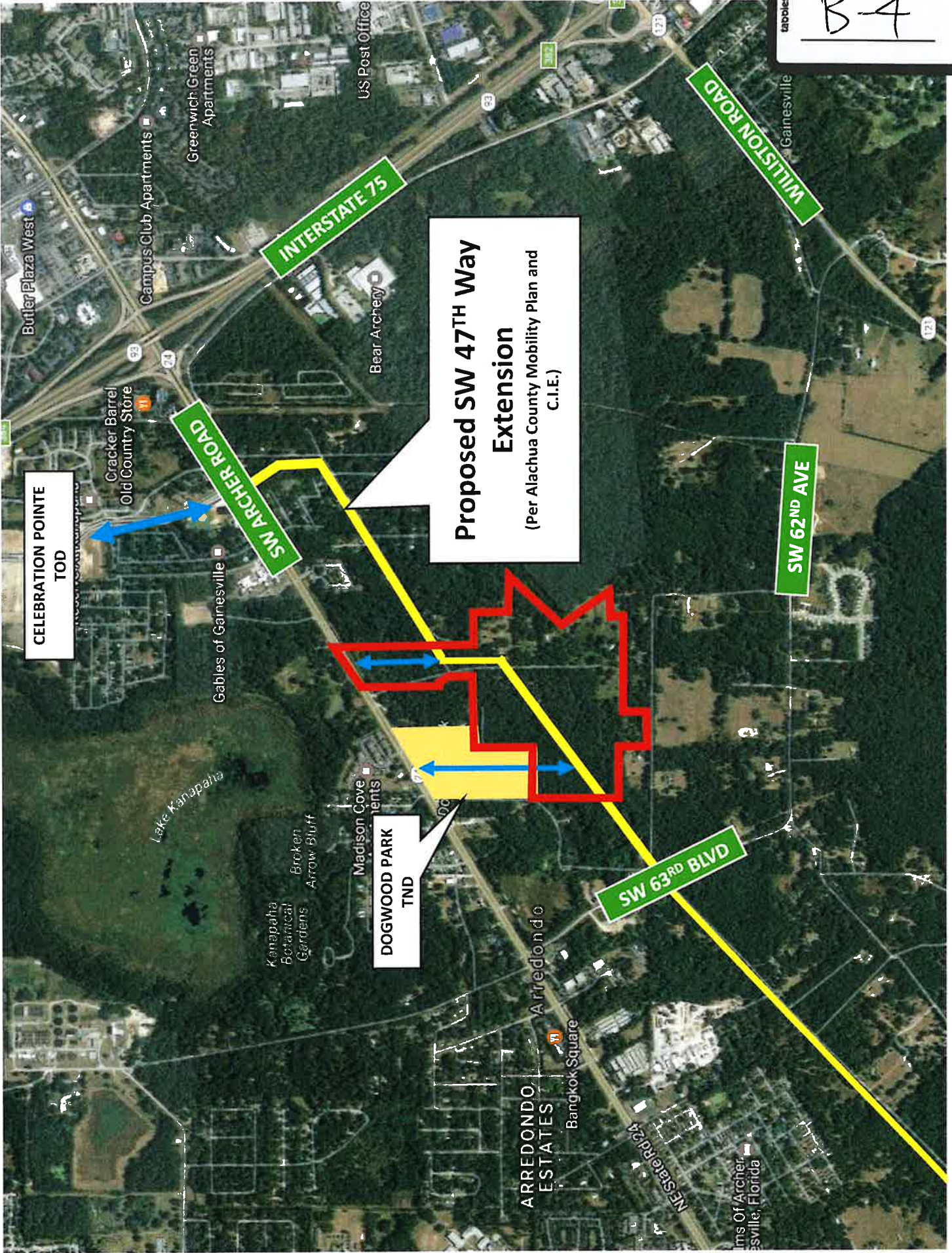
tabbies
EXHIBIT
B-3

PROPOSED LAND USE

Name	Petition Request	Petition Number
City of Gainesville	Amend the City of Gainesville FLUM from Alachua County Low Density Residential (1-4 du/acre) to City of Gainesville Single Family (up to 8 units per acre)	PB-17-28 LUC



No Scale



**Proposed SW 47TH Way
Extension**
(Per Alachua County Mobility Plan and
C.I.E.)

**CELEBRATION
POINTE
TOD**

**DOGWOOD
PARK
TND**

INTERSTATE 75

SW ARCHER ROAD

SW 63RD BLVD

SW 62ND AVE

WILLISTON ROAD

Butler Plaza West

Campus Club Apartments

Greenwich Green
Apartments

US Post Office

Bear Archery

Cracker Barrel
Old Country Store

Gables of Gainesville

Lake Kanapaha

Kanapaha
Botanical
Gardens

Broken
Arrow Bluff

Madison Cove
Apartments

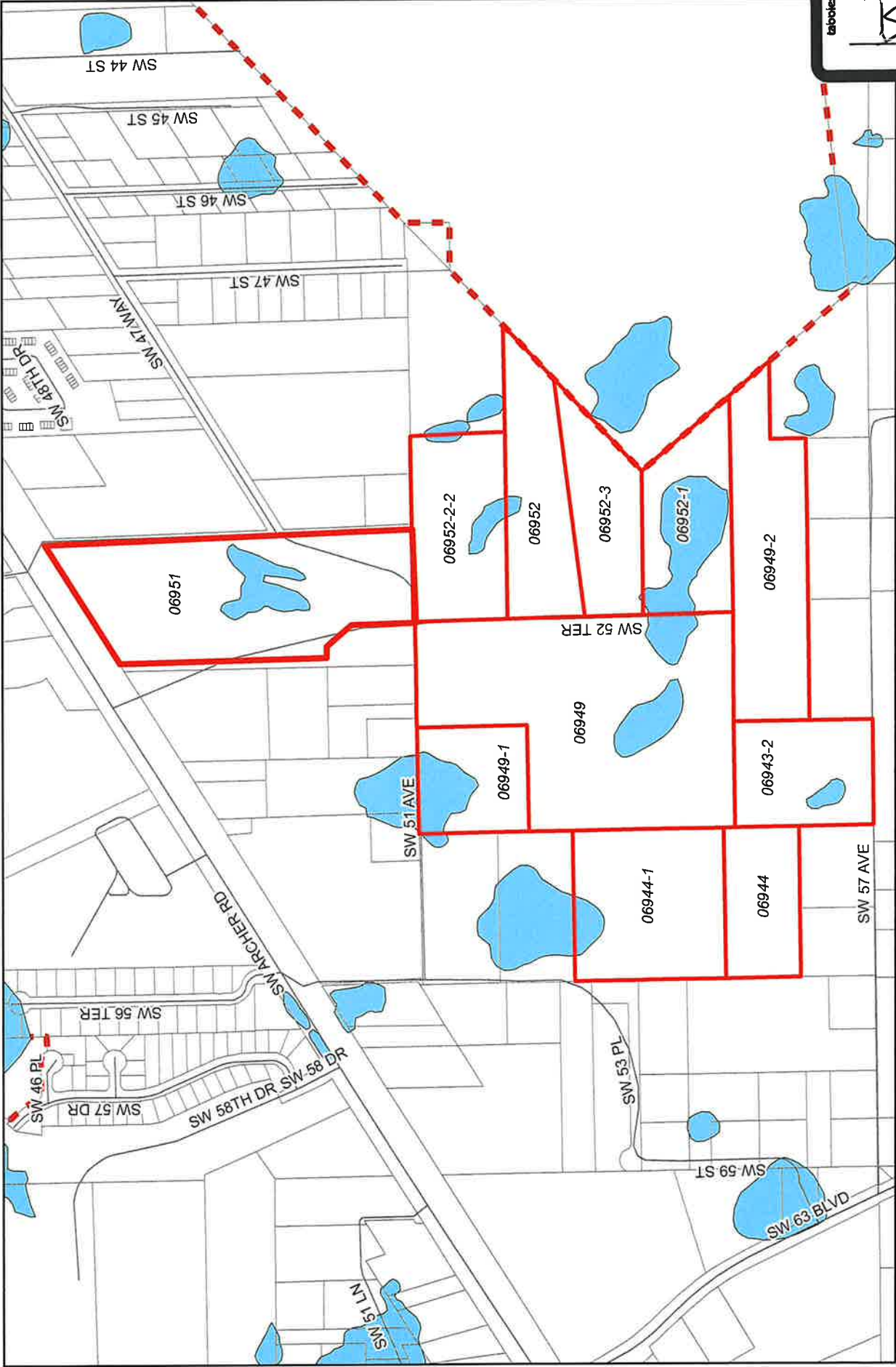
ARREDONDO
ESTATES

Arredondo

Bangkok Square

NE State Rd 24

Homes Of Archer,
Gainesville, Florida



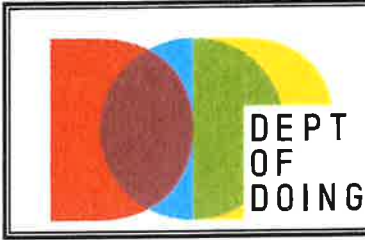
Not To Scale

FEMA Special Flood Hazard Area (SFHA)
 PB-17-028 LUC & PB-17-030 ZON



 A-- Annual 1% chance - 100 year
 X-- Non Risk

This map is for informational purposes only. Do not rely on this map for accuracy of dimensions, size, or location. The City of Gainesville does not assume responsibility to update this information or for any error or omission on this map.



Gainesville, FL 32602-0490

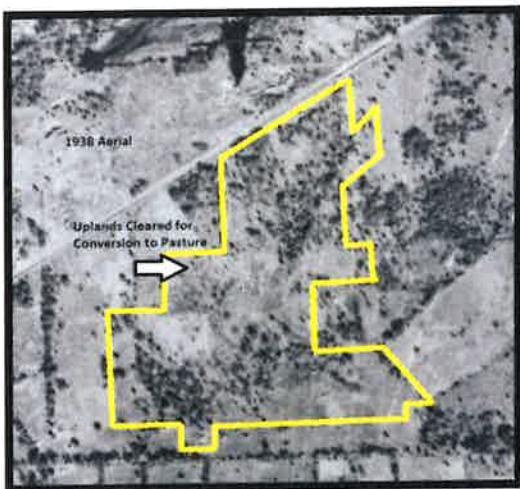
306 N.E. 6th Avenue
P: (352) 334-5022
P: (352) 334-5023
F: (352) 334-2648

INTEROFFICE MEMORANDUM

TO: Dean Mimms, AICP, Lead Planner
FROM: *Mark Brown*
Mark Brown, PWS, CPSS, Environmental Coordinator
SUBJECT: **Summary - Preliminary Environmental Assessment
Petitions PB-17-28 LUC and related PB-17-30 ZON
SW Archer Road - Voluntary Annexation
108.3-acre property located along 5100 block of Archer Road**
DATE: April 6, 2017

The subject petitions include a proposed change in land use and zoning for a +/- 108.3-acre area that includes a total of eleven (11) parcels located within the 5100 block of SW Archer Road (Parcels 06943-002-000, 06944-000-000, 06944-001-000, 06949-000-000, 06949-001-000, 06949-002-000, 06951-000-000, 06952-000-000, 06952-001-000, 06952-002-002 and 06952-003-000). On behalf of the petitioners, a natural resource inventory and environmental assessment was conducted of the subject area during the summer of 2016. The assessment was documented in a report prepared by a local consulting firm (Normandeau Associates, Inc.). City planning staff reviewed the report and conducted site reviews to evaluate the potential of anticipated development activities relative to natural and environmental resources regulated through the City's Land Development Code (LDC) 30-300 *Regulated Surface Waters and Wetlands*, and 30-310 *Regulated Natural and Archaeological Resources*. The following information summarizes the results of the report and site reviews.

Ecosystem Habitats – As evident in the comparison of 1938 and 2014 aerial images below, a common land management practice during the early 1900's included conversion of upland habitats into semi-improved native range and improved pastures to support cattle production, while retaining some hardwoods to provide shade for the cows.



Seed dispersal from opportunistic vegetative species typically recruit, generate and proliferate when pasture management isn't regularly conducted and particularly during extended periods over many years. As evident from the 2014 aerial, laurel oak is one of the most common tree species that takes advantage of reduced land management and currently dominate the overstory coverage within the subject parcels. The associated habitats can be compiled into three primary classifications:

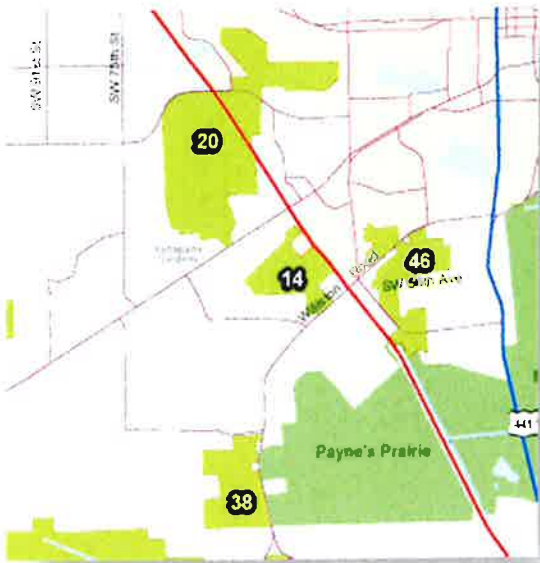


Upland Hardwood-Conifer Mixed Forested Habitat - As demonstrated in the representative site photo (left), approximately 80% of the total area of these parcels can be classified as upland hardwood-conifer mixed forest habitat. In addition to the dominant laurel oaks, tree canopy is primarily provided by live oak, loblolly pine, slash pine, pignut hickory, red cedar, dogwood, winged elm, Southern magnolia, cabbage palm and camphor. Dominant understory and sub-canopy coverage include these same tree species and ground coverage is typically minimal due to shade and leaf cover; dominated by vines such as catbriar, poison ivy, pepper vine, trumpet creeper, and muscadine grape. Many of the live oaks, loblolly pines and other hardwood species are large enough to be considered regulated trees per LDC requirements. Fortunately many of the regulated specimens are widely spaced that provides increased opportunity for preservation and incorporation as an amenity within proposed development areas.

Upland Hardwood –Pasture Mix Habitat - The majority of the remaining parcel areas can be classified as upland hardwood-pasture; with scattered, widely-spaced hardwoods (i.e. laurel oak, live oak) retained to provide shade for cattle. As depicted in the referenced 2014 aerial, these areas are primarily located within the east-central and southeastern portion of the subject site (right photo).



Isolated Freshwater Wetlands - Even though the subject site is dominated by upland habitat, preliminary investigations indicate minimal presence of scattered isolated wetlands. The majority are associated with a few small marshes (total less than five acres) concentrated within the central-southern portion of the subject area (refer to 2014 aerial). The marshes are dominated by maidencane and soft rush species that also have narrow forested perimeter zones dominated by cypress (left photo). These particular wetlands are also within a designated 100-year floodplain area. With so few small and widely-spaced wetlands, there is more potential for incorporating and preserving these ecosystems within the design plans.



As a result of historic land clearing, decades of agricultural activities followed by minimal land management practices substantially reduced the potential for the more desired native vegetation and habitat regeneration. As a result, the preliminary assessments did not indicate the potential presence of areas that could qualify as “Significant Natural Communities” (Section 30-310.2 (2)(a)). The subject area is not within a designated “Strategic Ecosystem.” However, the southeastern border of the subject area also represents the western extent of the designated “Fred Bear Hammock Strategic Ecosystem” (left figure, site 14; LDC, Section 30-310.2 (4)(c); and south of the “Hogtown Prairie Strategic Ecosystem” (site 20). Depending on the habitat conditions within proximity of the Fred Bear Hammock Strategic Ecosystem, it may be determined appropriate to incorporate habitat buffer preservation within the development plan.

The only documented or observed listed vegetative or wildlife species within the subject area include Florida sandhill crane; a species designated as “Threatened” through the Florida Fish & Wildlife Conservation Commission (FWCC) and protected by state law. Cranes often breed, forage and/or nest within marshes and forage within pastures, and their presence is particularly common within the nearby Payne’s Prairie Preserve State Preserve. Preliminary evaluations also resulted in locating several gopher tortoise burrows. Even though tortoises were not observed and the located burrows were determined to be abandoned, the predominant presence of well-drained soil and adequate herbaceous ground coverage are appropriate and adequate to support gopher tortoises (FWCC -Threatened). Prior to construction-related activities, burrow surveys will be required by the FWCC to determine the location and presence of gopher tortoises. In turn, this effort will lead to the potential of on-site protection and/or relocation of individual tortoises through the associated FWCC permitting guidelines (Chapter 68A-27, F.A.C.). Other listed wildlife species that utilize or occupy gopher tortoise burrows may also be present.

Significant archaeological or geologic resources (Section 30-310) have not been documented, however there are sinkhole features that may be relic or active conduits to the surficial groundwater aquifer. These features are primarily associated with the wetlands that have steep-slope topographic grades. There is evidence of relic spoil material deposited near Archer Road plus trash and construction debris that may require specific investigation for potential contaminants, remediation and/or removal.

Summary – With eleven (11) parcels covering over 100 acres and majority of the subject area under tree canopy, the consultants and DOD staff were limited to conducting preliminary and cursory site reviews. However, consultant documentation submitted for this petition and staff site review didn’t indicate the presence of natural resources, significant habitats or other environmental features that would be considered too limiting or restrictive for proposed annexation of these parcels or future development-related activities and facilities. The minimal coverage of wetlands provides the potential of appropriately avoiding or at least minimizing the potential for development-related impacts (Section 30-302.1). In addition, incorporation of required wetland buffers into the development designs would reduce the potential of water quality degradation to possible active sinkholes and associated groundwater. As proposed development activities proceed into design phase, more specific site evaluations by consultants and staff will evaluate if, where and how to minimize and avoid potential for impacts to environmental features regulated through the LDC Sections 30-300 and 30-310.

BOARD MEMBERS

April M. Griffin
Robert P. Hyatt
Leannetta McNealy, Ph.D.
Gunnar F. Paulson, Ed.D.
Eileen F. Roy

SUPERINTENDENT OF SCHOOLS

Sandy Hollinger, Interim Superintendent



We are committed to the success of every student!

March 28, 2017

Dean Mimms, AICP
Lead Planner
Planning Department
City of Gainesville
Gainesville, FL

RE: **Petition PB-17-28 LUC.** Review of Comprehensive Plan Amendment and rezoning including a net increase of 598 single-family dwelling units on 108.3 acres.

Dear Mr. Mimms:

A School Capacity Review for the above referenced project has been completed. The review was conducted in accordance with the City of Gainesville Public School Facilities Element as follows:

POLICY 1.1.2: Coordinating School Capacity with Planning Decisions

The City shall coordinate land use decisions with the School Board's Long Range Facilities Plans by requesting School Board review of proposed comprehensive plan amendments and rezonings that would increase residential density. This shall be done as part of a planning assessment of the impact of a development proposal on school capacity.

POLICY 1.1.3: Geographic Basis for School Capacity Planning.

For purposes of coordinating land use decisions with school capacity planning, the SCSAs that are established for high, middle and elementary schools as part of the Interlocal Agreement for Public School Facility Planning shall be used for school capacity planning. For purposes of this planning assessment, existing or planned capacity in adjacent SCSAs shall not be considered.

POLICY 1.1.5: SBAC Report to City

The School Board shall report its findings and recommendations regarding the land use decision to the City. If the SBAC determines that capacity is insufficient to support the proposed land use decision, the SBAC shall include its recommendations to remedy the capacity deficiency including estimated cost and financial feasibility. The School Board shall forward the Report to all municipalities within the County.

POLICY 1.1.6 City to Consider SBAC Report

The City shall consider and review the School Board's comments and findings regarding the availability of school capacity in the evaluation of land use decisions.

This review does not constitute a "concurrency determination" and may not be construed to relieve the development of such review at the final subdivision or final site plan stages as by the City of Gainesville Comprehensive Plan. It is intended to provide an assessment of the relationship between the project proposed and school capacity – both existing and planned.

The Petition PB-17-28 LUC consists of 598 single family units.

Table 1: Petition PB-16-45 LUC – Projected Student Generation at Buildout

	Elementary	Middle	High	Total
Single Family	598			
Multiplier	0.15	0.070	0.09	0.31
Students	90	42	54	186
Multi Family	304			
Multiplier	.08	.03	.03	0.14
Students	0	0	0	0
Total Students*	90	42	54	186

Elementary Schools. Petition PB-17-28 LUC is situated in the West Urban Concurrency Service Area. The West Urban Concurrency Service Area currently provides a capacity of 2,939 seats. The current enrollment is 3,161 students representing a 108% utilization compared to an adopted LOS standard of 100%.

Student generation estimates for the Petition PB-17-28 LUC indicate that 90 elementary seats would be required at buildout. Based on capacity and level of service projections the West Urban Concurrency Service Area is currently deficient. The school district is currently reviewing options for resolving level of service issues in this CSA.

Middle Schools. The Petition PB-17-28 LUC is situated in the Kanapaha Concurrency Service Area. The Kanapaha Concurrency Service Area provides a capacity of 1,141 seats. The current enrollment is 969 students representing an 85% utilization compared to an adopted LOS standard of 100%.

No new capacity is planned for the Kanapaha Concurrency Service Area during the five, ten and twenty year planning periods.

Student generation estimates for the Petition PB-17-28 LUC indicate that 42 middle seats would be required at buildout. Capacity and level of service projections indicate that this demand can be reasonably accommodated during the five, ten and twenty year planning period.

High Schools. The Petition PB-17-28 LUC is situated in the Buchholz Concurrency Service Area. The Buchholz Concurrency Service Area currently has a capacity of 2,202 seats. The current enrollment is 2,160 students representing a 95% utilization compared to an adopted LOS standard of 100%..

Student generation estimates for the Petition PB-17-28 LUC indicate that 54 high school seat would be required at buildout. Capacity and level of service projections indicate that this demand can be reasonably accommodated during the five, ten and twenty year planning period.

Summary Conclusion. Students generated by the Petition PB-17-28 LUC at the middle and high levels can be reasonably accommodated for the five, ten and twenty year planning periods.

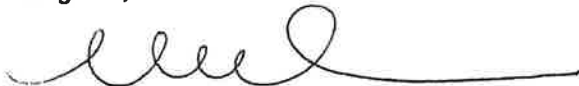
The West Urban Concurrency Service Area (elementary) is currently deficient. The status of this CSA is currently under review.

This evaluation is based on best projections and upon the 2016-2017 Five Year District Facilities Plan adopted by the School Board of Alachua County. The Petition PB-17-28 LUC project is subject to

concurrency review and determination at the final site plan for multi-family and the availability of school capacity at the time of such review.

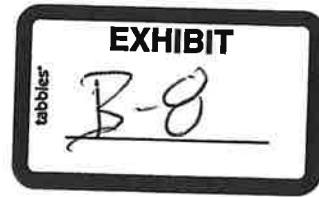
If you have any questions, please contact this office.

Regards,

A handwritten signature in black ink, appearing to read 'Vicki McGrath', with a long horizontal flourish extending to the right.

Vicki McGrath

CC: Gene Boles



From: Jeffrey L. Hays [mailto:jhays@alachuacounty.us]
Sent: Wednesday, April 12, 2017 9:14 AM
To: Mimms, Dean L.; Leistner, Deborah L.; Persons, Andrew W.
Subject: RE: large-scale plan amendment (and rezoning) of pending annexed property

Dean,

Not all County Departments have completed their review of the proposed amendments. Here are some draft comments related to transportation. There may be more comments forthcoming as the transmittal process moves forward with these proposed amendments.

- 1) Alachua County adopted a Mobility Plan in 2010 which consisted of a coordinated set of Comprehensive Plan Amendments. These amendments collectively provide for an integrated set of policies related to future land uses, long range multimodal transportation planning and a Capital Improvements funding plan for the Urban Cluster around the City of Gainesville. The area subject to the proposed annexation and Future Land Use Amendments is within the County's Urban Cluster and either contains or is adjacent to a planned rapid transit corridor, a planned minor collector roadway and a multiuse bicycle/pedestrian path. Alachua County has adopted Comprehensive Plan policies which provide for the reservation of these rights of way and potential construction of these transportation facilities by proposed development. The proposed City of Gainesville Future Land Use Amendments should likewise be accompanied by Comprehensive Plan amendments that provide for a continuity of planning for mobility within this area.

- 2) The County remains concerned about the lack of coordination of the City and County's transportation mitigation programs. The Urban Cluster surrounding the current City of Gainesville does not have a completed gridded roadway system or other necessary multimodal improvements and transit service. The County utilizes the mitigation payments from new development as a major funding source in order to maintain adopted levels of service. The absence of participation and collaboration by the City in the funding of needed infrastructure and transportation services in this area will require additional resources from County taxpayers or a degraded level of service. The proposed City of Gainesville Future Land Use amendments should be accompanied by intergovernmental coordination amendments and/or interlocal agreement between the City and County in regards to funding necessary transportation infrastructure in this area.

The Mobility Plan

Alachua County's Plan to Effectively Link Land Use and Transportation

Alachua County has adopted amendments to its Comprehensive Plan which will reduce vehicle miles travelled and greenhouse gas emissions per capita by providing for enhanced transportation mobility options in conjunction with land use changes that bring services closer to residents and provide for development densities and intensities that are transit supportive.

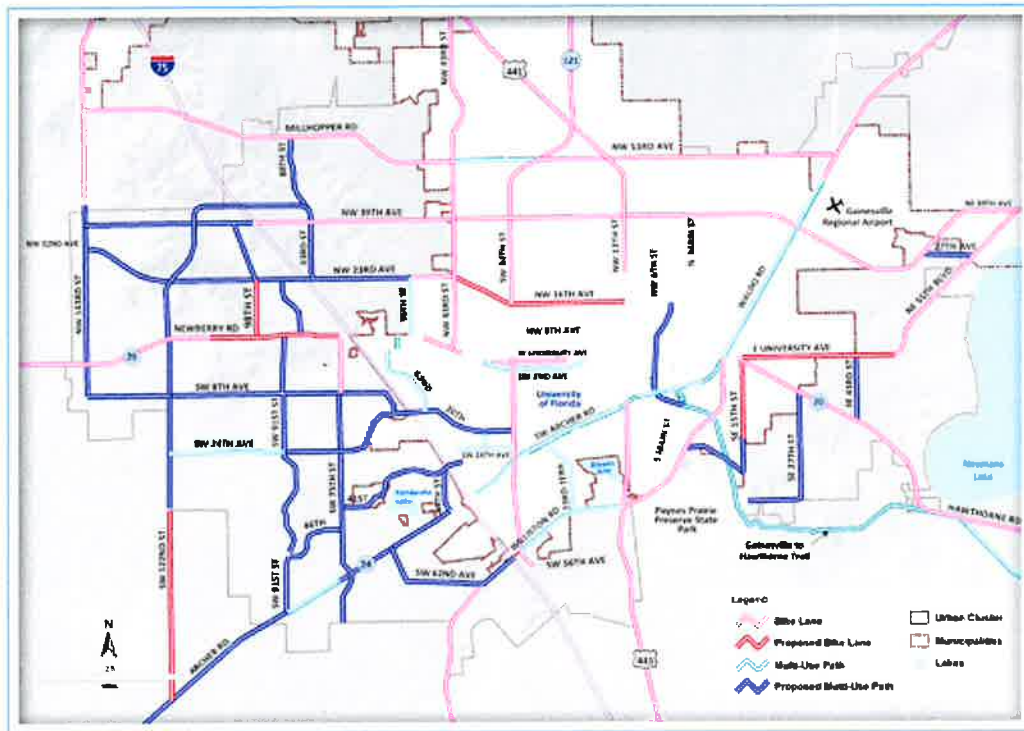


Key features of this plan include:

1. An alternative concurrency management system that enables new development to satisfy its transportation mitigation obligations through the payment of a multimodal transportation mitigation contribution.
2. Provisions and incentives for Transit Oriented Developments and Traditional Neighborhood Developments that will facilitate a reduction in vehicle miles travelled per capita.

- 3. A financially feasible multimodal infrastructure plan to accommodate future growth and transportation demands within the Urban Cluster Boundary in an fiscally efficient and ecologically responsible way.

EXISTING & FUTURE BICYCLE & PEDESTRIAN NETWORK



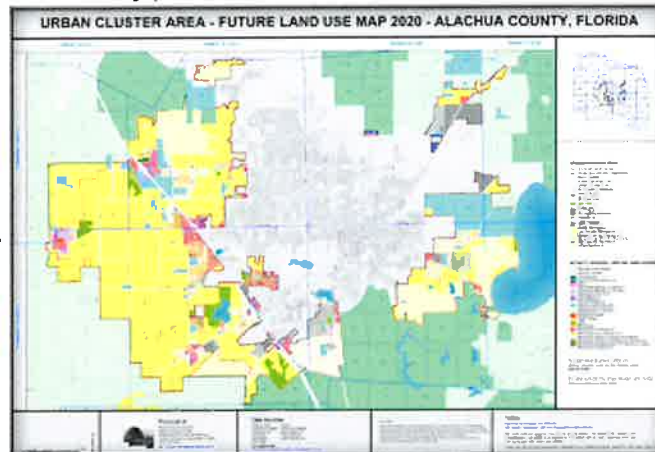
</maps/BicyclePedestrianNetwork.pdf>

Land Use

The community our children will inherit

Urban Cluster Alachua County identified an Urban Cluster Boundary in 1991. Since that time urban densities are only provided for inside the urban cluster boundary and inside municipal

boundaries.



/maps/Flu_2030_Urban_Cluster.pdf



Traditional Neighborhood Development (TND)

The Mobility Plan encourages TNDs which allow residents to walk and bike to a village center containing a mixture of commercial, residential, office and civic uses. **Town of Tioga** (photo) is a TND.

Transit Oriented Development (TOD) TODs are a key feature of The Mobility Plan. These developments contain a mix of uses and provide a higher density focal point for transit. They also will be the location of park and ride lots to serve residents in outlying areas. Imagine driving a short distance, parking, getting a cup of coffee, checking your email as you take transit into town, taking transit back to your vehicle, picking up groceries in the village center, and heading home for dinner.

Celebraton Pointe (<http://celebrationpointe.com/>) is a Transit Oriented Development currently under development in Alachua County:

Celebration Pointe Animated Flyover (September 2014)

Transportation

Getting from here to there

Express Transit Service The Mobility Plan includes Express Transit Service from the edges of the Urban Cluster to UF/Shands and Downtown Gainesville beginning in 2015. Proposed express transit routes serving commuting trips from East Gainesville, Southwest Gainesville, Jonesville & Santa Fe College.



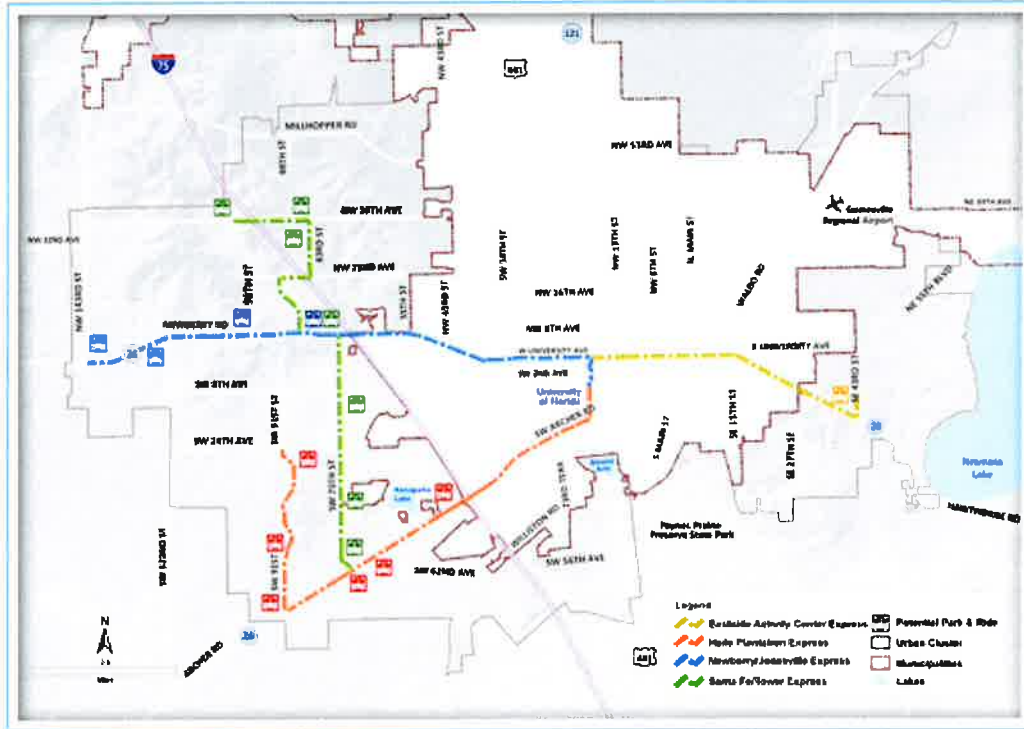
Rapid Transit Service As a second phase, The Mobility Plan includes a rapid transit service commonly referred to as “Bus Rapid Transit”. The primary feature of this system is buses running in dedicated lanes in a “raillike” configuration. The system will be developed in conjunction with TODs and as density increases within the Urban Cluster.

Interconnected Road Network The Mobility Plan includes the continued development of the gridded roadway network as well as addressing the bottlenecks crossing Interstate-75.

Bicycle and Pedestrian Connectivity The Mobility Plan includes a connected bicycle and pedestrian network with new on-road bicycle lanes and off-road multi-use paths. These facilities will connect existing and future residential development to TODs, TNDs and Activity Centers.



EXPRESS TRANSIT CORRIDORS



<http://maps/ExpressTransitCorridors.pdf>

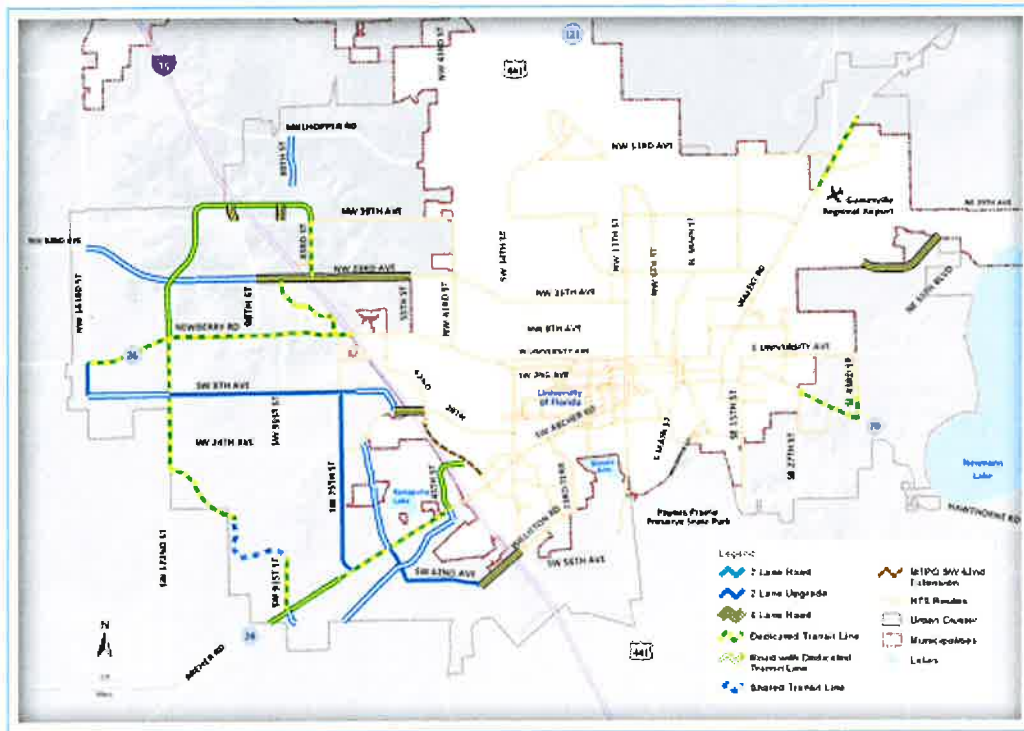
RAPID TRANSIT CORRIDORS



<http://maps/RapidTransitCorridors.pdf>

TRANSPORTATION MOBILITY AREAS

<http://maps/TransportationMobilityAreas.pdf>



Sustainability

The How and Why of Mobility Choices

Mobility Choices: The Mobility Plan creates more mobility options for residents, especially for young people, the elderly and people who do not own cars or prefer not to drive. The Mobility Plan provides for express transit and park and ride opportunities from outlying areas into the major regional employment and commercial hubs within the City of Gainesville

Mixed Use The Mobility Plan provides for commercial, office, civic and institutional uses within walking and biking distance to residents by providing incentives for mixed-use development.

Energy Efficiency The Mobility Plan is consistent with the County's Energy Conservation Strategies Commissions recommendations regarding land use and transportation. The plan's focus on alternative modes of transportation and compact development patterns is key to reducing energy use, personal transportation costs and dependence on foreign-sourced fossil fuels.

Greenhouse Gases Peak hour transit service has the lowest greenhouse gas emissions of any motorized transportation mode. Bicycle and pedestrian modes are virtually greenhouse gas free.

Reduced Fiscal Impacts The Mobility Plan provides a fiscally responsible bridge to the future by positioning the County to be able to reduce future infrastructure construction and maintenance costs. The Plan focuses on the existing Urban Cluster and transitions the County from chasing congestion with new roadways to funding increased transit service over time.

v 1.0.3.100



Background image: Newnans Lake provided by: [PhotoTale Studio, Portrait, Family and Landscape Photographer in Gainesville, FL \(https://phototalestudio.com/\)](https://phototalestudio.com/)

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April 19, 2017

City of Gainesville
Planning & Development Services Department
Thomas Center B, Rm 158
306 NE 6th avenue
Gainesville, FL 32601

Re: PB-17-28LUC-PB-17-30 ZON

To Whom It may Concern:

This is a response to the petition to amend the future land use map of Gainesville comprehensive plan and petition to rezone property.

We are opposing a change in the zoning and land use category is proposed within 400 feet of our property.

We feel that the change to rezone the property conflict with the comprehensive plan with the low density and agriculture use.

We hope that the future land use would be opposed the petition to change the rezoning property in accordance with the petition.

We look forward in hearing from you and seeing you at the public meeting.

Sincerely,

Joyce Ellis Joyce Ellis

Jancie Vinson Jancie Vinson

Leverne Barbour Leverne Barbour

Sammie Lee Brown Sammie Lee Brown

Tanya King Tanya King

April 19, 2017

City Plan Board
c/o City of Gainesville Planning Dept.
Petitions PN-17-28-LUC/ PB-17-30 ZON
P. O. Box 490
Mail Station 11
Gainesville, FL 32627



Dear Sirs:

RE: Petitions PB-17-28 LUC/ PB-17-30 ZON

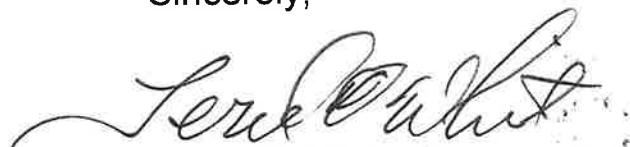
We received a Notice of Public Meeting for petition to amend the future land use map (copy is enclosed) for the above stated petitions.

Concerning **Petition PB-17-28 LUC**: As the land owners of the adjacent property on the west and north sides of the property of the petition change, we strenuously object to the doubling of the density of the property. We are held to one dwelling unit per acre and see no reason why the developers should be allowed up to eight units per acre.

We would like to know that the City of Gainesville is requiring engineering so that buildings on the construction landfill will be safe. We would also like to know what provisions will be made for the ancient Florida sinkhole (approximately 50 X 50 X 20 feet deep) which is in the middle of the property on the Archer Road. Our concern is that the last time the portion of the bottom of the sinkhole dropped into the water table.

Concerning **Petition PB-17-30 ZO**: We have no objections to the Petition PB-17-30 ZO property being rezoned to four units per acre.

Sincerely,


Terrel D. White Jr.


Joan Jordan White

374-5293

5249

Thurs 4/27

6:30



06950-002-001 PB-17-28LUC-30ZON
 WHITE TERREL D JR & JOAN JORDAN
 4922 SW 52ND TER
 GAINESVILLE, FL 32608-4817

PB-17-28 LUC / PB-17-30 ZON

NOTICE OF PUBLIC MEETING

**PETITION TO AMEND THE FUTURE LAND USE MAP
 OF THE GAINESVILLE COMPREHENSIVE PLAN
 AND PETITION TO REZONE PROPERTY**

April 11, 2017

A change in the ZONING and LAND USE CATEGORY is proposed for property within 400 feet of property you own. This letter is a legal notification of the public hearing.

Date & Time: Thursday, April 27, 2017 at 6:30 p.m., or as soon thereafter as it may be heard

Location: City Hall Auditorium, First Floor, 200 East University Avenue, Gainesville, FL

The City Plan Board will hold a Public Hearing to hear the request and provide a recommendation to the City Commission. The City Plan Board acts in an advisory capacity to the City Commission. There will be an opportunity for public comment at the meeting.

If you have questions about this petition or the process or wish to comment, you can:

- Call the Planning & Development Services Department at (352) 334-5022
- Come to Room 158, Thomas Center B, 306 NE 6th Avenue, Gainesville, Florida, during business hours (Monday – Friday 7:30 a.m. to 5:00 p.m.)
- Put your comments in writing 7 days prior to the meeting to: City Plan Board, c/o City of Gainesville, Planning Dept., Petitions PB-17-28 LUC/ PB-17-30 ZON P.O Box 490, Mail Station 11, Gainesville, FL 32627.

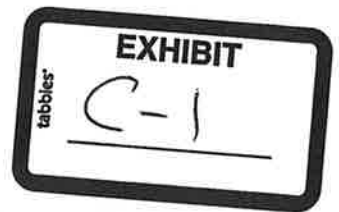
Petition Description

Petition PB-17-28 LUC. City of Gainesville. Amend the City of Gainesville Future Land Use Map from Alachua County Low Density Residential (1-4 DU/acre) to City of Gainesville Single-Family (up to 8 units per acre). The property is west of I-75 and is generally located south of SW Archer Road, west of SW 50th Terrace, north of SW 57th Avenue, and east of SW 53rd Place. Related to PB-17-30 ZON.

306 NE 6th Avenue
 Gainesville, Florida 32601

phone: 352/334-5022
 fax: 352/334-2648

Appendix C Application



APPLICATION—CITY PLAN BOARD
Planning & Development Services

OFFICE USE ONLY	
Petition No. <u>PB-17-28 LLC</u>	Fee: \$ <u>0</u>
1 st Step Mtg Date: _____	EZ Fee: \$ <u>0</u>
Tax Map No. _____	Receipt No. _____
Account No. 001-660-6680-3401 []	
Account No. 001-660-6680-1124 (Enterprise Zone) []	
Account No. 001-660-6680-1125 (Enterprise Zone Credit) []	

Owner(s) of Record (please print)	
Name: <u>VARIOUS - see attached list of</u>	
Address: <u>Property Owners</u>	
Phone: _____	Fax: _____
(Additional owners may be listed at end of applic.)	

Applicant(s)/Agent(s), if different	
Name: <u>City of Gainesville</u>	
Address: <u>306 NE 6th AVE</u>	
<u>Gainesville, FL 32601</u>	
Phone: <u>(352) 334-5022</u>	Fax: _____

Note: It is recommended that anyone intending to file a petition for amendments to the future land use map or zoning map atlas, meet with the Department of Community Development prior to filing the petition in order to discuss the proposed amendment and petition process. Failure to answer all questions will result in the application being returned to the applicant.

REQUEST		
Check applicable request(s) below:		
Future Land Use Map <input checked="" type="checkbox"/>	Zoning Map <input type="checkbox"/>	Master Flood Control Map <input type="checkbox"/>
Present designation: <u>1) below</u>	Present designation: <u>3)</u>	Other <input type="checkbox"/> Specify:
Requested designation: <u>2) below</u>	Requested designation: <u>4)</u>	

INFORMATION ON PROPERTY	
1. Street address: <u>5100 block of SW Archer Rd</u>	
2. Map no(s):	
3. Tax parcel no(s): <u>6943-2, 6944, 6944-1, 6949, 6949-1, 6949-2, 6952, 6952-1, 6952-2, 6952-3</u>	
4. Size of property: <u>approx 108.3</u> acre(s)	
All requests for a land use or zoning change for property of less than 3 acres are encouraged to submit a market analysis or assessment, at a minimum, justifying the need for the use and the population to be served. All proposals for property of 3 acres or more must be accompanied by a market analysis report.	

Certified Cashier's Receipt:

- 1) Low-Density Residential (County)
- 2) Single-Family (up to 8 units per acre)
- 3) R-1A, R-1C, RE-1
(County)

4) RSF-4 (8 du/acre 1st family residential district)

5. Legal description (attach as separate document, using the following guidelines):

- a. Submit on 8 1/2 x 11 in. sheet of paper, separate from any other information.
- b. May not be included as part of a Purchase Agreement, Contract for Sale, Lease Agreement, Transfer of Title, Warranty Deed, Notice of Ad Valorem Taxes, Print-outs from Property Appraiser's Office, etc.
- c. Must correctly describe the property being submitted for the petition.
- d. Must fully describe directions, distances and angles. Examples are: North 20 deg. West 340 feet (not abbreviated as N 20 deg. W 340'); Right-of-Way (not abbreviated as R/W); Plat Book (not abbreviated as PB); Official Records Book 1, page 32 (not abbreviated as OR 1/32); Section 1, Township 9 South, Range 20 East (not abbreviated as S1-T9S-R20E).

6. INFORMATION CONCERNING ALL REQUESTS FOR LAND USE AND/OR ZONING CHANGES (NOTE: All development associated with rezonings and/or land use changes must meet adopted level of service standards and is subject to applicable concurrency requirements.)

A. What are the existing surrounding land uses?

North Archer Road (SR 24). Then ^{County} Low-Density Residential (1-4 DU/acre) to North ^{County} [single family, undeveloped]

South County Low-Density Residential (1-4 DU/acre) [single-family, undeveloped, all consistency]

East County Medium Density Residential
" Low-Density Residential (1-4 DU/acre)
(City) Business Industrial (BI) [single-family, undeveloped]

West County Low-Density Residential (1-4 DU/acre) [single-family of undeveloped]

B. Are there other properties or vacant buildings within 1/2 mile of the site that have the proper land use and/or zoning for your intended use of this site?

NO ___ YES X [Ⓢ] If yes, please explain why the other properties cannot accommodate the proposed use?

Ⓢ City land use and zoning are required for annexed lands

C. If the request involves nonresidential development adjacent to existing or future residential, what are the impacts of the proposed use of the property on the following:

Residential streets *Normal impacts of single-family residential development.*

Noise and lighting *All future development must comply w/ the light requirements in the City's Land Development Code and with the City's noise ordinance*

D. Will the proposed use of the property be impacted by any creeks, lakes, wetlands, native vegetation, greenways, floodplains, or other environmental factors or by property adjacent to the subject property?

NO YES (If yes, please explain below)

See Natural Resource Inventory and Environmental Assessment (Normandeau Associates, Sept. 30, 2016)

E. Does this request involve either or both of the following?

a. Property in a historic district or property containing historic structures?

NO TBD YES

b. Property with archaeological resources deemed significant by the State?

NO TBD YES

F. Which of the following best describes the type of development pattern your development will promote? (please explain the impact of the proposed change on the community):

Redevelopment
Activity Center
Strip Commercial

Urban Infill
Urban Fringe
Traditional Neighborhood

(Residential near Activity Center)

Explanation of how the proposed development will contribute to the community.

Increased tax base

G. What are the potential long-term economic benefits (wages, jobs & tax base)?

Increased development in close proximity to major commercial centers (Butler Plaza, Celebration Pointe) and to the major employer; University of Florida

H. What impact will the proposed change have on level of service standards?

Roadways ^{Some} *Relative increase, but within the City's TMPA, and along a major arterial roadway (SR 24, Arden Rd) To be analyzed in staff report.*

Recreation *To be analyzed in staff report.* ^{Some} *Relative increase in impact.*

Water and Wastewater *Service available in area*

Solid Waste *Service available*

Mass Transit *Service available. Increased density is transit-supportive.*

I. Is the location of the proposed site accessible by transit, bikeways or pedestrian facilities?

NO

YES (please explain)

RTS Route 75

Sidewalks and bike lanes along 4-lane SR 24 (Arden Rd)

CERTIFICATION

The undersigned has read the above application and is familiar with the information submitted. It is agreed and understood that the undersigned will be held responsible for its accuracy. The undersigned hereby attests to the fact that the parcel number(s) and legal description(s) shown in questions 3 and 5 is/are the true and proper identification of the area for which the petition is being submitted. Signatures of all owners or their agent are required on this form. Signatures by other than the owner(s) will be accepted only with notarized proof of authorization by the owner(s).

Owner of Record	
Name:	
Address:	
Phone:	Fax:
Signature:	

Owner of Record	
Name:	
Address:	
Phone:	Fax:
Signature:	

Owner of Record	
Name:	
Address:	
Phone:	Fax:
Signature:	

Owner of Record	
Name:	
Address:	
Phone:	Fax:
Signature:	

No person submitting an application may rely upon any comment concerning a proposed amendment, or any expression of any nature about the proposal made by any participant, at the pre-application conference as a representation or implication that the proposal will be ultimately approved or rejected in any form.

To meet with staff to discuss the proposal, please call (352) 334-5022, or 334-5023 for an appointment.

* See attached submitted from eda as agent for the various owners.

Dean (V) ACCP
(for City & Council)

Owner/Agent Signature

3-7-16

Date

STATE OF FLORIDA
COUNTY OF _____

Sworn to and subscribed before me this _____ day of _____ 20____, by (Name)

_____.

Signature – Notary Public

Personally Known ___ OR Produced Identification ___ (Type) _____



APPLICATION—CITY PLAN BOARD
Planning & Development Services

OFFICE USE ONLY	
Petition No. _____	Fee: \$ _____
1 st Step Mtg Date: _____	EZ Fee: \$ _____
Tax Map No. _____	Receipt No. _____
Account No. 001-660-6680-3401 []	
Account No. 001-660-6680-1124 (Enterprise Zone) []	
Account No. 001-660-6680-1125 (Enterprise Zone Credit []	

Owner(s) of Record (please print)	
Name: Various- see attached deeds and affidavits	
Address:	
Phone: _____	Fax: _____
(Additional owners may be listed at end of applic.)	

Applicant(s)/Agent(s), if different	
Name: eda engineers - surveyors - planners, inc.	
Address: 2404 NW 43rd Street	
Gainesville, FL 32606	
Phone: 373-3541	Fax: 373-7249

Note: It is recommended that anyone intending to file a petition for amendments to the future land use map or zoning map atlas, meet with the Department of Community Development prior to filing the petition in order to discuss the proposed amendment and petition process. Failure to answer all questions will result in the application being returned to the applicant.

REQUEST		
Check applicable request(s) below:		
Future Land Use Map [X] Present designation: Low Den. Residential	Zoning Map [X] Present designation: R-1a, RE-1, R-1c	Master Flood Control Map [] Other [] Specify:
Requested designation: Single Family	Requested designation: RSF-4	

INFORMATION ON PROPERTY	
1. Street address:	5100 Block SW Archer Rd
2. Map no(s):	22-10-19
3. Tax parcel no(s):	6943-2, 6944, 6944-1, 6949, 6949-1, 6949-2, 6951, 6952, 6952-1, 6952-2-2, 6952-3
4. Size of property:	108.3 m.o.l. acre(s)
<i>All requests for a land use or zoning change for property of less than 3 acres are encouraged to submit a market analysis or assessment, at a minimum, justifying the need for the use and the population to be served. All proposals for property of 3 acres or more must be accompanied by a market analysis report.</i>	

Certified Cashier's Receipt:

5. Legal description (attach as separate document, using the following guidelines):
- a. Submit on 8 ½ x 11 in. sheet of paper, separate from any other information.
 - b. May not be included as part of a Purchase Agreement, Contract for Sale, Lease Agreement, Transfer of Title, Warranty Deed, Notice of Ad Valorem Taxes, Print-outs from Property Appraiser’s Office, etc.
 - c. Must correctly describe the property being submitted for the petition.
 - d. Must fully describe directions, distances and angles. Examples are: North 20 deg. West 340 feet (not abbreviated as N 20 deg. W 340’); Right-of-Way (not abbreviated as R/W); Plat Book (not abbreviated as PB); Official Records Book 1, page 32 (not abbreviated as OR 1/32); Section 1, Township 9 South, Range 20 East (not abbreviated as S1-T9S-R20E).

6. **INFORMATION CONCERNING ALL REQUESTS FOR LAND USE AND/OR ZONING CHANGES** (NOTE: *All development associated with rezonings and/or land use changes must meet adopted level of service standards and is subject to applicable concurrency requirements.*)

A. What are the existing surrounding land uses?

North

See attached justification report

South

See attached justification report

East

See attached justification report

West

See attached justification report

B. Are there other properties or vacant buildings within ½ mile of the site that have the proper land use and/or zoning for your intended use of this site?

NO X

YES ____ If yes, please explain why the other properties cannot accommodate the proposed use?

C. If the request involves nonresidential development adjacent to existing or future residential, what are the impacts of the proposed use of the property on the following:

Residential streets

See attached justification report

Noise and lighting

See attached justification report

D. Will the proposed use of the property be impacted by any creeks, lakes, wetlands, native vegetation, greenways, floodplains, or other environmental factors or by property adjacent to the subject property?

NO YES (If yes, please explain below)

See attached justification report

E. Does this request involve either or both of the following?

a. Property in a historic district or property containing historic structures?

NO YES

b. Property with archaeological resources deemed significant by the State?

NO YES

F. Which of the following best describes the type of development pattern your development will promote? (please explain the impact of the proposed change on the community):

Redevelopment <input type="checkbox"/>	Urban Infill <input checked="" type="checkbox"/>
Activity Center <input type="checkbox"/>	Urban Fringe <input type="checkbox"/>
Strip Commercial <input type="checkbox"/>	Traditional Neighborhood <input type="checkbox"/>

Explanation of how the proposed development will contribute to the community.

See attached justification report

G. What are the potential long-term economic benefits (wages, jobs & tax base)?

See attached justification report

H. What impact will the proposed change have on level of service standards?

Roadways

See attached justification report

Recreation

See attached justification report

Water and Wastewater

See attached justification report

Solid Waste

See attached justification report

Mass Transit

See attached justification report

I. Is the location of the proposed site accessible by transit, bikeways or pedestrian facilities?

NO ____

YES X (please explain)

Route 75, RTS

CERTIFICATION

The undersigned has read the above application and is familiar with the information submitted. It is agreed and understood that the undersigned will be held responsible for its accuracy. The undersigned hereby attests to the fact that the parcel number(s) and legal description(s) shown in questions 3 and 5 is/are the true and proper identification of the area for which the petition is being submitted. Signatures of all owners or their agent are required on this form. Signatures by other than the owner(s) will be accepted only with notarized proof of authorization by the owner(s).

Owner of Record	
Name:	See attached affidavits
Address:	
Phone:	Fax:
Signature:	

Owner of Record	
Name:	
Address:	
Phone:	Fax:
Signature:	

Owner of Record	
Name:	
Address:	
Phone:	Fax:
Signature:	

Owner of Record	
Name:	
Address:	
Phone:	Fax:
Signature:	

No person submitting an application may rely upon any comment concerning a proposed amendment, or any expression of any nature about the proposal made by any participant, at the pre-application conference as a representation or implication that the proposal will be ultimately approved or rejected in any form.

To meet with staff to discuss the proposal, please call (352) 334-5022 or 334-5023 for an appointment.

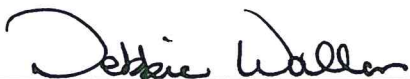


 Owner/Agent Signature
 3/16/17

 Date

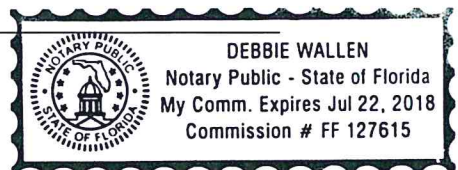
STATE OF FLORIDA
COUNTY OF Alachua

Sworn to and subscribed before me this 6th day of March 2016, by (Name)
Day Sweger



 Signature – Notary Public

Personally Known OR Produced Identification _____ (Type)





March 6, 2017

City of Gainesville
Department of Doing

To Whom it may Concern,

eda engineers – surveyors – planners, inc. has been authorized by the following tax parcel owners to submit a Land Use Change and Zoning applictaion on their behalf. Please see attached signature sheets and deed information.

- 06943-002-000 Paul Florence and Joan Florence
- 06944-000-000 Jeffrey A. Brakke
- 06944-001-000 Jeffrey A. Brakke
- 06949-000-000 Charlotte Sheffield Howard, Doris Herndon, Felton M. Sheffield,
Gerald M. Sheffield, Morris Sheffield, Nadine Sheffield White, Stacy Bailey,
Yvonne Denson
- 06949-001-000 Charlotte L. Howard
- 06949-002-000 Morris W. Sheffield
- 06951-000-000 Randall Coy Watson
- 06952-000-000 Youram S. Sukhram
- 06952-001-000 Morris Sheffield, Sharon Sheffield
- 06952-002-002 Mario Zarragoitia, Eloisa Zarragoitia, Mario L. Zarragoitia
- 06952-003-000 Jerry A. Rosenberg




 Owner Agent Signature

 Date

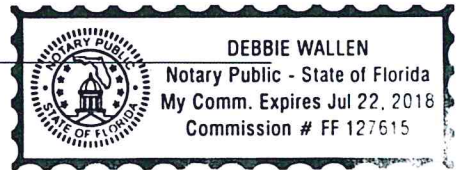
STATE OF FLORIDA
 COUNTY OF Alachua

Sworn to and subscribed before me this 6th day of March 20 16 by (Name)
Clay Sweger



 Signature – Notary Public

Personally Known OR Produced Identification _____ (Type)



2404 NW 43rd Street
 Gainesville, FL 32606

www.edafl.com

Phone (352) 373-3541
 Fax (352) 373-7249

PROPERTY OWNER AFFIDAVIT

Owner Name: Paul Florence and Joan Florence			
Address: 5745 SW 75th Street #305 Gainesville, FL 32608		Phone:	
Agent Name: eda engineers-surveyors-planners, inc.			
Address: 2404 NW 43rd Street Gainesville, FL 32606		Phone: 352-373-3541	
Parcel No.: 06943-002-000			
Acreage: 6.5		S: 22	T: 10 R: 19
Requested Action: Land use amendment and rezoning.			
I hereby certify that: I am the owner of the subject property or a person having a legal or equitable interest therein. I authorize the above listed agent to act on my behalf for the purposes of this application.			
Property owner signature: <u>Joan Florence / Paul Florence</u>			
Printed name: <u>JOAN FLORENCE / Paul Florence</u>			
Date: <u>3-1-17</u>			

PROPERTY OWNER AFFIDAVIT

Owner Name: Jerry A. Rosenberg			
Address: 7257 NW 4th Boulevard #327 Gainesville, FL 32607		Phone:	
Agent Name: eda engineers-surveyors-planners, inc.			
Address: 2404 NW 43rd Street Gainesville, FL 32606		Phone: 352-373-3541	
Parcel No.: 06952-003-000			
Acreage: 5.75		S: 22	T: 10 R: 19
Requested Action: Land use amendment and rezoning.			
I hereby certify that: I am the owner of the subject property or a person having a legal or equitable interest therein. I authorize the above listed agent to act on my behalf for the purposes of this application.			
Property owner signature: <u>Jerry Rosenberg</u>			
Printed name: <u>Jerry Rosenberg</u>			
Date: <u>3-5-17</u>			

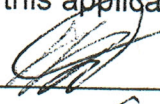
PROPERTY OWNER AFFIDAVIT

Owner Name: Mario L. Zarragoitia			
Address: 5109 SW 52nd Terrace Gainesville, FL 32608		Phone: 352 378-9304	
Agent Name: eda engineers-surveyors-planners, inc.			
Address: 2404 NW 43rd Street Gainesville, FL 32606		Phone: 352-373-3541	
Parcel No.: 06952-002-002			
Acreage: 7.79	S: 22	T: 10	R: 19
Requested Action: Land use amendment and rezoning.			
I hereby certify that: I am the owner of the subject property or a person having a legal or equitable interest therein. I authorize the above listed agent to act on my behalf for the purposes of this application.			
Property owner signature: 			
Printed name: <u>Mario ZARRAGOITIA</u>			
Date: <u>3/3/17</u>			

PROPERTY OWNER AFFIDAVIT

Owner Name: Mario Zarragoitia and Eloisa Zarragoitia			
Address: 5109 SW 52nd Terrace Gainesville, FL 32608		Phone:	
Agent Name: eda engineers-surveyors-planners, inc.			
Address: 2404 NW 43rd Street Gainesville, FL 32606		Phone: 352-373-3541	
Parcel No.: 06952-002-002			
Acreage: 7.79		S: 22	T: 10 R: 19
Requested Action: Land use amendment and rezoning.			
I hereby certify that: I am the owner of the subject property or a person having a legal or equitable interest therein. I authorize the above listed agent to act on my behalf for the purposes of this application.			
Property owner signature: <u>Mario Zarragoitia Eloisa Zarragoitia</u>			
Printed name: <u>MARIO ZARRAGOITIA Eloisa ZARRAGOITIA</u>			
Date: <u>02-27-2017</u>			

PROPERTY OWNER AFFIDAVIT

Owner Name: Youram S. Sukhram			
Address: 5211 SW 52nd Terrace Gainesville, FL 32608		Phone:	
Agent Name: eda engineers-surveyors-planners, inc.			
Address: 2404 NW 43rd Street Gainesville, FL 32606		Phone: 352-373-3541	
Parcel No.: 06952-000-000			
Acreage: 7.34		S: 22	T: 10 R: 19
Requested Action: Land use amendment and rezoning.			
I hereby certify that: I am the owner of the subject property or a person having a legal or equitable interest therein. I authorize the above listed agent to act on my behalf for the purposes of this application.			
Property owner signature: 			
Printed name: <u>Youram Sukhram</u>			
Date: <u>3-4-12</u>			

PROPERTY OWNER AFFIDAVIT

Owner Name: Morris Sheffield and Sharon Sheffield			
Address: 5327 SW 52nd Terrace Gainesville, FL 32608		Phone: 352-378-9970	
Agent Name: eda engineers-surveyors-planners, inc.			
Address: 2404 NW 43rd Street Gainesville, FL 32606		Phone: 352-373-3541	
Parcel No.: 06952-001-000			
Acreage: 7.06		S: 22	T: 10 R: 19
Requested Action: Land use amendment and rezoning.			
I hereby certify that: I am the owner of the subject property or a person having a legal or equitable interest therein. I authorize the above listed agent to act on my behalf for the purposes of this application.			
Property owner signature: <u>Morris D. Sheffield</u>			
Printed name: <u>MORRIS D. SHEFFIELD</u>			
Date: <u>2/28/17</u>			
<u>Sharon D. Sheffield</u> SHARON D. SHEFFIELD			

PROPERTY OWNER AFFIDAVIT

Owner Name: Randall Coy Watson			
Address: 6980 Highway 59 Uriah, AL 36480		Phone:	
Agent Name: eda engineers-surveyors-planners, inc.			
Address: 2404 NW 43rd Street Gainesville, FL 32606		Phone: 352-373-3541	
Parcel No.: 06951-000-000			
Acreage: 14.5		S: 22	T: 10 R: 19
Requested Action: Land use amendment and rezoning.			
I hereby certify that: I am the owner of the subject property or a person having a legal or equitable interest therein. I authorize the above listed agent to act on my behalf for the purposes of this application.			
Property owner signature: <u>Randall C. Watson</u>			
Printed name: <u>RANDALL C. WATSON</u>			
Date: <u>3/2/17</u>			

PROPERTY OWNER AFFIDAVIT

M.D.S. D. [Signature]

Owner Name: Morris W. Sheffield			
Address: 5327 SW 52nd Terrace Gainesville, FL 32608		Phone: 352-878-4970	
Agent Name: eda engineers-surveyors-planners, inc.			
Address: 2404 NW 43rd Street Gainesville, FL 32606		Phone: 352-373-3541	
Parcel No.: 06949-002-000			
Acreage: 10.54	S: 22	T: 10	R: 19
Requested Action: Land use amendment and rezoning.			
<p>I hereby certify that: I am the owner of the subject property or a person having a legal or equitable interest therein. I authorize the above listed agent to act on my behalf for the purposes of this application.</p>			
Property owner signature: <i>Morris D. Sheffield</i>			
Printed name: <u>MORRIS D. SHEFFIELD</u>			
Date: <u>2/28/17</u>			

PROPERTY OWNER AFFIDAVIT

Owner Name: Charlotte L. Howard			
Address: 10730 Long Cove Court Jacksonville FL 32222		Phone:	
Agent Name: eda engineers-surveyors-planners, inc.			
Address: 2404 NW 43rd Street Gainesville, FL 32606		Phone: 352-373-3541	
Parcel No.: 09649-001-000			
Acreage: 5	S: 22	T: 10	R: 19
Requested Action: Land use amendment and rezoning.			
I hereby certify that: I am the owner of the subject property or a person having a legal or equitable interest therein. I authorize the above listed agent to act on my behalf for the purposes of this application.			
Property owner signature: <u>Charlotte Howard</u>			
Printed name: <u>CHARLOTTE HOWARD</u>			
Date: <u>3/3/17</u>			

PROPERTY OWNER AFFIDAVIT

Owner Name: Yvonne Denson

Address: 7315 NW 21st Court
Gainesville, FL 32653

Phone:

Agent Name: eda engineers-surveyors-planners, inc.

Address: 2404 NW 43rd Street
Gainesville, FL 32606

Phone: 352-373-3541

Parcel No.: 06949-000-000

Acreage: 25

S: 22

T: 10

R: 19

Requested Action:

Land use amendment and rezoning.

I hereby certify that: I am the owner of the subject property or a person having a legal or equitable interest therein. I authorize the above listed agent to act on my behalf for the purposes of this application.

Property owner signature:

Yvonne Denson

Printed name:

Yvonne Denson

Date:

3-2-2017

PROPERTY OWNER AFFIDAVIT

Owner Name: Nadine Sheffield White			
Address: 5064 NE 60th Terrace Silver Springs FL 34488		Phone:	
Agent Name: eda engineers-surveyors-planners, inc.			
Address: 2404 NW 43rd Street Gainesville, FL 32606		Phone: 352-373-3541	
Parcel No.: 06949-000-000			
Acreage: 25	S: 22	T: 10	R: 19
Requested Action: Land use amendment and rezoning.			
I hereby certify that: I am the owner of the subject property or a person having a legal or equitable interest therein. I authorize the above listed agent to act on my behalf for the purposes of this application.			
Property owner signature: <u>Nadine Sheffield White</u>			
Printed name: <u>Nadine Sheffield White</u>			
Date: <u>3/2/17</u>			

PROPERTY OWNER AFFIDAVIT

Owner Name: Morris Sheffield			
Address: 5327 SW 52nd Terrace Gainesville, FL 32608		Phone: 352-378-9970	
Agent Name: eda engineers-surveyors-planners, inc.			
Address: 2404 NW 43rd Street Gainesville, FL 32606		Phone: 352-373-3541	
Parcel No.: 06949-000-000			
Acreage: 25		S: 22	T: 10
Requested Action: Land use amendment and rezoning.			
I hereby certify that: I am the owner of the subject property or a person having a legal or equitable interest therein. I authorize the above listed agent to act on my behalf for the purposes of this application.			
Property owner signature: <i>Morris D. Sheffield</i>			
Printed name: <u>Morris D. Sheffield</u>			
Date: <u>3/3/17</u>			

PROPERTY OWNER AFFIDAVIT

Owner Name: Gerald M. Sheffield			
Address: 807 LaSalle Street Jacksonville, FL 32207		Phone:	
Agent Name: eda engineers-surveyors-planners, inc.			
Address: 2404 NW 43rd Street Gainesville, FL 32606		Phone: 352-373-3541	
Parcel No.: 06949-000-000			
Acreage: 25	S: 22	T: 10	R: 19
Requested Action: Land use amendment and rezoning.			
I hereby certify that: I am the owner of the subject property or a person having a legal or equitable interest therein. I authorize the above listed agent to act on my behalf for the purposes of this application.			
Property owner signature: <i>Gerald M. Sheffield</i>			
Printed name: <i>Gerald M. Sheffield</i>			
Date: <i>March 3, 2017</i>			

PROPERTY OWNER AFFIDAVIT

Owner Name: Felton M. Sheffield			
Address: 14045 NW 173rd Street Alachua, FL 32615		Phone:	
Agent Name: eda engineers-surveyors-planners, inc.			
Address: 2404 NW 43rd Street Gainesville, FL 32606		Phone: 352-373-3541	
Parcel No.: 06949-000-000			
Acreage: 25	S: 22	T: 10	R: 19
Requested Action: Land use amendment and rezoning.			
I hereby certify that: I am the owner of the subject property or a person having a legal or equitable interest therein. I authorize the above listed agent to act on my behalf for the purposes of this application.			
Property owner signature: <u><i>Felton M. Sheffield Sr.</i></u>			
Printed name: <u>Felton M. Sheffield Sr.</u>			
Date: <u>3-3-2017</u>			

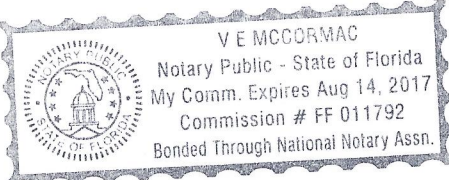
PROPERTY OWNER AFFIDAVIT

Owner Name: Doris Herndon			
Address: 23629 NE 35th Avenue Melrose, FL 32666		Phone:	
Agent Name: eda engineers-surveyors-planners, inc.			
Address: 2404 NW 43rd Street Gainesville, FL 32606		Phone: 352-373-3541	
Parcel No.: 06949-000-000			
Acreage: 25		S: 22	T: 10 R: 19
Requested Action: Land use amendment and rezoning.			
I hereby certify that: I am the owner of the subject property or a person having a legal or equitable interest therein. I authorize the above listed agent to act on my behalf for the purposes of this application.			
Property owner signature: <i>Doris L. Herndon</i>			
Printed name: <u>Doris L. Herndon</u>			
Date: <u>March 2, 2017</u>			

PROPERTY OWNER AFFIDAVIT

Owner Name: Charlotte Sheffield Howard			
Address: 10730 Long Cove Court Jacksonville, FL 32222		Phone:	
Agent Name: eda engineers-surveyors-planners, inc.			
Address: 2404 NW 43rd Street Gainesville, FL 32606		Phone: 352-373-3541	
Parcel No.: 06949-000-000			
Acreage: 25		S: 22	T: 10 R: 19
Requested Action: Land use amendment and rezoning.			
I hereby certify that: I am the owner of the subject property or a person having a legal or equitable interest therein. I authorize the above listed agent to act on my behalf for the purposes of this application.			
Property owner signature: <u>Charlotte Howard</u>			
Printed name: <u>CHARLOTTE HOWARD</u>			
Date: <u>3/3/17</u>			

PROPERTY OWNER AFFIDAVIT

Owner Name: Stacy Bailey			
Address: 231 Cloisterbane Drive St. Johns, FL 32259		Phone:	
Agent Name: eda engineers-surveyors-planners, inc.			
Address: 2404 NW 43rd Street Gainesville, FL 32606		Phone: 352-373-3541	
Parcel No.: 06949-000-000			
Acreage: 25	S: 22	T: 10	R: 19
Requested Action: Land use amendment and rezoning.			
I hereby certify that: I am the owner of the subject property or a person having a legal or equitable interest therein. I authorize the above listed agent to act on my behalf for the purposes of this application.			
Property owner signature: ✓ <u>Stacy Bailey</u>			
Printed name: <u>STACY BAILEY</u>			
Date: <u>2/23/17</u>			
The foregoing affidavit is acknowledged before me this <u>23</u> day of <u>Feb</u> , 20 <u>17</u> , by <u>STACEY BAILEY</u> , who is/are personally known to me, or who has/have produced <u>valid dl</u> as identification.			
NOTARY SEAL		<u>V E McCormac</u>	
		Signature of Notary Public, State of <u>FL</u>	
			

PROPERTY OWNER AFFIDAVIT

Owner Name: Jeffrey A. Brakke			
Address: 1390 N. Main Street #3617 Euless, TX 76039		Phone:	
Agent Name: eda engineers-surveyors-planners, inc.			
Address: 2404 NW 43rd Street Gainesville, FL 32606		Phone: 352-373-3541	
Parcel No.: 06944-000-000 and 06944-001-000			
Acreage: 5 and 10		S: 22	T: 10 R: 19
Requested Action: Land use amendment and rezoning.			
I hereby certify that: I am the owner of the subject property or a person having a legal or equitable interest therein. I authorize the above listed agent to act on my behalf for the purposes of this application.			
Property owner signature: <u>Jeffrey A. Brakke</u>			
Printed name: <u>JEFFREY A. BRAKKE</u>			
Date: <u>03/01/17</u>			
The foregoing affidavit is acknowledged before me this _____ day of _____, 20____, by _____, who is/are personally known to me, or who has/have produced _____ as identification.			

OFFICE USE ONLY	
Petition No. _____	Fee: \$ _____
Tax Map No. _____	Receipt No. _____
Account No. 001-660-6680-4063	

CHECK ONE:

Basic Level 1 Level 2 Submittal: 1st 2nd 3rd

Basic Environmental Review – Submit general environmental assessment with application.

Level 1 Environmental Review – Submit environmental studies with application.

Level 2 Environmental Review – Submit mitigation and/or management plan.

(Review fees are set in accordance with the most current fee schedule. The environmental review fee includes a maximum of three reviews within 2 years per project.)

Owner(s) of Record (please print)		Applicant(s)/Agent(s) (please print)	
Name: Various - see attached affidavits and deeds		Name: eda engineers, surveyors, planners, inc.	
Address:		Address: 2404 NW 43rd Street	
		Gainesville, FL 32606	
E-mail:		E-mail: csweger@edafl.com	
Phone: Fax:		Phone: 373-3541 Fax: 373-7249	
<i>(If additional owners, please include on back)</i>			
PROJECT INFORMATION			
Project Name	Land Use and Zoning Chnge - 5100 Block SW Archer Rd.		
Check all regulated resources that apply to this development application:			
Regulated Surface Waters & Wetlands (LDC 30-300)	<input checked="" type="checkbox"/>	Surface Waters and/or Wetlands	
Regulated Parks & Conservation Areas (LDC 30-307)	<input type="checkbox"/>	Nature Park and Public Conservation/Preservation Areas District	
Regulated Natural & Archaeological Resources (LDC 30-310)	<input type="checkbox"/>	Floridan Aquifer High Recharge Area	
	<input type="checkbox"/>	Significant Natural Communities	
	<input type="checkbox"/>	Listed Species	
	<input type="checkbox"/>	Strategic Ecosystems	
	<input type="checkbox"/>	Significant Archaeological Resources	
	<input type="checkbox"/>	Significant Geological Resource Features	

I certify that the above statements are correct and true to the best of my knowledge.

Applicant's signature

Date

Certified Cashier's Receipt:

Current Planning
Planning Counter—158

Phone: 352-334-5023

Thomas Center B
306 NE 6th Avenue

City of Gainesville

PUBLIC SCHOOL STUDENT GENERATION CALCULATION FORM

PROJECT #

APPLICATION DATE

NAME & DESCRIPTION OF PROJECT

PROJECT ADDRESS (Contact 911 Addressing @ 352.338.7361)

Tax Parcel Numbers

Acreage

DEVELOPMENT DATA (check all that apply)

Single Family	Multi Family	Exempt (See exemptions on page 2)
Number of Units	Number of Units	

Level of Review

Pre-Application Conference Preliminary Final Revised Staff Administrative Review

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

EXPLANATION OF STUDENT GENERATION CALCULATION

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

SCHOOL CONCURRENCY SERVICE AREAS (SCSA) FOR PROJECT LOCATION

Based on the project location, please identify the corresponding School Concurrency Service Areas for each school type. Maps of the SCSAs can be obtained from Alachua County Growth Management Department GIS Services by clicking on the "GIS Data" link.

http://growth-management.alachuacounty.us/gis_services/map_gallery/

SCHOOL CONCURRENCY SERVICE AREAS (SCSA)

Elementary

Middle

High

SINGLE FAMILY RESIDENTIAL DEVELOPMENT STUDENT GENERATION CALCULATIONS

ELEMENTARY	units X 0.15 Elementary School Multiplier	Student Stations
MIDDLE	units X 0.07 Middle School Multiplier	Student Stations
HIGH	units X 0.09 High School Multiplier	Student Stations

MULTI FAMILY RESIDENTIAL DEVELOPMENT STUDENT GENERATION CALCULATIONS

ELEMENTARY	units X 0.08 Elementary School Multiplier	Student Stations
MIDDLE	units X 0.03 Middle School Multiplier	Student Stations
HIGH	units X 0.03 High School Multiplier	Student Stations

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

EXEMPT DEVELOPMENTS (click all that apply)

Existing legal lots eligible for a building permit

Development that includes residential uses that has received final development plan approval prior to the effective date for public school concurrency, or has received development plan approval prior to June 24, 2008, provided the development approval has not expired

Amendments to final development orders for residential development approved prior to the effective date for public school concurrency, and which do not increase the number of students generated by the development

Age-restricted developments that prohibit permanent occupancy by persons of school age, provided this condition is satisfied in accordance with the standards of the Public School Facilities Element or the ILA

Group quarters that do not generate public school students, as described in the ILA

AUTHORIZED AGENT

Name:
Mailing Address:

Phone:
Email:

PROPERTY OWNER

Name:
Mailing Address

Phone:
Email

CERTIFICATION

PROJECT NAME :

PROJECT #:

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

Approved based upon the following findings (see 2015-2016 Capacity Tables)

Elementary SCSA

Capacity Required

Capacity Available

Available Capacity

Capacity Available in 3 yrs

Available Capacity

Capacity Available in Adjacent SCSA

Available Capacity

Middle SCSA

Capacity Required

Capacity Available

Available Capacity

Capacity Available in 3 yrs

Available Capacity

Capacity Available in Adjacent SCSA

Available Capacity

High SCSA

Capacity Available

Available Capacity

Capacity Available in 3 yrs

Available Capacity

Capacity Available in Adjacent SCSA

Available Capacity

Denial for reasons stated

Approved by

City of Gainesville Staff

School Board Staff Certification

A complete application for the development project was accepted on

Date:

Vicki McGrath

Community Planning Director
School Board of Alachua County
352.955.7400 x 1423

Signed:

Printed Name:

Date:



engineers • surveyors • planners, inc.

Land Use Change & Rezoning Justification Report

Prepared for Submittal to:

City of Gainesville

Prepared by:

eda engineers-surveyors-planners, inc.

April 19, 2017

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List of Attachments

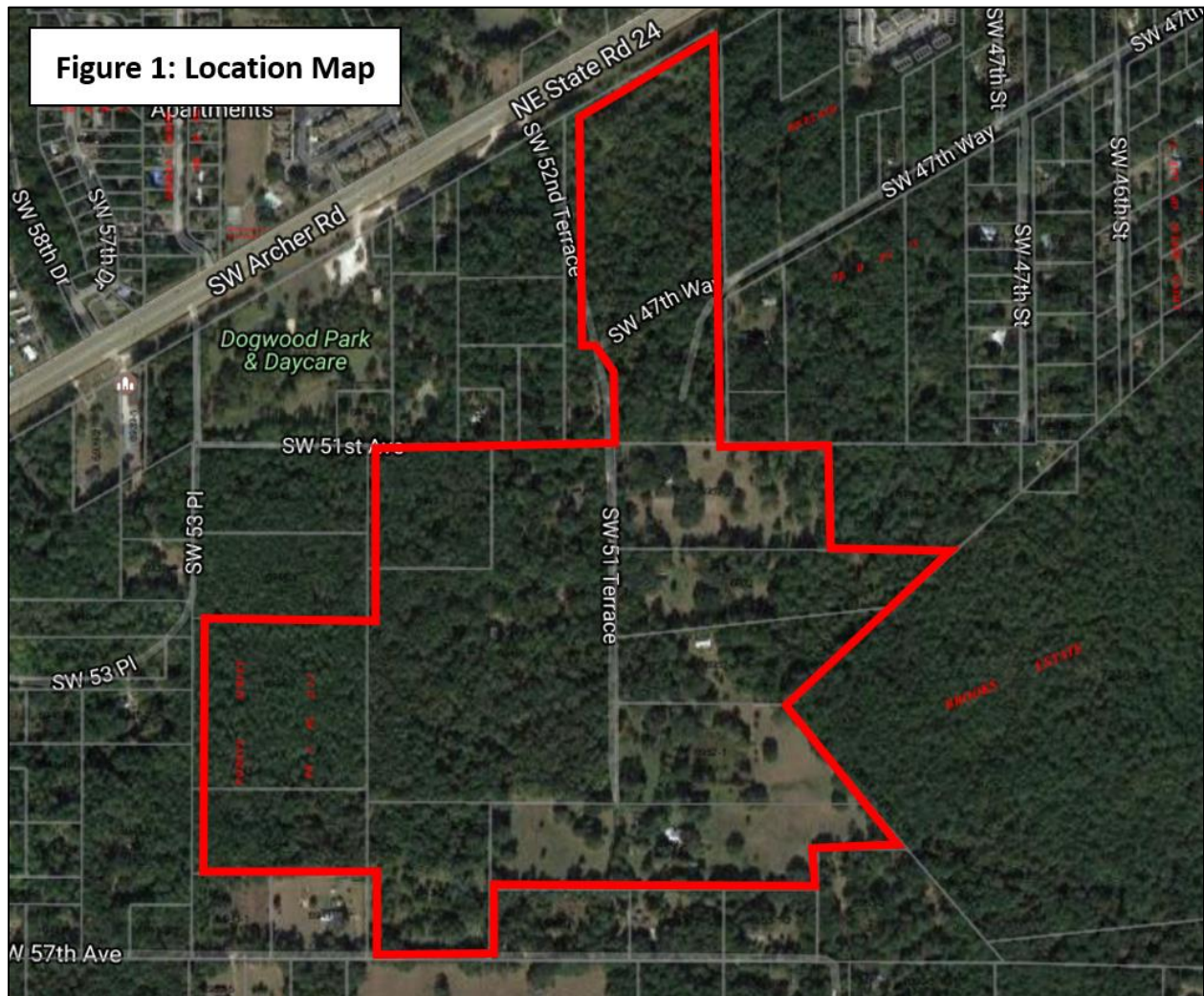
Attachment 1	Legal Description & Legal Sketch (for proposed land use and zoning change)
Attachment 2	Deed Information
Attachment 3	Environmental Resource Assessment – Normandeau Associates

Project Background

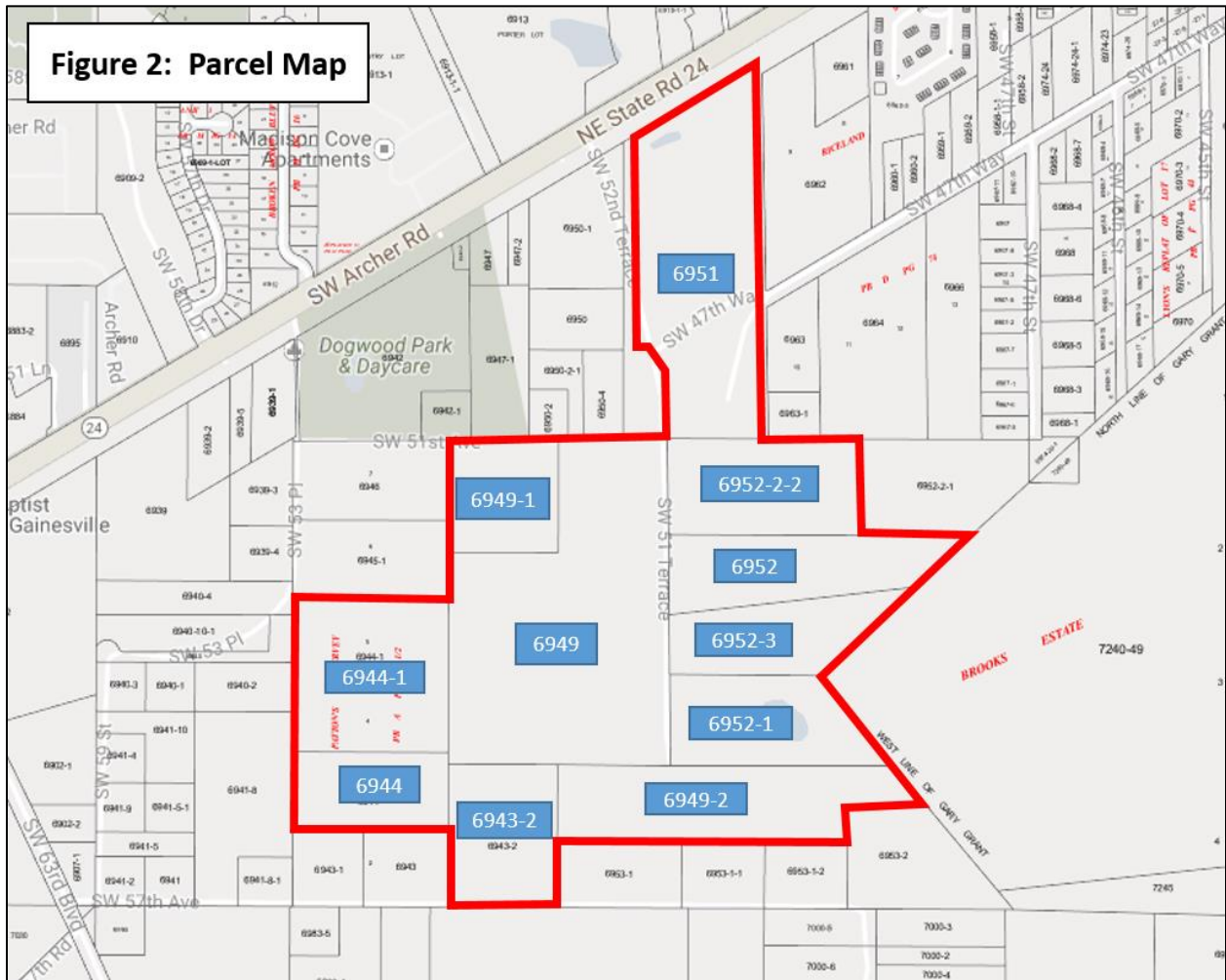
This application proposes a Large Scale Comprehensive Plan Amendment (land use change) and rezoning for lands located at the 5100 block of SW Archer Road. The project area is located in the urbanized section of southwest Gainesville and is served by centralized utilities that are suitable to accommodate urban development.

The north boundary of the project site lies in part along the south right-of-way boundary of SW Archer Road (SR 24). Vehicular access (via paved public right of way) is provided to the project area by SW Archer Road and SW 47th Way and a number of private easement stabilized roadways in multiple directions. A variety of adjacent future land use and zoning designations (mostly residential with the exception of Business Industrial to the east) are located in the immediate area. General land uses occurring adjacent to and in the local vicinity of the project area include single family residential development, vacant parcels and vacant industrial property.

The following aerial photo (Figure 1) indicates the project limits:

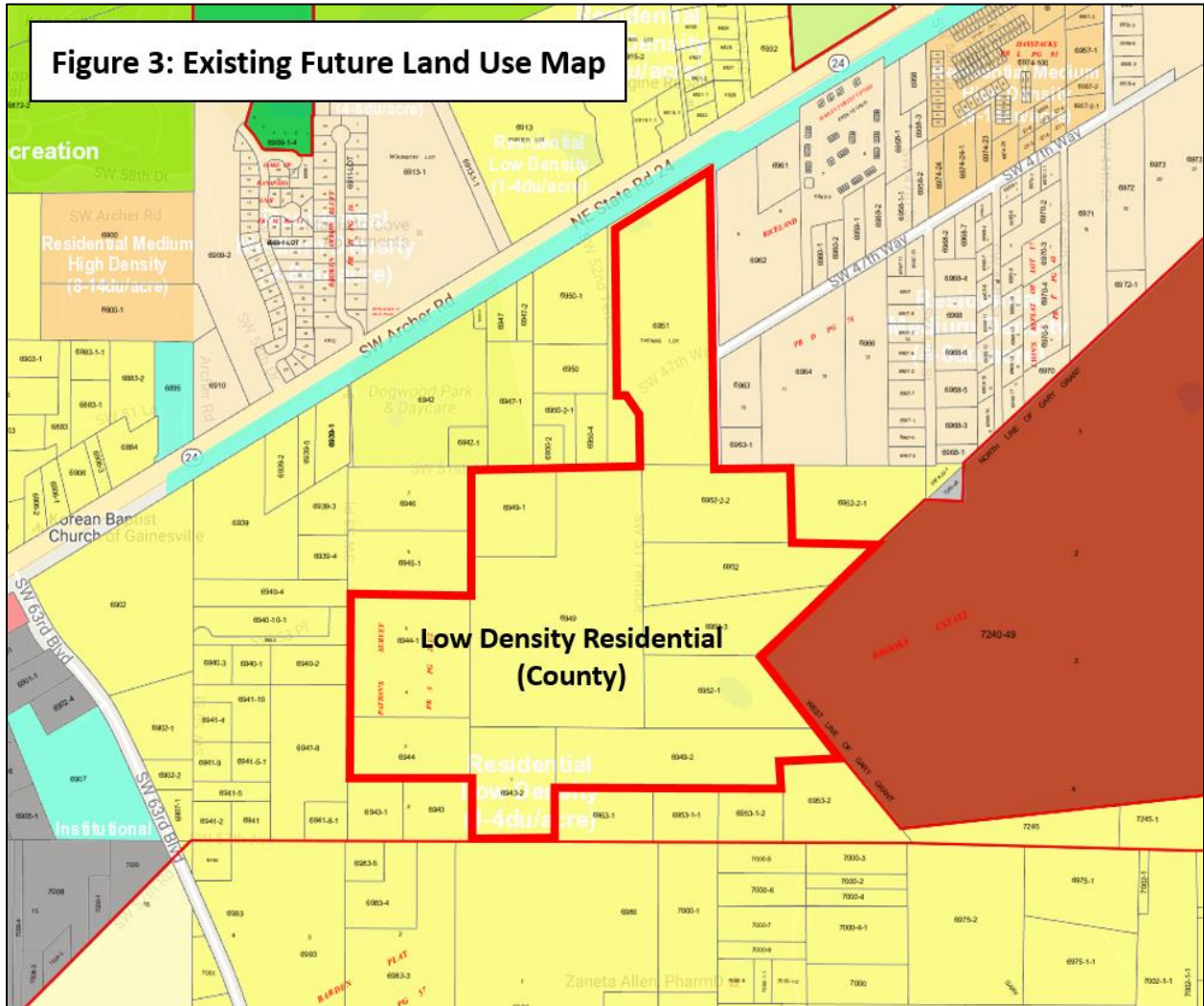


The project area consists of a set of eleven (11) Alachua County tax parcels consisting of a mix of residential development and undeveloped parcels that collectively total ±108.3 acres. The individual parcel numbers are indicated in the following Parcel Map (Figure 2):

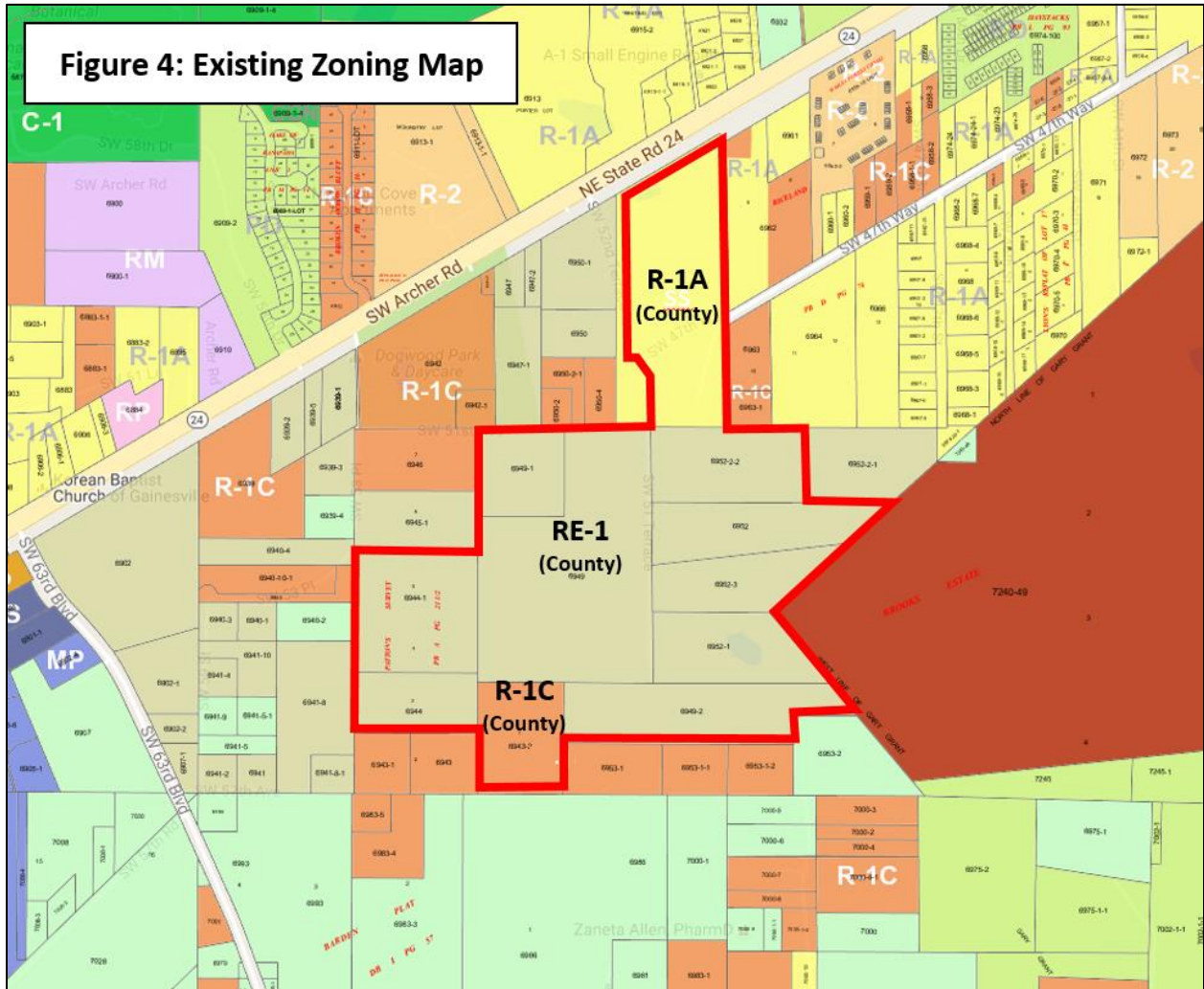


Existing Future Land Use Designation and Zoning District

The current future land use designation of the project site is Low Density Residential (County) as indicated in Figure 3 below:



The existing residential zoning designations that apply to the project site are R-1A, RE-1 and R-1C (County) as indicated on the existing zoning map (Figure 4) below:



These residential future land use and zoning designations on the project are permit residential development at a variety of densities. However, it is important to note that the Alachua County Comprehensive Plan also allows for the development of Traditional Neighborhood Developments (TND’s) and Transit Oriented Developments (TOD’s) by right and much higher densities and also allows for (actually requires) non-residential development to be included in developments of these types. In addition, residential units are not limited to single family but rather allow single family and multi-family development at up to 8 stories in height. The following table indicates the maximum development potential of these properties by right, if the project area were to be redeveloped as a TOD:

TOD Density / Intensity Estimates

Related to the approximately 108.3 acre project area, the following table indicates the estimated allowable density and intensity that could be accomplished in a TOD:

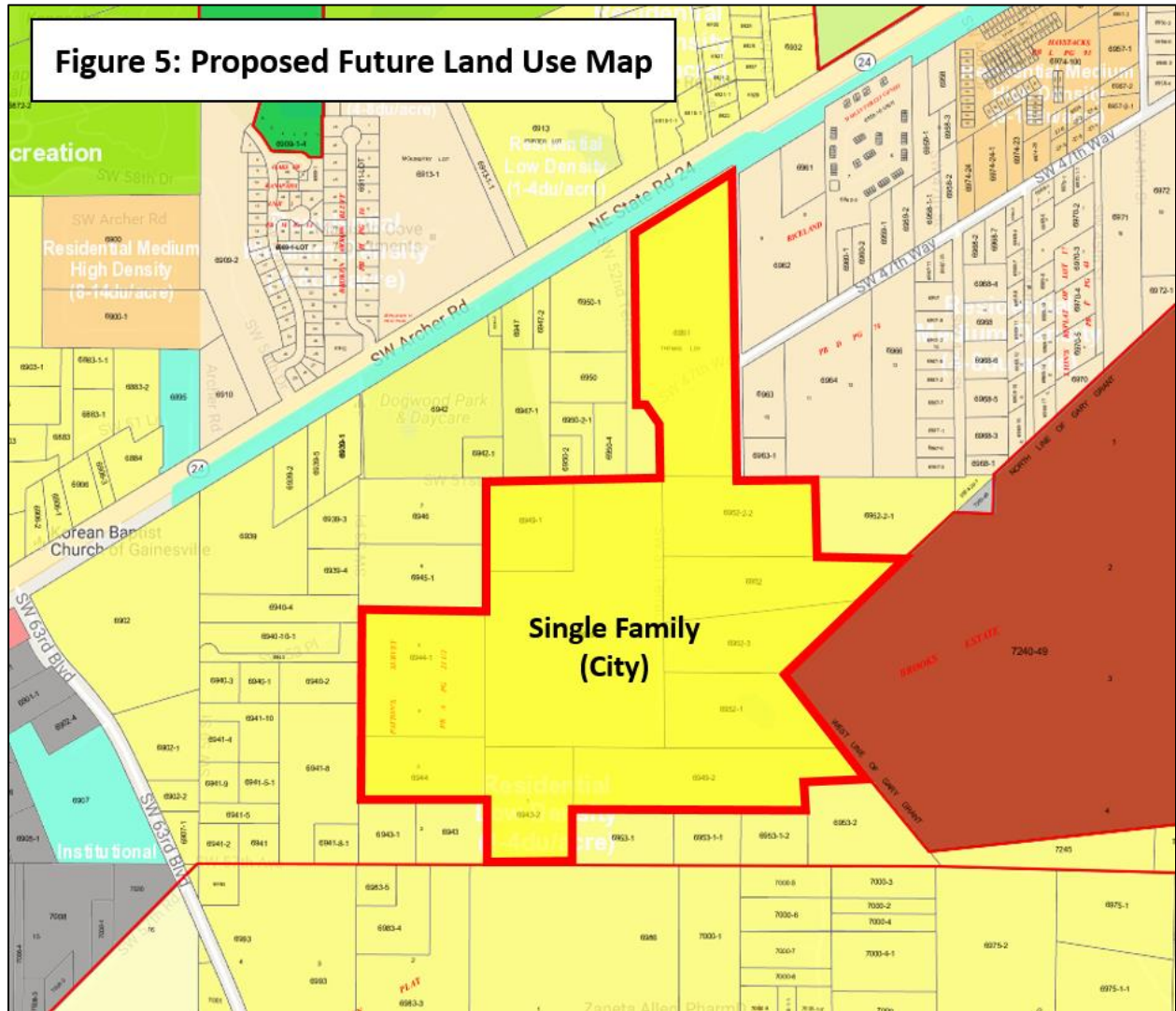
TOD Area	Acreage	Density Range	Intensity Range	Units	Non-Residential S.F.
Village Center	13	10-48 u.p.a.	100-500 S.F. / Unit (plus 10,000 S.F. Base)	130-624	23,000 – 322,000
TSA	28	7-24 u.p.a.	100-500 S.F. / Unit	196-672	19,600 – 336,000
Outside TSA	67	4 u.p.a.	0 S.F. / Unit	268	0
Total	108	---	---	594-1,564	42,600 – 658,000

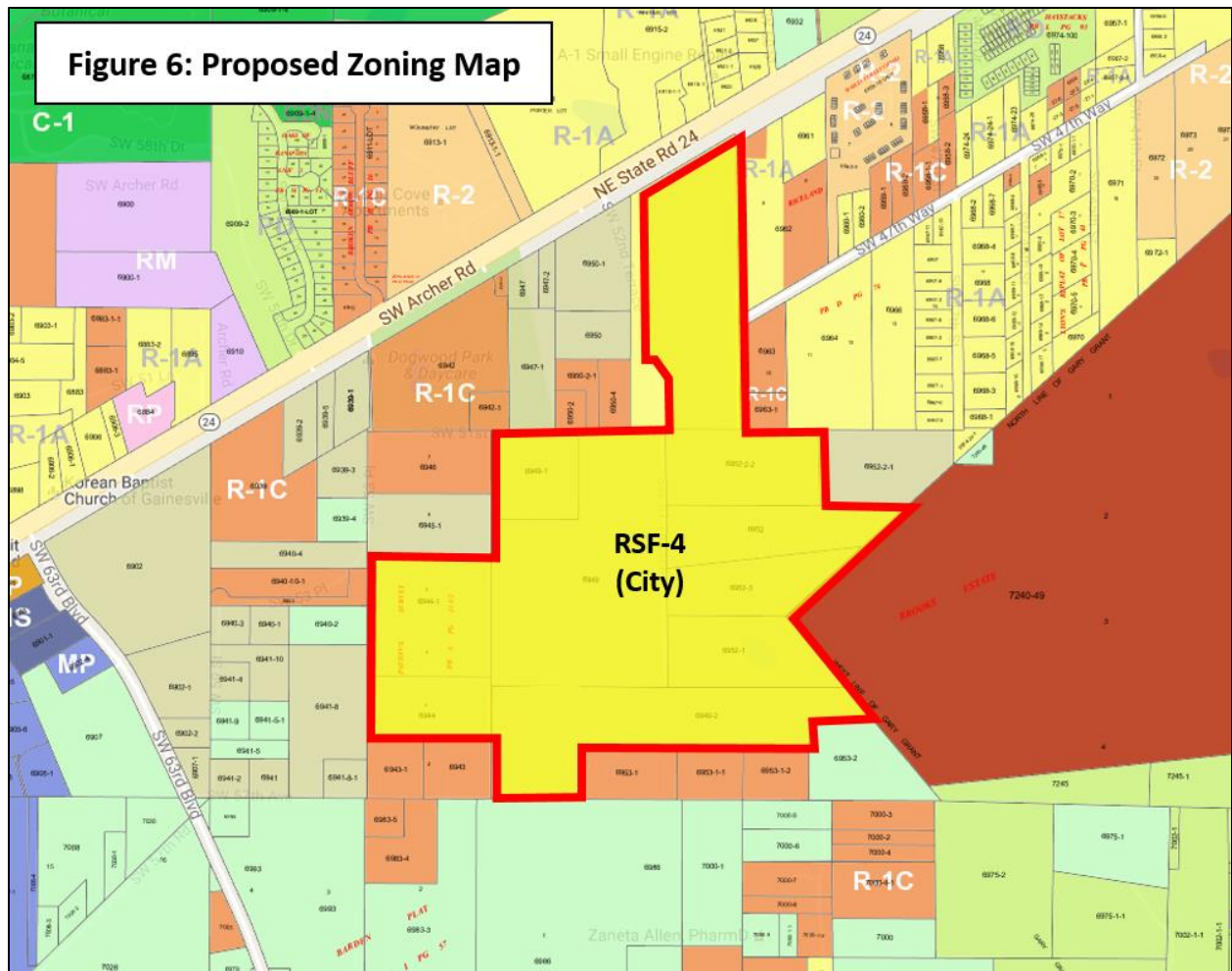
Note: These figures assumes sizing of Village Center, TSA and Outside TSA, per requirements in the TOD criteria in the County ULDC.

Statement of Proposed Change / Proposed Future Land Use Designations and Zoning Districts

As stated above, the site currently has a future land use (FLU) designation of Low Density Residential and zoning designations of R-1A, RE-1 and R-1C. Subsequent to the annexation of these lands into the City of Gainesville, the landowners request that appropriate City The future land use and zoning designations be placed on the property. The proposed designations are Single Family future land use and RSF-4 zoning. This application proposes to create land use and zoning map designations that are consistent with each other and appropriate with the predominant residential existing and future development pattern in the area. Non-residential uses are not permitted in the proposed designations.

Figures 5 & 6 below indicate the proposed future land use and zoning designations within the project site:





The proposed land use and zoning designations will create a planning framework for residential development / redevelopment that is consistent with the existing and future residential development pattern in the area that will provide for a mix of housing types housing stock within the urbanized portion of Gainesville. Under the proposed designations and under the existing City of Gainesville Land Development Regulations, future development activity within the subject property can occur in harmony with surrounding land uses and will occur in compliance with all applicable regulations associated with the Comprehensive Plan and Land Development Code. Future development on the project site will create an asset to the City that will help spur development in southwest Gainesville in close proximity to major arterial roadways (Archer Road and I-75), major commercial sectors (Butler Plaza and Celebration Pointe) and employment Centers (University of Florida and SW 34th Street. In addition, this area is served by GRU centralized utilities with adequate capacity and mass transit (RTS Route 75).

City of Gainesville Comprehensive Plan Policy 4.1.1 defines the proposed Single Family future land use designation with the following language:

Single-Family (up to 8 units per acre)

This land use category shall allow single-family detached dwellings at densities up to 8 dwelling units per acre. The Single-Family land use classification identifies those areas within the City that, due to

topography, soil conditions, surrounding land uses and development patterns, are appropriate for single-family development. Land development regulations shall determine the performance measures and gradations of density. Land development regulations shall specify criteria for the siting of low-intensity residential facilities to accommodate special need populations and appropriate community-level institutional facilities such as places of religious assembly, public and private schools other than institutions of higher learning, and libraries. Land development regulations shall allow home occupations in conjunction with single-family dwellings under certain limitations.

Further, the City of Gainesville Land Development Code Sec. 30-51 defines the RSF-4 district with the following language:

Sec. 30-51. - Single-family residential districts (RSF-1, RSF-2, RSF-3 and RSF-4).

- (a) **Purpose.** The single-family districts are **established for the purpose of providing areas for low density single-family residential development with full urban services at locations convenient to urban facilities, neighborhood convenience centers, neighborhood shopping centers and activity centers.** These districts are **characterized by single-family residential structures designed and located so as to protect the character of single-family residential neighborhoods.**
- (b) **Objectives.** The provisions of these districts are designed to:
- (1) **Protect and stabilize the essential characteristics of such existing development;**
 - (2) Encourage such future development to occur on vacant land where the natural characteristics of such land are suitable for this type of development;
 - (3) **Enable single-family development to occur at appropriate locations and with sufficient density so as to facilitate the provision of urban services and facilities in an economical and efficient manner;**
 - (4) **Encourage low density development** where higher density development would be detrimental to the health, safety and welfare of the community by reason of environmental constraints, open space or other factors; and
 - (5) **Discourage any activities not compatible** with such residential development.
- (c) **Permitted uses.**
- (1) **Uses by right.**
 - a. **Single-family dwellings** and customary accessory buildings incidental thereto.
 - b. Occupancy of a single-family dwelling by one family.
 - c. Community residential homes, in accordance with article VI.
 - d. Family child care homes, in accordance with state law.
 - e. Adult day care homes, in accordance with article VI.
 - f. Home occupations, in accordance with article IV.
 - g. Large family child care homes, in accordance with article VI.
 - (2) **Uses by special use permit.**
 - a. Places of religious assembly, in accordance with article VI.
 - b. Private schools, in accordance with article VI.
 - c. Public schools, other than institutions of higher learning, in accordance with section 30-77, educational services district (ED).
- (d) **General requirements.** All structures and uses within this district shall also comply with the applicable requirements and conditions of section 30-56 and article IX.

(e) Dimensional requirements. (See Table 1):

TABLE 1. DIMENSIONAL REQUIREMENTS FOR RSF DISTRICTS
Principal Structures

	RSF-4
Maximum density	8 du/a
Minimum lot area	4,300 sq. ft.
Minimum lot width at minimum front yard setback	50 ft.
Minimum lot depth	80 ft.
Minimum yard setbacks:	
Front	20 ft.
Side (interior)	7.5 ft.
Side (street)	7.5 ft.
Rear	10 ft.
Maximum building height	35 ft.

The proposed RSF-4 designation is proposed due to the applicability of the highlighted text above as it relates to the project area and surrounding uses. *According to the Land Development Code Sec. 30-51, the RSF-4 zoning district is established to provide **areas for low density single-family residential development with full urban services at locations convenient to urban facilities, neighborhood convenience centers, neighborhood shopping centers and activity centers that are characterized by single-family residential structures designed and located so as to protect the character of single-family residential neighborhoods.***

This project area is an appropriate area for the placement of RSF-4 zoning as it will allow for future residential development at a development type (limited to single family type) and density that is consistent with the existing and future residential development pattern in the area. As stated in this report, the proposed land use and zoning density is lower (and more consistent with the surroundings) than the permissible development potential by-right as prescribed in the Alachua County Comprehensive Plan and Land Development Code thereby increasing compatibility in the area.

Further, the project site is located in close proximity to major arterial roadways (Archer Road and I-75), major commercial sectors (Butler Plaza and Celebration Pointe) and employment Centers (University of Florida and SW 34th Street). In addition, this area is served by GRU centralized utilities with adequate capacity and mass transit (RTS Route 75).

Responses to Application Questions

A. Surrounding/Adjacent Land Uses

The project area lies within an area that contains a mix of single family residences and undeveloped land.

North: Immediately north is SW Archer Road. Across Archer Road are single family units and undeveloped land.

East: To the east of the subject property are single family units and undeveloped land.

South: To the south of the subject property are single family units and undeveloped land.

West: To the west of the subject property are single family units and undeveloped land.

Figure 7: Surrounding Property Uses, Future Land Use and Zoning Designations

Direction	FLU Designation	Zoning	Existing Use
North	Low Density Residential	R-1A	SW Archer Road Single Family & Undeveloped
South	Low Density Residential	R-1C AG	Single Family Undeveloped & Cemetery
East	Medium Density Residential Low Density Residential Business Industrial	R-1C & RE-1 RE-1 BI	Single Family Single Family Undeveloped
West	Low Density Residential	RE-1 R-1C	Single Family & Undeveloped Single Family & Undeveloped

Upon analyzing these existing land use pattern, the proposed land use and zoning change will not negatively affect the nature of the existing development pattern in the area. The existing development pattern and land use & zoning mapping in the area is predominantly residential. The proposed land use and zoning changes will place the property into single family residential designations, which are compatible with the aforementioned existing and future development patterns. Further, the proposed City designations only allow residential development as opposed to the County designations which allow the project area to be developed as a high density/intensity mixed use TND or TOD, which would allow for commercial development and multi-family development with multiple stories.

The land use and zoning change allows for compatible infill residential development in the urban services area in close proximity to service and employment activities as supported in Comprehensive Plan Policy 4.1.1 and LDC Sec. 30-51. If development / redevelopment are to occur within the project area, any residential development would be required to provide the appropriate setbacks and buffering between adjacent uses to further ensure compatibility.

B. Development Impacts

a. Impact to Residential Streets

The proposed land use and zoning amendments will not create any additional impacts on any residential streets. One residential street is abutting the property (SW 47th Way) and any future development / redevelopment of this land would utilize this road as a secondary access as the project area has direct access to a major arterial roadway (SW Archer Road), which would serve as a primary connection point. In addition, the proposed map amendments will result in less potential density and traffic than what is currently permissible by right in the County map designations.

b. Impact on Noise and Lighting

The proposed land use and zoning amendments will not create any additional impacts on noise and lighting in the area. The proposed land use and zoning change on the project area would allow for residential development only (as opposed to a mix of residential and non-residential uses as allowed by right in the County map designations). This means that well-lit and patronized commercial uses (with greater impacts) will not be allowed. In addition, the proposed map amendments will result in less potential density and related impacts than what is currently permissible by right in the County map designations.

Further, any future development shall comply with all applicable photometric (lighting) requirements and the City of Gainesville noise ordinance.

C. Environmental Resources

There are environmental resources located on the subject property, as indicated in the environmental assessment report prepared by Normandeau Associates (Attachment 3). Regarding these on-site environmental features, the applicant retained Normandeau to prepare an environmental assessment to provide an analysis of the site which provides an overall look at the resources that exist within the project area. The ERC report is included as an exhibit with this application and shall serve as the base document for identification of on-site environmentally sensitive features as they relate to any future development / redevelopment within the project area. In summary, no significant plant or animal habitat were identified. There are isolated wetlands and FEMA flood zone area on a portion of the project area and shall be regulated per the City of Gainesville Land Development Code. Please refer to this report for a detailed review of the extent and condition of these on-site resources.

D. Historic Resources

The project area does not contain any known existing historic structures or registered sites as indicated in the Environmental Assessment provided as part of this application (Attachment 3). However, there may be related resources in the area which would be further analyzed as part of an archaeological study that would be provided at any future development stage.

E. Development Pattern and Community Contribution

The subject property is located within the urban service area of Gainesville with transportation, utility and mass-transit infrastructure to support residential use of the land. The proposed land use and zoning for the subject property, in conjunction with the existing nearby commercial districts, will contribute to the community by allocating properly-zoned area to provide housing stock to the residents of Gainesville in an appropriate area.

F. Long-Term Economic Benefits

The proposed land use and zoning change applications will provide a long-term benefit to the City of Gainesville. Future development on the site will support overall economic prosperity and economic development opportunities in southwest Gainesville. Future development on the project area with private capital investment in the City that will help spur development in southwest Gainesville in close proximity to major arterial roadways (Archer Road and I-75), major commercial sectors (Butler Plaza and Celebration Pointe) and employment Centers (University of Florida and SW 34th Street).

G. Level of Service Analysis

The following level of service analysis calculates the impacts of the proposed maximum development scenarios for permitted uses under the existing and proposed future land use and zoning categories.

a. Land Use & Zoning Development Scenarios (Existing and Proposed)

The proposed change in future land use and zoning will change approximately 108 acres of land from the current future land use designation of County Low Density Residential and R-1A, RE-1 and R-1C zoning to City Single Family future land use and RSF-4 zoning. Two maximum development scenario alternatives are provided for the existing land use and zoning designations and the proposed maximum development scenario based on proposed land use and zoning designations, as indicated below:

Existing Land Use & Zoning

Alternative 1 (Transit Oriented Development)

Related to the approximately 108 acre project area, the following table indicates the estimated allowable density and intensity that could be accomplished in a Transit Oriented Development, which is permitted by right under the County FLU and zoning designations:

TOD Area	Acreage	Density Range	Intensity Range	Units	Non-Residential S.F.
Village Center	13	10-48 u.p.a.	100-500 S.F. / Unit (plus 10,000 S.F. Base)	130-624	23,000 – 322,000
TSA	28	7-24 u.p.a.	100-500 S.F. / Unit	196-672	19,600 – 336,000
Outside TSA	67	4 u.p.a.	0 S.F. / Unit	268	0
Total	108	---	---	594-1,564	42,600 – 658,000

Note: These figures assumes sizing of Village Center, TSA and Outside TSA, per requirements in the TOD criteria in the County ULDC.

Alternative 2 (Standard Land Use & Zoning Regulations)

Related to the approximately 108 acre project area, the following table indicates the estimated allowable density and intensity that could be accomplished under the standard land use and zoning regulations, as permitted by right under the County FLU and zoning designations:

Project Area	Density Range	Minimum / Maximum Units	Non-Residential S.F.
25 Acres (LDR/R-1A & R-1C)	1-4 u.p.a.	25-100 Units	None Permitted
83 Acres (LDR/RE-1)	1-2 u.p.a.	83-166	None Permitted
Total	---	108-266 Units	0 S.F.

Proposed FLU and Zoning Designations

Related to the approximately 108 acre project area, the following table indicates the estimated allowable residential density that could be accomplished under the proposed Single Family FLU and RSF-

4 zoning, as permitted by right under these designations (Note: no non-residential development permitted under these designations):

Project Area	Density Range	Minimum / Maximum Units	Non-Residential S.F.
108 Acres (SF/RSF-4)	0-8 u.p.a.	0-864 Units	None Permitted
Total	---	0-864 Units	0 S.F.

Net Change between FLU and Zoning Designations

Alternative 1 (Transit Oriented Development)

	Maximum Development Scenario (Existing FLU & Zoning)	Maximum Development Scenario (Proposed FLU & Zoning)	Net Change in Maximum Development Scenario (Existing vs. Proposed)
Residential	1,563 Units	864 Units	-699 Units
Non-Residential	658,000 S.F.	0 S.F.	-658,000 S.F.

Note: Calculations based on total land area and permitted uses by right within the existing and proposed future land use and zoning designations.

Alternative 2 (Standard Land Use & Zoning Regulations)

	Maximum Development Scenario (Existing FLU & Zoning)	Maximum Development Scenario (Proposed FLU & Zoning)	Net Change in Maximum Development Scenario (Existing vs. Proposed)
Residential	266 Units	864 Units	598 Units
Non-Residential	0 S.F.	0 S.F.	0 S.F.

Note: Calculations based on total land area and permitted uses by right within the existing and proposed future land use and zoning designations.

b. Transportation

The project is located within the Transportation Mobility Program Area (TMPA) Zone D of the City's Transportation Mobility Program Area (TMPA). Development within Zone D is required to meet applicable Level of Service standards within Policy 10.1.9 of the Comprehensive Plan Transportation Mobility Element. The trip generation for the proposed change (based on maximum development scenario alternatives) is presented below:

Trip Generation (Existing FLU & Zoning)

Alternative 1 (Transit Oriented Development)

The tables below indicate the estimated trip generation for the maximum development scenario within the existing FLU & Zoning designations (Note: for the permitted 1,563 residential units, it is assumed that

50% of these units will be apartments and 50% will be single family units and for the 658,000 S.F. of permitted non-residential square footage, 50% will be specialty retail and 50% will be office):

Traffic Demand – Single Family Residential (ITE 210)						
Units: 782						
Category	Rate	Trips	Directional Distribution In		Directional Distribution Out	
PM Peak	1.00	782	0.63	493	0.37	289
Average Daily Trips	9.52	7,444	0.50	3,722	0.50	3,722

Traffic Demand - Apartment (ITE 220)						
Units: 781						
Category	Rate	Trips	Directional Distribution In		Directional Distribution Out	
PM Peak	0.62	484	0.65	316	0.35	169
Average Daily Trips	6.65	5,194	0.50	2,597	0.50	2,597

Traffic Demand - Specialty Retail (ITE 826)						
Units: 329,000 SF						
Category	Rate	Trips	Directional Distribution In		Directional Distribution Out	
PM Peak	2.71	891	0.44	392	0.56	499
Average Daily Trips	44.32	14,581	0.50	7,291	0.50	7,290
<i>Less 34% Reduction for Pass-By Trips and 5% Internal Capture</i>						
PM Peak		544				
Average Daily Trips		8,894				

Traffic Demand - Office (ITE 710)						
Units: 329,000 SF						
Category	Rate	Trips	Directional Distribution In		Directional Distribution Out	
PM Peak	1.49	490	0.17	83	0.83	407
Average Daily Trips	11.03	3,628	0.50	1,634	0.50	1,634
<i>Less 5% Reduction for Internal Capture</i>						
PM Peak		466				
Average Daily Trips		3,447				

All trips calculated using the ITE 9th Edition

Total Trip Generation:

PM Peak	2,276
Average Daily Trips	24,979

Alternative 2 (Standard Land Use & Zoning Regulations)

Traffic Demand – Single Family Residential (ITE 210)						
Units: 266						
Category	Rate	Trips	Directional Distribution In		Directional Distribution Out	
PM Peak	1.00	266	0.63	168	0.37	98
Average Daily Trips	9.52	2,532	0.50	1,266	0.50	1,266

Trip Generation (Proposed FLU & Zoning)

The following tables indicate the estimated trip generation for the maximum development scenario within the proposed FLU & Zoning designations:

Traffic Demand – Single Family Residential (ITE 210)						
Units: 864						
Category	Rate	Trips	Directional Distribution In		Directional Distribution Out	
PM Peak	1.00	864	0.63	544	0.37	320
Average Daily Trips	9.52	8,225	0.50	4,113	0.50	4,122

Trip Generation (Net Change between Existing & Proposed FLU & Zoning)

Category	Trip Generation (Alternative 1)	Trip Generation (Alternative 2)
Existing FLU & Zoning PM Peak	2,276	266
Existing FLU & Zoning ADT	24,979	2,532
Proposed FLU & Zoning PM Peak	864	864
Proposed FLU & Zoning ADT	8,225	8,225
Net Change PM Peak	-1,412	598
Net Change Average Daily Trips	-16,754	5,693

As indicated in the table above, the proposed land use and zoning change in Alternative 1 will result in an anticipated decrease of 1,142 PM Peak trips and 16,754 average daily trips. Alternative 2 will result in an anticipated increase of 598 PM Peak Trips and 5,693 average daily trips.

Based upon either analysis above, the net impacts associated with the proposed land use and zoning amendments will not adversely increase impacts to local public transportation facilities and should provide a development pattern to serve the residential and economic development needs of the area.

Trip Distribution

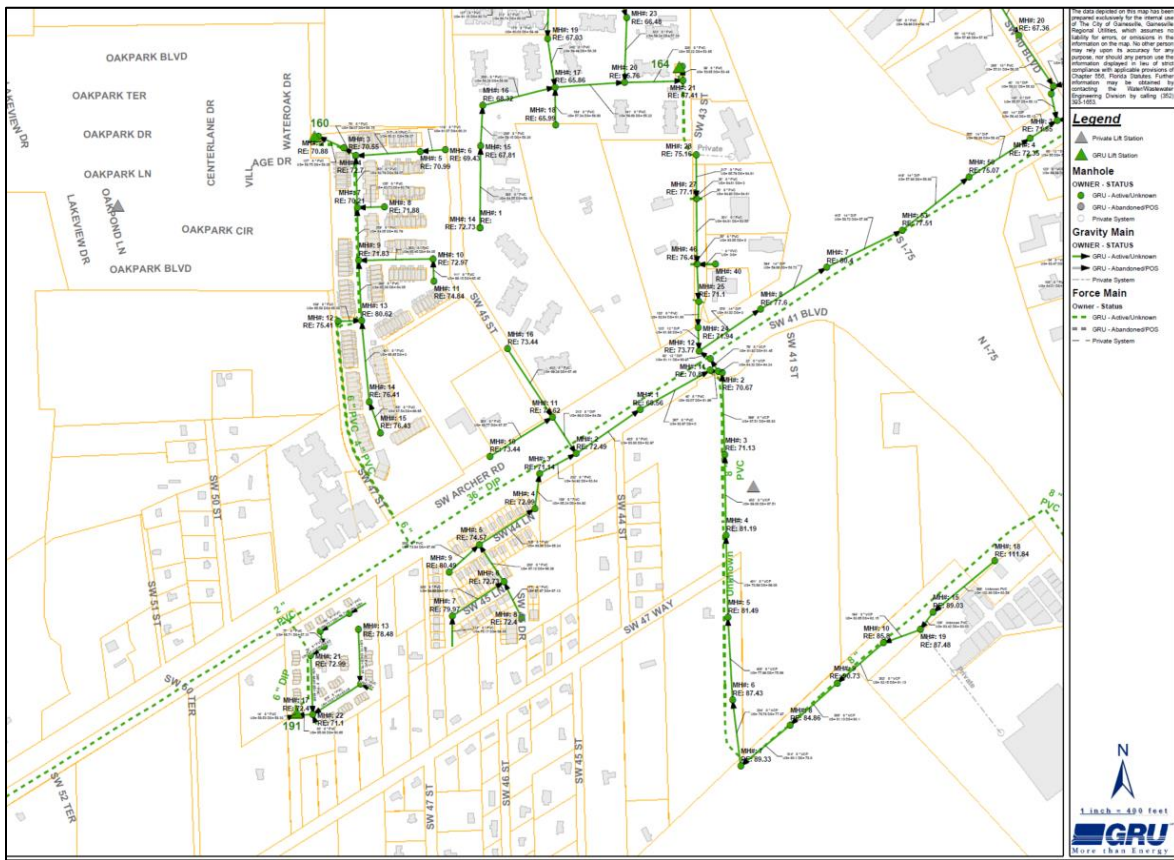
Based on collected traffic counts on Archer Road over the past five years for developments within southwestern Alachua County, the daily distribution of trips has consistently been 65% to and from Gainesville and 35% to and from western Alachua County.

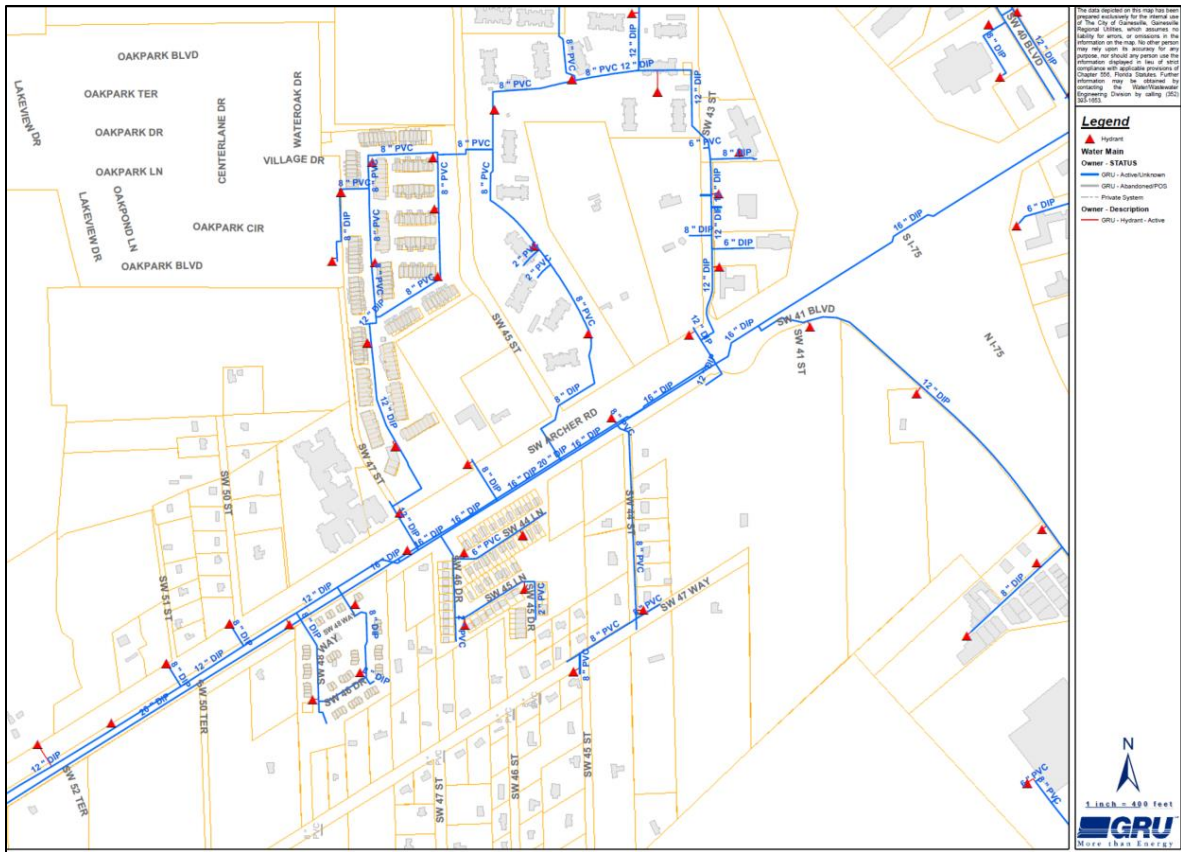
Heading west, roughly 25% of trips would head north on Tower and another 10% would head north on SW 91st.

Heading east, roughly 20% of trips will use SW 45th, 10% will use I-75 north, 5% I-75 south, 5% SW 43rd Street and 20% Archer Road east.

c. Potable Water & Sanitary Sewer

The project area is currently served or is available to be served by both potable water and sanitary sewer (wastewater) by Gainesville Regional Utilities (GRU) from the north (SW Archer Road / GRU ROW) and to the northeast. According to GRU, development / redevelopment within this area can be served by these existing utilities with adequate capacity. On-site provision of sanitary sewer service to the project area will require developer-funded improvements, which will include the extension of these lines into the project area. Generalized maps indicating the location of existing water and wastewater systems in the immediate area are included below:





d. Solid Waste

The proposed change in future land use and zoning will not cause the City’s solid waste system to operate below the adopted LOS. Solid waste will not exceed Gainesville’s established Level of Service Standard of 0.655 tons of solid waste per capita per year disposed (3.6 pounds solid waste per capita per day disposed). Collection of solid waste will not exceed Gainesville’s established Level of Service Standard of 1.07 tons of solid waste per capita per year collected (5.9 pounds of solid waste per capita per day collected).

e. Recreation

The City of Gainesville is currently meeting all LOS standards for recreation. The proposed land use and zoning change will not significantly affect the required LOS. As additional residential development occurs, each development shall be required to demonstrate compliance with the adopted recreation Level of Service standards.

f. Mass Transit

Mass transit services are currently in place to serve the site. The project area has access to Regional Transit System (RTS) route 75 within the City along SW Archer Road.

g. Public Schools

A School Concurrency Form has been submitted as part of this application package based on Alternative 1. The potential units used on the form are based on the net difference between the maximum number of units allowed by the existing Alachua County and City FLU and zoning designations. It should be noted, however, that Alternative 2 would result in a decrease in student demand. In addition, any proposed development at a future time would be required to provide a school impact form based on a proposed unit count at that time.

H. Site Accessibility

Vehicular Accessibility

The project area is located within the urbanized portion of the City of Gainesville and has direct access to SW Archer Road to the north and SW 47th Way to the east. These roadways currently function with capacity to accommodate use of the land as residential use as a result of the proposed land use & zoning change. Any future development / redevelopment within the project site will provide opportunities for interconnectivity between internal land uses and these adjoining roadways.

Multi-Modal Accessibility

The location of the project area promotes multi-modal transportation including bicycle, pedestrian, and transit use. The project area along SW Archer Road provides bicycle and pedestrian connection to Celebration Pointe, which extends this infrastructure over I-75 to Butler Plaza and ultimately the University of Florida.

The project site is currently served by Regional Transit Service (RTS) bus route 75 (Oaks Mall to Butler Plaza). This existing mass-transit network will allow for alternate commute options for residents within the project area to local employment centers, including Newberry Road, Tower Road, Archer Road, Butler Plaza and Celebration Pointe.

Comprehensive Plan Consistency

The proposed Single Family future land use and RSF-4 zoning designations are consistent with the City's Comprehensive Plan. The following objectives and policies are the applicable to the proposed designations:

GOAL 1 Improve the quality of life and achieve a superior, sustainable development pattern in the city by creating and maintaining choices in housing, offices, retail, and workplaces, and ensuring that a percentage of land uses are mixed, and within walking distance of important destinations.

Consistency: The proposed change to future land use and zoning maps will allow for a range residential unit types uses in the urbanized portions of SW Gainesville in close proximity to existing offices, retail and workplaces.

Policy 1.1.3 Neighborhoods should contain a diversity of housing types to enable citizens from a wide range of economic levels and age groups to live within its boundaries.

Consistency: The proposed land use and zoning changes will allow for a range of single family residential development / redevelopment opportunities on the property including a range of residential lot sizes and price points.

Objective 4.1

The City shall establish land use designations that allow sufficient acreage for residential, commercial, mixed use, office, industrial, education, agricultural, recreation, conservation, public facility and institutional uses at appropriate locations to meet the needs of the proposed population and that allow flexibility for the City to consider unique, innovative, and carefully construed proposals that are in keeping with the surrounding character and environmental conditions of specific sites.

Consistency: The proposed Single Family and RSF-4 land use and zoning designations for the subject property, will directly contribute to the City by providing area appropriate for infill development that utilizes existing infrastructure within close proximity to commercial and employment activities.

Policy 4.1.1 Land use categories on the Future Land Use Map shall be defined as follows:

Single-Family (up to 8 units per acre)

*This land use category shall allow single-family detached dwellings at densities up to 8 dwelling units per acre. The Single-Family land use classification **identifies those areas within the City that, due to topography, soil conditions, surrounding land uses and development patterns, are appropriate for single-family development.** Land development regulations shall determine the performance measures and gradations of density. Land development regulations shall specify criteria for the siting of low-intensity residential facilities to accommodate special need populations and appropriate community-level institutional facilities such as places of religious assembly, public and private schools other than institutions of higher learning, and libraries. Land development regulations shall allow home occupations in conjunction with single-family dwellings under certain limitations.*

Consistency: The proposed land use designation will create a planning framework for residential development / redevelopment that is consistent with the existing and future residential development pattern in the area that will provide for additional housing stock within the urbanized portion of Gainesville. Under the proposed designations and under the existing City of Gainesville Land Development Regulations, future development activity within the subject property can occur in harmony with surrounding land uses and will occur in compliance with all applicable regulations associated with the Comprehensive Plan and Land Development Code.

This project area is an appropriate area for the placement of Single Family land use as it will allow for future residential development at a development type (limited to single family type) and density that is consistent with the existing and future residential development pattern in the area. As stated in this report, the proposed land use density is lower (and more consistent with the surroundings) than the permissible development potential by-right as prescribed in the Alachua County Comprehensive Plan and Land Development Code thereby increasing compatibility in the area.

Future development on the project site will create an asset to the City that will help spur development in southwest Gainesville in close proximity to major arterial roadways (Archer Road and I-75), major commercial sectors (Butler Plaza and Celebration Pointe) and employment Centers (University of Florida and SW 34th Street. In addition, this area is served by GRU centralized utilities with adequate capacity and mass transit (RTS Route 75).

Policy 4.1.3

The City will review proposed changes to the Future Land Use Map by considering factors such as, but not limited to, the following:

1. Consistency with the Comprehensive Plan;

Consistency: The proposed land use and zoning change is consistent with the City Comprehensive Plan. An analysis of consistency is included in this report under the section titled; 'Comprehensive Plan Consistency.'

2. Compatibility and surrounding land uses;

The project site contains single family residences and undeveloped lands. Immediately north of the project area is SW Archer Road. Across Archer Road are single family units and undeveloped land. To the east, west and south of the subject property are single family units and undeveloped land.

Upon analyzing these existing land use pattern, the proposed land use and zoning change will not negatively affect the nature of the existing development pattern in the area. The existing development pattern and land use & zoning mapping in the area is predominantly residential. The proposed land use and zoning changes will place the property into single family residential designations, which are compatible with the aforementioned existing and future development patterns. Further, the proposed City designations only allow residential development as opposed to the County designations which allow the project area to be developed as a high density/intensity mixed use TND or TOD, which would allow for commercial development and multi-family development with multiple stories.

The land use and zoning change allows for compatible infill residential development in the urban services area in close proximity to service and employment activities as supported in Comprehensive Plan Policy 4.1.1 and LDC Sec. 30-51. If development / redevelopment are to occur within the project area, any residential development would be required to provide the appropriate setbacks and buffering between adjacent uses to further ensure compatibility.

3. Environmental impacts and constraints;

Consistency: There are environmental resources located on the subject property, as indicated in the environmental assessment report prepared by Normandeau Associates (Attachment 3). Regarding these on-site environmental features, the applicant retained Normandeau to prepare an environmental assessment to provide an analysis of the site which provides an overall look at the resources that exist within the project area. The ERC report is included as an exhibit with this application and shall serve as the base document for identification of on-site environmentally sensitive features as they relate to any future development / redevelopment within the project area. Please refer to this report for a detailed review of the extent and condition of these on-site resources. In summary, no significant plant or animal habitat were identified. There are isolated wetlands and FEMA flood zone area on a portion of the project area and shall be regulated per the City of Gainesville Land Development Code.

4. Support for urban infill and/or redevelopment;

Consistency: The subject property is within the urbanized portion of the City of Gainesville. Urban land uses, centralized utilities, and arterial roadways and located adjacent to the project area. Due to its

location and proximity to necessary public facilities, the property is suitable for urban infill development. Such development activity will support the existing commercial and employment centers located in close proximity to the project area.

5. Impacts on affordable housing;

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

6. Impacts on the transportation system;

Consistency: No development activity is proposed as part of the proposed land use and zoning change application stage. However, any future development on-site shall require development plan review by the City and at that time, a detailed traffic analysis would occur and must demonstrate compliance with the applicable transportation mobility regulations at that time. Regarding existing roadway capacity in the immediate area, the proposed land use and zoning changes may result in net decreases (based on maximum permitted development Alternative 1) and increases that will not exceed adopted LOS in Alternative 2 and therefore, will not negatively affect the local transportation system.

7. An analysis of the availability of facilities and services;

Consistency: The project site is located in the urbanized portion of Gainesville and is accessed by existing public facilities and roadways that have adequate capacity to serve future development on-site. The proposed land use/zoning designations will create a land use pattern that will ensure that public facilities are properly utilized. Please refer to the section within this report titled; 'Level of Service Standards' for additional details.

8. Need for the additional acreage in the proposed future land use category;

Consistency: The proposed change in future land use (& zoning) is from County residential and City residential designations and therefore, no additional acreage for a changing designation is proposed.

9. Discouragement of urban sprawl as defined in Section 163.3164, F.S., and consistent with the requirements of Subsection 163.3177(6)(a)9., F.S.;

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

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

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

(a) A future land use plan element designating proposed future general distribution, location, and extent of the uses of land for residential uses, commercial uses, industry, agriculture, recreation, conservation, education, public facilities, and other categories of the public and private uses of land. The approximate acreage and the general range of density or intensity of use shall be provided for the

gross land area included in each existing land use category. The element shall establish the long-term end toward which land use programs and activities are ultimately directed.

9. *The future land use element and any amendment to the future land use element shall discourage the proliferation of urban sprawl.*
 - a. *The primary indicators that a plan or plan amendment does not discourage the proliferation of urban sprawl are listed below. The evaluation of the presence of these indicators shall consist of an analysis of the plan or plan amendment within the context of features and characteristics unique to each locality in order to determine whether the plan or plan amendment:*
 - (I) *Promotes, allows, or designates for development substantial areas of the jurisdiction to develop as low-intensity, low-density, or single-use development or uses.*

Consistency: The proposed changes on the future land use and zoning map does not promote urban sprawl. The project area is located in the urban services area with existing development located in each direction when examining the existing land use patterns in a 1-mile radius. The use of this land as residential is considered infill in nature and will allow for residential uses in a variety of densities and sizes within close proximity to service and employment areas.

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

Consistency: The proposed change to future land use and zoning maps does not promote urban development to occur in rural areas. The project area is located in the urban services area and has had urban land use and zoning densities since at least 1990. The project site is located within the urbanized area of Gainesville with adequate public facilities available to serve the site, including water, sewer, roadway facilities, etc.

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

Consistency: The proposed change to future land use and zoning maps does not promote radial, strip isolated or ribbon patterns. Any future development will include interconnectivity within the project site and between SW Archer Road and SW 47th Way and will constitute infill-type development, when considering the existing development patterns in the immediate region.

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

Consistency: Any future development will be required to protect natural resources according to the stringent environmental protection standards found in the City of Gainesville Land Development Code, including LDC Chapter 30, Article VIII, Division 3 (Environmental Overlays) and Division 4 (Regulated Natural and Archaeological Resources).

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

Consistency: The project site is not currently utilized for agricultural purposes. In addition, the proposed land use and zoning changes are not abutting any active or passive agricultural activities and therefore, will not result in any negative impacts on agricultural uses on the property or in the area.

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

Consistency: The project area is in an area surrounded by uses served by existing public facilities and services. Any future development on the project site will connect to all required centralized services, including potable water, sanitary sewer, roadways, mass transit, etc. In addition, each of these public facilities are available to serve the site at an adequate level of service to accommodate future demands.

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

Consistency: The project area is in an area served by existing public facilities and services and these services are available to serve any future development.

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

Consistency: The proposed change to the future land use and zoning maps to Single Family and RSF-4 will allow for a land use pattern that will not disproportionately increase the cost in time, money, and energy of providing and maintaining facilities and services, including roads, potable water, sanitary sewer, stormwater management, law enforcement, education, health care, fire and emergency response, and general government. The project site is located in the urbanized portion of Gainesville and is accessed by existing public facilities and roadways that have adequate capacity to serve future development on-site. The proposed land use/zoning designations will create a land use pattern that will ensure that public facilities are properly utilized.

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

Consistency: There is a clear separation between rural and urban uses in the project area. No agricultural uses are currently occurring in or abutting the project area. The County and City has identified this area for urban development per both adopted Comprehensive Plans. Further, the existing and proposed land use/zoning designations for the project site call for urban development in an urbanized portion of the county, which do not promote agricultural uses.

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

Consistency: The proposed land use and zoning change does not discourage or inhibit infill development or redevelopment. In fact, the development or redevelopment of this property as residential will be infill in nature, based on the existing land development pattern in the immediate region.

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

Consistency: The proposed land use and zoning change will encourage a functional mix of uses. Any future residential development on the project site will help spur development in southwest Gainesville in close proximity to major arterial roadways (Archer Road and I-75) and support major commercial sectors (Butler Plaza and Celebration Pointe) and employment Centers (University of Florida and SW 34th Street).

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

Consistency: The proposed land use and zoning change will not result in poor accessibility among linked or related land uses. Any future development will include interconnectivity within the site and between SW Archer Road and SW 47th Way.

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

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

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

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

Consistency: Any future development will be required to protect natural resources according to the stringent environmental protection standards found in the City of Gainesville Land Development Code, including LDC Chapter 30, Article VIII, Division 3 (Environmental Overlays) and Division 4 (Regulated Natural and Archaeological Resources).

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

Consistency: The project area is in an area surrounded by uses served by existing public facilities and services and therefore, can be served by these services in an efficient manner.

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

Consistency: The proposed land use and zoning changes allow for residential development at a density that will promote compact development within the urban area on property that will provide interconnectivity through connections to Archer Road and SW 47th Way, provision of multimodal facilities (pedestrian and bicycle amenities) internally and with a connection to the future multi-use path along the south side of Archer Road and access to existing transit along Archer Road.

The project area also promotes multi-modal transportation including bicycle, pedestrian, and transit use. The project area along SW Archer Road provides bicycle and pedestrian connection to Celebration Pointe, which extends this infrastructure over I-75 to Butler Plaza and ultimately the University of Florida.

The project site is currently served by Regional Transit Service (RTS) bus route 75 (Oaks Mall to Butler Plaza). This existing mass-transit network will allow for alternate commute options for residents within the project area to local employment centers, including Newberry Road, Tower Road, Archer Road, Butler Plaza and Celebration Pointe.

(IV) Promotes conservation of water and energy.

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

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

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

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

Consistency: Any future development / redevelopment will be required to protect natural resources according to the stringent environmental protection standards found in the City of Gainesville Land Development Code, thus providing designated open, natural spaces on the site as part of future site development. The site does not presently provide any public open space or recreation area, but would be required to do so as part of any development.

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

Consistency: The proposed change to the future land use map to City residential designations allow for the project area to be maintained and expanded with residential uses in southwest Gainesville which will support major existing commercial sectors (Butler Plaza and Celebration Pointe) and employment Centers (University of Florida and SW 34th Street).

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

Consistency: The proposed land use and zoning change will provide a required residential density and urban form that appropriate for the urbanized area within Gainesville. The project is located within an existing urbanized portion of the City with existing public infrastructure available to accommodate urban development.

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

Consistency: The proposed land use and zoning change will allow for urban development in an area of the city designated for existing and future residential development. As previously stated, the project lies within the urban services area, which the Comprehensive Plan promotes for urban infill development. Any future development of this property with private capital investment will lead directly to job creation and an increased tax base for the City. Further, additional residential development will support existing and commercial and employment areas in close proximity to the project area.

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

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

Attachment 1

Legal Description & Legal Sketch (for proposed land use and zoning change)



engineers • surveyors • planners, inc.

MARCH 4, 2017

LEGAL DESCRIPTION
LAND USE AND ZONING CHANGE APPLICATION

A PARCEL OF LAND LYING IN SECTION 22, TOWNSHIP 10 SOUTH, RANGE 19 EAST, ALACHUA COUNTY, FLORIDA, SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

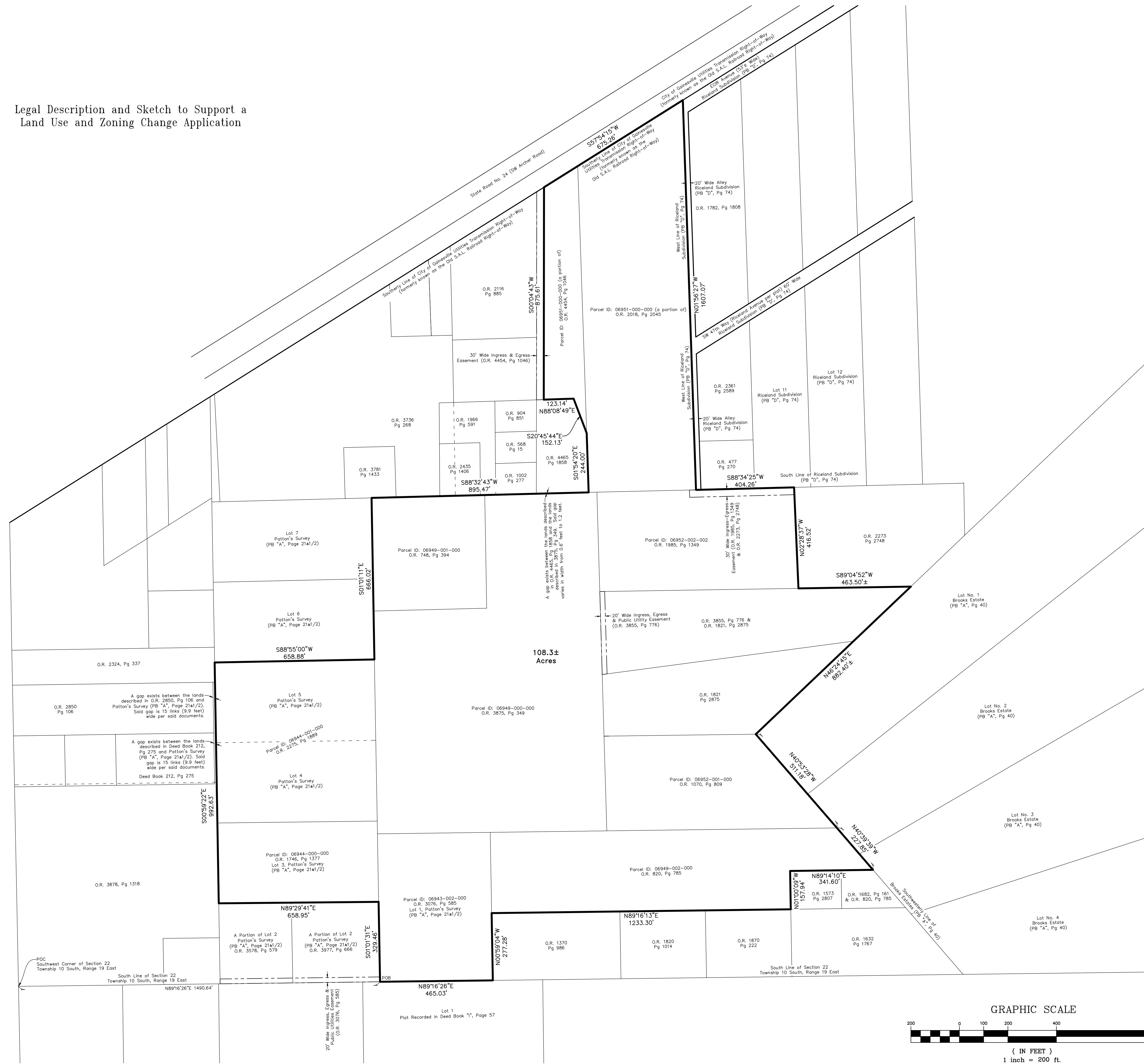
COMMENCE AT THE SOUTHWEST CORNER OF SECTION 22, TOWNSHIP 10 SOUTH, RANGE 19 EAST, ALACHUA COUNTY, FLORIDA; THENCE NORTH 89 DEGREES, 16 MINUTES, 26 SECONDS EAST, ALONG THE SOUTH LINE OF SAID SECTION 22, A DISTANCE OF 1490.64 FEET TO THE SOUTHWEST CORNER OF LOT 1 OF PATTON'S SURVEY AS RECORDED IN PLAT BOOK "A", PAGE 21&1/2 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, AND THE POINT OF BEGINNING; THENCE CONTINUE NORTH 89 DEGREES, 16 MINUTES, 26 SECONDS EAST, ALONG SAID SOUTH LINE OF SECTION 22 AND ALONG THE SOUTH LINE OF SAID LOT 1, A DISTANCE OF 465.03 FEET TO THE SOUTHEAST CORNER OF SAID LOT 1; THENCE NORTH 00 DEGREES, 59 MINUTES, 04 SECONDS WEST, ALONG THE EAST LINE OF SAID LOT 1, A DISTANCE OF 277.28 FEET TO THE SOUTHWEST CORNER OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 820, PAGE 785 OF SAID PUBLIC RECORDS; THENCE NORTH 89 DEGREES, 16 MINUTES, 13 SECONDS EAST, ALONG THE SOUTHERLY LINE OF SAID LANDS, A DISTANCE OF 1233.30 FEET; THENCE NORTH 01 DEGREE, 00 MINUTES, 09 SECONDS WEST, CONTINUING ALONG SAID SOUTHERLY LINE, A DISTANCE OF 157.94 FEET; THENCE NORTH 89 DEGREES, 14 MINUTES, 10 SECONDS EAST, CONTINUING ALONG SAID SOUTHERLY LINE AND AN EXTENSION THEREOF, A DISTANCE OF 341.60 FEET TO A POINT ON THE EASTERLY LINE OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 820, PAGE 785, SAID LINE ALSO BEING THE SOUTHWESTERLY LINE OF BROOKS ESTATES AS RECORDED IN PLAT BOOK "A", PAGE 40 OF SAID PUBLIC RECORDS; THENCE NORTH 40 DEGREES, 39 MINUTES, 39 SECONDS WEST, ALONG SAID EASTERLY LINE AND SAID SOUTHWESTERLY LINE, A DISTANCE OF 227.85 FEET TO THE SOUTHEAST CORNER OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1070, PAGE 809 OF SAID PUBLIC RECORDS; THENCE NORTH 40 DEGREES, 53 MINUTES, 28 SECONDS WEST, ALONG SAID SOUTHWESTERLY LINE OF BROOKS ESTATES, A DISTANCE OF 511.18 FEET TO THE NORTHEAST CORNER OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1070, PAGE 809, SAID CORNER ALSO BEING THE SOUTHEAST CORNER OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1821, PAGE 2875 OF SAID PUBLIC RECORDS; THENCE NORTH 46 DEGREES, 24 MINUTES, 45 SECONDS EAST, A DISTANCE OF 882.40 FEET, MORE OR LESS, TO THE NORTHEAST CORNER OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1821, PAGE 2875; THENCE SOUTH 89 DEGREES, 04 MINUTES, 52 SECONDS WEST, ALONG THE NORTH LINE OF SAID LANDS, A DISTANCE OF 463.50 FEET, MORE OR LESS, TO THE SOUTHEAST CORNER OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1985, PAGE 1349 OF SAID PUBLIC RECORDS; THENCE NORTH 02 DEGREES, 28 MINUTES, 37 SECONDS WEST, A DISTANCE OF 416.52 FEET TO THE NORTHEAST CORNER OF SAID LANDS, SAID CORNER BEING ON THE SOUTH LINE OF RICELAND SUBDIVISION, AS RECORDED IN PLAT BOOK "D", PAGE 74 OF SAID PUBLIC RECORDS; THENCE SOUTH 88 DEGREES, 34 MINUTES, 25 SECONDS WEST, A DISTANCE OF 404.26 FEET TO THE SOUTHWEST CORNER OF SAID RICELAND SUBDIVISION; THENCE NORTH 01 DEGREE, 56 MINUTES, 27 SECONDS WEST, ALONG THE WEST LINE OF SAID RICELAND SUBDIVISION, A DISTANCE OF 1607.07 FEET TO A POINT ON THE SOUTHERLY LINE OF A CITY OF GAINESVILLE UTILITIES TRANSMISSION RIGHT-OF-WAY

(FORMERLY KNOWN AS THE OLD S.A.L. RAILROAD); THENCE SOUTH 57 DEGREES, 54 MINUTES, 15 SECONDS WEST, ALONG SAID SOUTHERLY LINE, A DISTANCE OF 675.26 FEET TO NORTHEAST CORNER OF A 30 FOOT WIDE INGRESS-EGRESS EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 4454, PAGE 1046 OF SAID PUBLIC RECORDS; THENCE SOUTH 00 DEGREES, 04 MINUTES, 43 SECONDS WEST, A DISTANCE OF 875.61 FEET TO THE SOUTHEAST CORNER OF SAID EASEMENT AND TO A POINT ON THE NORTH LINE OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4465, PAGE 1858 OF SAID PUBLIC RECORDS; THENCE NORTH 88 DEGREES, 08 MINUTES, 49 SECONDS EAST, A DISTANCE OF 123.14 FEET TO THE NORTHEAST CORNER OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4465, PAGE 1858; THENCE SOUTH 20 DEGREES, 45 MINUTES, 44 SECONDS EAST, ALONG THE EAST LINE OF SAID LANDS, A DISTANCE OF 152.13 FEET; THENCE SOUTH 01 DEGREE, 54 MINUTES, 20 SECONDS EAST, ALONG SAID EAST LINE AND AN EXTENSION THEREOF, A DISTANCE OF 244.00 FEET TO A POINT ON THE NORTHERLY LINE OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3875, PAGE 349 OF SAID PUBLIC RECORDS; THENCE SOUTH 88 DEGREES, 32 MINUTES, 43 SECONDS WEST, ALONG SAID NORTHERLY LINE AND CONTINUING ALONG THE NORTHERLY LINE OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 748, PAGE 394 OF SAID PUBLIC RECORDS, A DISTANCE OF 895.47 FEET TO THE NORTHWEST CORNER OF SAID LANDS; THENCE SOUTH 01 DEGREE, 01 MINUTE, 11 SECONDS EAST, ALONG THE WEST LINE OF SAID LANDS AND CONTINUING ALONG THE WEST LINE OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3875, PAGE 349, A DISTANCE OF 666.02 FEET TO THE NORTHEAST CORNER OF LOT 5 OF SAID PATTON'S SURVEY; THENCE SOUTH 88 DEGREES, 55 MINUTES, 00 SECONDS WEST, A DISTANCE OF 658.88 FEET TO THE NORTHWEST CORNER OF SAID LOT 5; THENCE SOUTH 00 DEGREES, 59 MINUTES, 22 SECONDS EAST, ALONG THE WEST LINE OF LOTS 3, 4 AND 5 OF SAID PATTON'S SURVEY, A DISTANCE OF 992.63 FEET TO THE SOUTHWEST CORNER OF SAID LOT 3; THENCE NORTH 89 DEGREES, 29 MINUTES, 41 SECONDS EAST, A DISTANCE OF 658.95 FEET TO THE SOUTHEAST CORNER OF SAID LOT 3 AND TO A POINT ON THE WEST LINE OF LOT 1 OF SAID PATTON'S SURVEY; THENCE SOUTH 01 DEGREE, 01 MINUTE, 31 SECONDS EAST, A DISTANCE OF 329.46 FEET TO THE SOUTHWEST CORNER OF SAID LOT 1 AND THE POINT OF BEGINNING.

CONTAINING 108.3 ACRES, MORE OR LESS.

Plotted Mar. 04, 2017 - 13:10:36 - 1 Rogers
\\SERVER3\surveys\Projects\2016\2016-0217 (Watson Assemblies)\DWG\2016-0217\Sketch\Description\ZoningChange.dwg - Sketch&Description

Legal Description and Sketch to Support a Land Use and Zoning Change Application



LEGAL DESCRIPTION

(LAND USE AND ZONING CHANGE APPLICATION)

A PARCEL OF LAND LYING IN SECTION 22, TOWNSHIP 10 SOUTH, RANGE 19 EAST, ALACHUA COUNTY, FLORIDA, SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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CONTAINING 108.3 ACRES, MORE OR LESS.

Surveyor's Notes

- The bearings shown hereon are based upon the South line of Section 22, Township 09 South, Range 22 East as being North 89 Degrees, 16 Minutes, 26 Seconds East.
- The distances shown are in feet and are in the horizontal plane.
- No search of the public records has been conducted by this office.
- This description and sketch or the copies thereof are not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.

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

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

THIS IS NOT A SURVEY

Legal Description and Sketch Prepared for: Kohen & Co., LLC

Project:	2016-0217.P02
Date:	03/03/2017
Sheet:	1 of 1
Scale:	1"=200'

eda engineers-surveyors-planners, inc.
2404 N.W. 43rd St. Gainesville, Florida 32606-6602
TEL: (352) 373-3541 FAX: (352) 373-7249
E-MAIL: mail@edainc.com

Attachment 1

Legal Description & Legal Sketch (for proposed land use and zoning change)



engineers • surveyors • planners, inc.

MARCH 4, 2017

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LAND USE AND ZONING CHANGE APPLICATION

A PARCEL OF LAND LYING IN SECTION 22, TOWNSHIP 10 SOUTH, RANGE 19 EAST, ALACHUA COUNTY, FLORIDA, SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

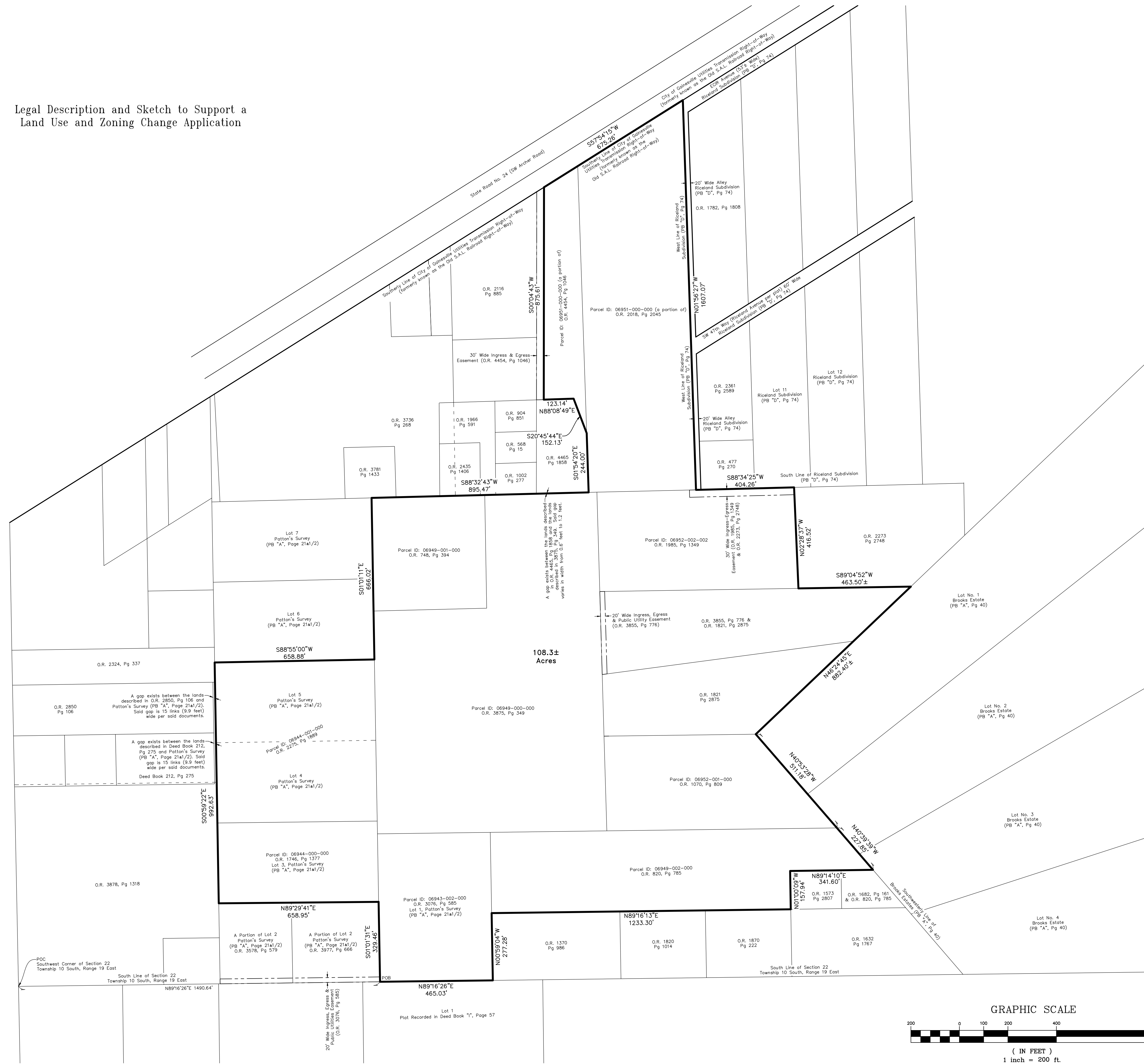
COMMENCE AT THE SOUTHWEST CORNER OF SECTION 22, TOWNSHIP 10 SOUTH, RANGE 19 EAST, ALACHUA COUNTY, FLORIDA; THENCE NORTH 89 DEGREES, 16 MINUTES, 26 SECONDS EAST, ALONG THE SOUTH LINE OF SAID SECTION 22, A DISTANCE OF 1490.64 FEET TO THE SOUTHWEST CORNER OF LOT 1 OF PATTON'S SURVEY AS RECORDED IN PLAT BOOK "A", PAGE 21&1/2 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, AND THE POINT OF BEGINNING; THENCE CONTINUE NORTH 89 DEGREES, 16 MINUTES, 26 SECONDS EAST, ALONG SAID SOUTH LINE OF SECTION 22 AND ALONG THE SOUTH LINE OF SAID LOT 1, A DISTANCE OF 465.03 FEET TO THE SOUTHEAST CORNER OF SAID LOT 1; THENCE NORTH 00 DEGREES, 59 MINUTES, 04 SECONDS WEST, ALONG THE EAST LINE OF SAID LOT 1, A DISTANCE OF 277.28 FEET TO THE SOUTHWEST CORNER OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 820, PAGE 785 OF SAID PUBLIC RECORDS; THENCE NORTH 89 DEGREES, 16 MINUTES, 13 SECONDS EAST, ALONG THE SOUTHERLY LINE OF SAID LANDS, A DISTANCE OF 1233.30 FEET; THENCE NORTH 01 DEGREE, 00 MINUTES, 09 SECONDS WEST, CONTINUING ALONG SAID SOUTHERLY LINE, A DISTANCE OF 157.94 FEET; THENCE NORTH 89 DEGREES, 14 MINUTES, 10 SECONDS EAST, CONTINUING ALONG SAID SOUTHERLY LINE AND AN EXTENSION THEREOF, A DISTANCE OF 341.60 FEET TO A POINT ON THE EASTERLY LINE OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 820, PAGE 785, SAID LINE ALSO BEING THE SOUTHWESTERLY LINE OF BROOKS ESTATES AS RECORDED IN PLAT BOOK "A", PAGE 40 OF SAID PUBLIC RECORDS; THENCE NORTH 40 DEGREES, 39 MINUTES, 39 SECONDS WEST, ALONG SAID EASTERLY LINE AND SAID SOUTHWESTERLY LINE, A DISTANCE OF 227.85 FEET TO THE SOUTHEAST CORNER OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1070, PAGE 809 OF SAID PUBLIC RECORDS; THENCE NORTH 40 DEGREES, 53 MINUTES, 28 SECONDS WEST, ALONG SAID SOUTHWESTERLY LINE OF BROOKS ESTATES, A DISTANCE OF 511.18 FEET TO THE NORTHEAST CORNER OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1070, PAGE 809, SAID CORNER ALSO BEING THE SOUTHEAST CORNER OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1821, PAGE 2875 OF SAID PUBLIC RECORDS; THENCE NORTH 46 DEGREES, 24 MINUTES, 45 SECONDS EAST, A DISTANCE OF 882.40 FEET, MORE OR LESS, TO THE NORTHEAST CORNER OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1821, PAGE 2875; THENCE SOUTH 89 DEGREES, 04 MINUTES, 52 SECONDS WEST, ALONG THE NORTH LINE OF SAID LANDS, A DISTANCE OF 463.50 FEET, MORE OR LESS, TO THE SOUTHEAST CORNER OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1985, PAGE 1349 OF SAID PUBLIC RECORDS; THENCE NORTH 02 DEGREES, 28 MINUTES, 37 SECONDS WEST, A DISTANCE OF 416.52 FEET TO THE NORTHEAST CORNER OF SAID LANDS, SAID CORNER BEING ON THE SOUTH LINE OF RICELAND SUBDIVISION, AS RECORDED IN PLAT BOOK "D", PAGE 74 OF SAID PUBLIC RECORDS; THENCE SOUTH 88 DEGREES, 34 MINUTES, 25 SECONDS WEST, A DISTANCE OF 404.26 FEET TO THE SOUTHWEST CORNER OF SAID RICELAND SUBDIVISION; THENCE NORTH 01 DEGREE, 56 MINUTES, 27 SECONDS WEST, ALONG THE WEST LINE OF SAID RICELAND SUBDIVISION, A DISTANCE OF 1607.07 FEET TO A POINT ON THE SOUTHERLY LINE OF A CITY OF GAINESVILLE UTILITIES TRANSMISSION RIGHT-OF-WAY

(FORMERLY KNOWN AS THE OLD S.A.L. RAILROAD); THENCE SOUTH 57 DEGREES, 54 MINUTES, 15 SECONDS WEST, ALONG SAID SOUTHERLY LINE, A DISTANCE OF 675.26 FEET TO NORTHEAST CORNER OF A 30 FOOT WIDE INGRESS-EGRESS EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 4454, PAGE 1046 OF SAID PUBLIC RECORDS; THENCE SOUTH 00 DEGREES, 04 MINUTES, 43 SECONDS WEST, A DISTANCE OF 875.61 FEET TO THE SOUTHEAST CORNER OF SAID EASEMENT AND TO A POINT ON THE NORTH LINE OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4465, PAGE 1858 OF SAID PUBLIC RECORDS; THENCE NORTH 88 DEGREES, 08 MINUTES, 49 SECONDS EAST, A DISTANCE OF 123.14 FEET TO THE NORTHEAST CORNER OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4465, PAGE 1858; THENCE SOUTH 20 DEGREES, 45 MINUTES, 44 SECONDS EAST, ALONG THE EAST LINE OF SAID LANDS, A DISTANCE OF 152.13 FEET; THENCE SOUTH 01 DEGREE, 54 MINUTES, 20 SECONDS EAST, ALONG SAID EAST LINE AND AN EXTENSION THEREOF, A DISTANCE OF 244.00 FEET TO A POINT ON THE NORTHERLY LINE OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3875, PAGE 349 OF SAID PUBLIC RECORDS; THENCE SOUTH 88 DEGREES, 32 MINUTES, 43 SECONDS WEST, ALONG SAID NORTHERLY LINE AND CONTINUING ALONG THE NORTHERLY LINE OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 748, PAGE 394 OF SAID PUBLIC RECORDS, A DISTANCE OF 895.47 FEET TO THE NORTHWEST CORNER OF SAID LANDS; THENCE SOUTH 01 DEGREE, 01 MINUTE, 11 SECONDS EAST, ALONG THE WEST LINE OF SAID LANDS AND CONTINUING ALONG THE WEST LINE OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3875, PAGE 349, A DISTANCE OF 666.02 FEET TO THE NORTHEAST CORNER OF LOT 5 OF SAID PATTON'S SURVEY; THENCE SOUTH 88 DEGREES, 55 MINUTES, 00 SECONDS WEST, A DISTANCE OF 658.88 FEET TO THE NORTHWEST CORNER OF SAID LOT 5; THENCE SOUTH 00 DEGREES, 59 MINUTES, 22 SECONDS EAST, ALONG THE WEST LINE OF LOTS 3, 4 AND 5 OF SAID PATTON'S SURVEY, A DISTANCE OF 992.63 FEET TO THE SOUTHWEST CORNER OF SAID LOT 3; THENCE NORTH 89 DEGREES, 29 MINUTES, 41 SECONDS EAST, A DISTANCE OF 658.95 FEET TO THE SOUTHEAST CORNER OF SAID LOT 3 AND TO A POINT ON THE WEST LINE OF LOT 1 OF SAID PATTON'S SURVEY; THENCE SOUTH 01 DEGREE, 01 MINUTE, 31 SECONDS EAST, A DISTANCE OF 329.46 FEET TO THE SOUTHWEST CORNER OF SAID LOT 1 AND THE POINT OF BEGINNING.

CONTAINING 108.3 ACRES, MORE OR LESS.

Plotted Mar. 04, 2017 - 13:10:36 - 1 Rogers
\\SERVER3\surveys\Projects\2016\2016-0217 (Watson Assemblies)\DWG\2016-0217\Sketch\Description\ZoningChange.dwg - Sketch&Description

Legal Description and Sketch to Support a Land Use and Zoning Change Application



LEGAL DESCRIPTION

(LAND USE AND ZONING CHANGE APPLICATION)

A PARCEL OF LAND LYING IN SECTION 22, TOWNSHIP 10 SOUTH, RANGE 19 EAST, ALACHUA COUNTY, FLORIDA, SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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CONTAINING 108.3 ACRES, MORE OR LESS.

Surveyor's Notes

- The bearings shown hereon are based upon the South line of Section 22, Township 09 South, Range 22 East as being North 89 Degrees, 16 Minutes, 26 Seconds East.
- The distances shown are in feet and are in the horizontal plane.
- No search of the public records has been conducted by this office.
- This description and sketch or the copies thereof are not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.

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

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

THIS IS NOT A SURVEY

Legal Description and Sketch Prepared for: Kohen & Co., LLC

Project:	2016-0217.P02
Date:	03/03/2017
Sheet:	1 of 1
Scale:	1"=200'

eda engineers-surveyors-planners, inc.
2404 N.W. 43rd St. Gainesville, Florida 32606-6602
TEL: (352) 373-3541 FAX: (352) 373-7249
E-MAIL: mail@edainc.com

Attachment 2

Deed Information

Parcel 06943-002-000
Paul & Joan Florence

Prepared by and return to:
CARL L. JOHNSON
Law Office of Carl L. Johnson
4421 N.W. 39th Avenue, Bldg. 1, Suite 2
Gainesville, FL 32606



Tax Parcel No.:
Grantee(s) TIN:

2111796

THIS WARRANTY DEED, Made this 28th day of April, 2003, by ELIJAH GEORGE, JR., WINIFRED GEORGE, MICHAEL GEORGE, LATEASHA R. MCMILLAN, conveying non-homestead property and ELIJAH GEORGE, single, hereinafter called the Grantor, whose post office address is 5502 SW 57 Ave., Gainesville, FL 32608, to PAUL FLORENCE and JOAN FLORENCE, Husband and Wife, hereinafter called the Grantee, whose post office address is: 5745 SW 75 St. #305, Gainesville, FL 32608

(Wherever used herein the terms "Grantor" and "Grantee" includes all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires.)

WITNESSETH, That the Grantor, for and in consideration of the sum of \$10.00 and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee all that certain land, situate in Alachua County, State of Florida, viz:

Lot 1 of PATTON'S SURVEY OF THE SOUTHWEST 1/4 OF SECTION 22, TOWNSHIP 10 SOUTH, RANGE 19 EAST, according to the plat thereof as recorded in Plat Book A, Pages 21-1/2, of the public records of Alachua County, Florida, together with a perpetual easement for ingress, egress and public utilities over the South 20 feet of ^{Lot 2 of said Patton's Survey.}
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, and hereby warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except real estate taxes accruing subsequent to December 31, 2001.

IN WITNESS WHEREOF, the said Grantor has caused these presents to be executed on the day and year first above written.

Signed, sealed and delivered in the presence of:

Ronda Marks Vinson
Witness Signature

Ronda Marks Vinson
Printed Name

Vivian W. Mulkey
Witness Signature

Vivian W. Mulkey
Printed Name

Ronda Marks Vinson
Witness Signature

Ronda Marks Vinson
Printed Name

Vivian W. Mulkey
Witness Signature

Vivian W. Mulkey
Printed Name

Ronda Marks Vinson
Witness Signature

Ronda Marks Vinson
Printed Name

Vivian W. Mulkey
Witness Signature

Vivian W. Mulkey
Printed Name

Elijah George Jr
ELIJAH GEORGE, JR.

Winifred George Howell
WINIFRED GEORGE

Michael George Sr.
MICHAEL GEORGE

Ronda Marks Vinson
Witness Signature

Ronda Marks Vinson
Printed Name

Vivian W. Mulkey
Witness Signature

V. Vivian W. Mulkey
Printed Name

Lateasha R. McMillan
LATEASHA R. MCMILLAN

Ronda Marks Vinson
Witness Signature

Ronda Marks Vinson
Printed Name

Vivian W. Mulkey
Witness Signature

Vivian W. Mulkey
Printed Name

Elijah George Sr.
ELIJAH GEORGE

STATE OF Florida
COUNTY OF Alachua

I HEREBY CERTIFY that on this day, before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared Elijah George, Jr., known to me to be the person(s) described in and who executed the foregoing instrument and who acknowledged before me that he executed the same. (Check one) Said person is personally known to me OR has provided the following type of identification: DRIVERS LICENSE G620-200-55-131-0

WITNESS my hand and official seal in the County and State last aforesaid this 28 day of April, 2003.

My Commission Expires:

John Peterson, Jr.
NOTARY PUBLIC

STATE OF Florida
COUNTY OF Alachua

I HEREBY CERTIFY that on this day, before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared Winifred George, known to me to be the person(s) described in and who executed the foregoing instrument and who acknowledged before me that he executed the same. (Check one) Said person is personally known to me OR has provided the following type of identification: DRIVERS LICENSE J162 880 59 712 0

WITNESS my hand and official seal in the County and State last aforesaid this 28 day of April, 2003.

My Commission Expires:

John Peterson, Jr.
NOTARY PUBLIC



John Peterson, Jr.
MY COMMISSION # CC968779 EXPIRES
September 29, 2004
BONDED THRU TROY FAIN INSURANCE, INC.

STATE OF Florida
COUNTY OF Alachua

I HEREBY CERTIFY that on this day, before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared Michael George, known to me to be the person(s) described in and who executed the foregoing instrument and who acknowledged before me that he executed the same. (Check one) Said person is personally known to me OR has provided the following type of identification: DRIVERS LICENSE G620-540-71-013-0

WITNESS my hand and official seal in the County and State last aforesaid this 28 day of April, 2003.

My Commission Expires:

John Peterson, Jr.
NOTARY PUBLIC



John Peterson, Jr.
MY COMMISSION # CC968779 EXPIRES
September 29, 2004
BONDED THRU TROY FAIN INSURANCE, INC.

STATE OF Florida
COUNTY OF Alachua

I HEREBY CERTIFY that on this day, before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared Lateasha R. McMillan, known to me to be the person(s) described in and who executed the foregoing instrument and who acknowledged before me that he executed the same. (Check one) Said person is personally known to me OR has provided the following type of identification: DRIVERS LICENSE N254-536-74-9040

WITNESS my hand and official seal in the County and State last aforesaid this 28 day of April, 2003.

My Commission Expires:

John Peterson, Jr.
NOTARY PUBLIC



John Peterson, Jr.
MY COMMISSION # CC968779 EXPIRES
September 29, 2004
BONDED THRU TROY FAIN INSURANCE, INC.

STATE OF Florida
COUNTY OF Alachua

I HEREBY CERTIFY that on this day, before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared Elijah George, known to me to be the person(s) described in and who executed the foregoing instrument and who acknowledged before me that he executed the same. (Check one) Said person is personally known to me OR has provided the following type of identification: G626-200-36-054-0

WITNESS my hand and official seal in the County and State last aforesaid this 28 day of April, 2003.

My Commission Expires:

John Peterson, Jr.
NOTARY PUBLIC



John Peterson, Jr.
MY COMMISSION # CC968779 EXPIRES
September 29, 2004
BONDED THRU TROY FAIN INSURANCE, INC.

Parcel 06944-000-000
Jeffrey Brakke

Warranty Deed

(Statutory Form -- §6689.02 F.S.)

RETURN TO

Prepared by:

Rebecca M. Bauer

An employee of SERVICE TITLE CORPORATION
2421 N.W. 41st Street, Suite A-2, Gainesville, FL 32606-6622
pursuant to issuance of title insurance.

This Indenture, Made and entered into on this 18th day of August A.D. 19 89, by and between

ANNIE BELLE CROMWELL, an unmarried widow

of the County of District of Columbia, State of Maryland Washington, as Grantor*

and ALLEN W. BRAKKE
726 Highway 12
Hudson, WI 54016

ss#

of the County of ALACHUA, State of FLORIDA, as Grantee*

Witnesseth, That said grantor, for and in consideration of the Sum of Ten 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, situated, lying and being in ALACHUA County, Florida, to-wit:

Lot Five (5) of PATTON'S SURVEY, a Subdivision as per plat thereof, recorded in Plat Book "A", Page 21 1/2 of the Public Records of Alachua County, Florida.

Subject to taxes for the year 1989 and all subsequent years and to any and all easements and restrictions of record. Tax Parcel # - 6944-000-00

Doc. St. Amt. \$ 96.25
A. Curtis Powers, Clerk of Circuit Court
Alachua County, By [Signature]

RECORDED
ORIGINAL RECORDS
1989 AUG 29 P 3-26
ALACHUA COUNTY FL

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

*"Grantor" and "grantee" are used for singular or plural, as context requires.

In Witness Whereof, the Grantor has executed this deed under seal on the day and year first above written.

Signed, sealed and delivered in our presence as witnesses:

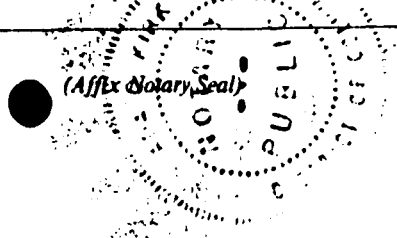
[Signatures of Doris Thompson, Paul E. Canolf, and two other witnesses]

[Signature of Annie Belle Cromwell (Seal)]
ANNIE BELLE CROMWELL
[Seal]
[Seal]
[Seal]

ACKNOWLEDGEMENT

State of Maryland Washington
County of District of Columbia

The foregoing warranty deed was acknowledged before me this 18 day of August, 1989, by ANNIE BELLE CROMWELL, an unmarried widow



[Signature of Notary Public]
Notary Public, State of Florida at Large Wash, D. C.
My Commission Expires:

My Commission Expires June 14, 1990

0969815

1746 PG1387

Parcel 06944-001-000

Jeffrey Brakke

Prepared by: Allen Brakke
738 West Shore Drive
Somerset, WI 54025
Tax Parcel No.: 6944-000-00

& Bruce Hoffman
16 South Main St.
Gainesville, FL 32601

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 1660699 1 PG

2000 FEB 10 04:49 PM BK 2275 PG 1889
J. K. "BUDDY" IRBY
CLERK OF CIRCUIT COURT
ALACHUA COUNTY, FLORIDA
CLERK1 Receipt#005799

WARRANTY DEED

This indenture is made this 31st day of December, 1998,
between ALLEN W. BRAKKE & PATRICIA A. BRAKKE, Husband and Wife
whose mailing address is 738 West Shore Drive, Somerset, WI 54025

By: [Signature] D.C.
Doc Stamp-Deed 210.00

Grantor, TIN: [Redacted] & [Redacted]

and JEFFREY A. BRAKKE, whose post office address is 106 E. Ash Lane, Apt. 625,
Euless, TX 76039-2444, Grantee, TIN: [Redacted]

Grantor, for the sum of Ten Dollars and other valuable consideration, paid by the grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said grantee, his heirs and assigns forever, the following described land:

Lots Four (4) and Five (5) of PATTON'S SURVEY, as per plat thereof recorded in Plat Book "A", page 21 1/2 of the Public Records of Alachua County, Florida.

Subject to taxes for the year 1998 and subsequent and conditions, reservations, easements and restrictions of record.

The Grantor fully warrants the title to the property described herein and will defend the same against the lawful claims of all persons whomsoever. The parties agree they have not requested the scrivener to examine the title to this property and relied on their own legal description and knowledge of the state of the title.

Signed, sealed and delivered in the presence of:

Witnesses:

Grantors:

[Signature]
sign
print Cortney A. Kahler

[Signature]
ALLEN W. BRAKKE GRANTOR

[Signature]
print Daniel R. Leonard

[Signature]
PATRICIA A. BRAKKE, GRANTOR

STATE OF WISCONSIN
COUNTY OF ST. CROIX

The foregoing instrument was acknowledged before me this 31st day of DECEMBER, 1998, by ALLEN W. BRAKKE & PATRICIA A. BRAKKE, who is personally known to me or [] who produced

[Signature]

as identification. Wisconsin Drivers License & personal knowledge.

Notary Public

MY COMMISSION EXPIRES: April 30, 2000

Evonne Moore
NOTARY PUBLIC - WISCONSIN
Commission Expires April 30, 2000

Parcel 06949-000-000
Denson Herndon et al



2499836 3 PGS

IN THE CIRCUIT COURT FOR ALACHUA COUNTY,
FLORIDA PROBATE DIVISION

IN RE: ESTATE OF

File No. 01-2008-CP-689

MAYBELLE E. GASKINS,

Division _____

Deceased.

**ORDER DETERMINING HOMESTEAD
STATUS OF REAL PROPERTY**

(Testate - not validly devised, spouse ~~and minor child~~- exempt from claims)

On the petition of GERALD M. SHEFFIELD for an order determining homestead status of real property, all interested persons having been served proper notice of the petition and hearing, or having waived notice thereof, the court finds that:

1. The decedent died testate and was domiciled in Alachua County, Florida;
2. The decedent was survived by a spouse ~~and one or more minor children~~;
3. The decedent's homestead is not validly devised;
4. At the time of death, the decedent owned and resided on the real property described in

the petition; it is

ADJUDGED that the following-described property (the "Property"):

PARCEL 1

Commence at the SW corner of Section 22, Township 10 South, Range 19 East and run S 89°40'23" East along the South line of said Section 22, 1956.9 ft.; then run N 0°04'02" East, 610.5 ft.; to the Point of Beginning; thence run N 89°40'23" West 465.3 ft.; thence run N 0°04'02" East, 1385.04 ft.; thence run N 89°36'14" East, 929.26 ft.; thence run S 0°36'50" East, 1396.95 ft.; thence run N 89°40'23" West, 480.55 ft.; to the Point of Beginning. All lying and being in Section 22, T10S, R19E, Alachua County, Florida, LESS THE FOLLOWING DESCRIBED PROPERTY:

Commence at the SW corner of Section 22, Township 10 South, Range 19 East and run S 89°40'23" East along the South line of said Section 22, 1956.99 ft.; thence run North 0°04'02" East, 610.5 ft.; thence run North 89°40'23" West, 465.3 ft. ; thence North 0°04'02" East, 918.35 ft.; for a Point of Beginning. Thence run North 0°04'02" East, 466.69 ft.; thence run North 89°36'14" East, 466.69 ft.; thence run South 0°04'02" West, 466.69 ft.; thence run South 89°36'14" West, 466.69 ft. to Point of Beginning; Parcel 1 containing 24.9375 acres more or less.

Tax parcel number: 06949-000-000

Street address: 5310 SW 52nd Terrace, Gainesville, FL 32608

Consisting of approximately 24.9375 acres, located outside a municipality in Alachua County, Florida.



2009 APR 28 PM 3:47

FILED
OK 47

3

Page 2

Re: Estate of Maybelle E. Gaskins, deceased

File No.: 01-2008-CP-689

Order Determining Homestead Status of Real Property

constituted the homestead of the decedent within the meaning of Section 4 of Article X of the Constitution of the State of Florida.

ADJUDGED FURTHER that the title to the Property descended and the constitutional exemption from the claims of decedent's creditors inured to the decedent's surviving spouse, **HERBERT J. GASKINS**, whose post office address is **c/o Myra Gaskins, surviving spouse, c/o Zelda J. Hawk, Esq., 2830 NW 41st St., Suite K, Gainesville, FL 32606**, as to a life estate, with a vested remainder in the lineal descendants of the decedent in being at the time of the decedent's death:

<u>NAME</u>	<u>ADDRESS</u>	<u>RELATIONSHIP</u>	<u>SHARE</u>
GERALD M. SHEFFIELD	807 LaSalle Street Jacksonville, FL 32207	Son	An undivided one-eighth (1/8) interest, as tenant in common
DORIS HERNDON	23629 NE 35th Avenue Melrose, FL 32666	Daughter	An undivided one-eighth (1/8) interest, as tenant in common
YVONNE DENSON	7315 NW 21st Court Gainesville, FL 32653	Daughter	An undivided one-eighth (1/8) interest, as tenant in common
CHARLOTTE SHEFFIELD HOWARD	10730 Long Cove Court Jacksonville, FL 32222	Daughter	An undivided one-eighth (1/8) interest, as tenant in common
MORRIS SHEFFIELD	5327 SW 52nd Terrace Gainesville, FL 32608	Son	An undivided one-eighth (1/8) interest, as tenant in common
FELTON SHEFFIELD	6421 Archer Road Gainesville, FL 32608	Son	An undivided one-eighth (1/8) interest, as tenant in common

Page 3
Re: Estate of Maybelle E.
Gaskins, deceased
File No.: 01-2008-CP-689
Order Determining
Homestead Status of Real
Property

INSTRUMENT # 2499836 3 PGS

**NADINE
SHEFFIELD
WHITE**

**5064 NE 60th Terrace
Silver Springs, FL 34488**

Daughter

**An undivided one-
eighth (1/8) interest,
as tenant in
common**

**HURLEY
SHEFFIELD**

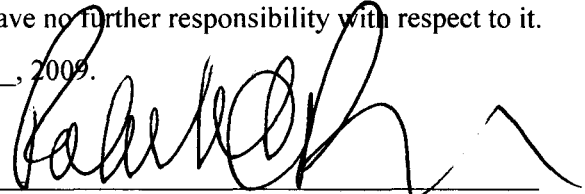
**5800 NW 223rd Street
Boardman, FL 32667**

Son

**An undivided one-
eighth (1/8) interest,
as tenant in
common**

ADJUDGED FURTHER that the personal representative is authorized and directed to surrender to the persons named above, all of the Property which may be in the possession or control of the personal representative, and that the personal representative shall have no further responsibility with respect to it.

ORDERED on April 28, 2009.



Circuit Judge

Copies furnished to:

Bobbie Lee Eubank, Esq.
2772-S NW 43rd Street
Gainesville, FL 32606

Gerald M. Sheffield
807 LaSalle Street
Jacksonville, FL 32207

Doris Herndon
23629 NE 35th Avenue
Melrose, FL 32666

Yvonne Denson
7315 NW 21st Court
Gainesville, FL 32653

Charlotte Sheffield Howard
10730 Long Cove Court
Jacksonville, FL 32222

Morris Sheffield
5327 SW 52nd Terrace
Gainesville, FL 32608

Felton Sheffield
6421 Archer Road
Gainesville, FL 32608

Nadine Sheffield White
5064 NE 60th Terrace
Silver Springs, FL 34488

Hurley Sheffield
5800 NW 223rd Street
Boardman, FL 32667

Herbert J. Gaskins, c/o
Myra Gaskins, surviving spouse
c/o Zelda J. Hawk, Esq.
2830 NW 41st St., Suite K
Gainesville, FL 32606

Parcel 06949-001-000
Charlotte Sheffield Howard

400012

This Quit-Claim Deed, Executed this 22nd day of October, A. D. 1971, by

MAYBELLE GASKINS, (married) of Gainesville, Alachua County, Florida
first party, to

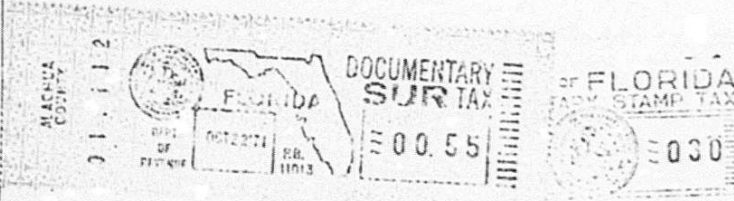
CHARLOTTE L. SHEFFIELD, a single person
whose postoffice address is 313 N. W. 20th Avenue, Gainesville, Florida

second party:

(Wherever used herein the terms "first party" and "second party" shall include singular and plural, heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires.)

Witnesseth, That the said first party, for and in consideration of the sum of \$1.00 in hand paid by the said second party, the receipt whereof is hereby acknowledged, does hereby remise, release and quit-claim unto the said second party forever, all the right, title, interest, claim and demand which the said first party has in and to the following described lot, piece or parcel of land, situate, lying and being in the County of Alachua State of Florida, to-wit:

Commence at the SW corner of Section 22, Township 10 South, Range 19 East and run S 89° 40' 23" East along the South Line of said Section 22, 1956.9 ft.; thence run North 0° 04' 02" East, 610.5 ft.; thence run North 89° 40' 23" West, 465.3 ft.; thence North 0° 04' 02" East, 918.35 ft.; for a Point of Beginning. Thence run North 0° 04' 02" East, 466.68 ft.; thence run North 89° 36' 14" East, 466.69 ft.; thence run South 0° 04' 02" West, 466.69 ft.; thence run South 89° 36' 14" West, 466.69 ft. to Point of Beginning. All being and lying in Section 22 T10S, R19E, Alachua County, Florida.



To Have and to Hold the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said first party, either in law or equity, to the only proper use, benefit and behoof of the said second party forever.

In Witness Whereof, The said first party has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in presence of:

[Signature]
Carol N. Morin

[Signature]
MAYBELLE GASKINS

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

MAYBELLE GASKINS, (married)
to me known to be the person described in and who executed the foregoing instrument and she acknowledged before me that she executed the same.

WITNESS my hand and official seal in the County and State last aforesaid this 22nd day of October A. D. 1971.

[Signature]

Notary Public, State of Florida
My Commission Expires Jan 20, 1972
Bonded by Transamerica Insurance Co.

This Instrument prepared by: BARTON T. DOUGLAS
Address P. O. Drawer 1228
Gainesville, Florida 32601

204993

748 394

Parcel 06949-002-000
Morris Sheffield

STATE OF FLORIDA
COUNTY OF ALACHUA

THIS INDENTURE, Made and entered into on this 18 day of January
A. D. 1973, by and between FELTON M. SHEFFIELD and GAIL SHEFFIELD, his wife
of 6421 S. W. Archer Road, Gainesville

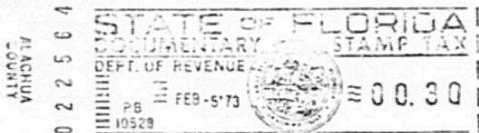
of the County of Alachua, State of Florida, parties
of the first part, and MORRIS SHEFFIELD of 5327 S. W. 52nd Terrace, Gainesville

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

That for and in consideration of the premises and the sum of Ten and No/100
(\$10.00) Dollars and other good and valuable consideration paid

by the part y of the second part, the receipt of which is herein and hereby acknowledged by the parties
of the first part, at and before the sealing and delivery of these presents, the said parties of the first
part have granted, bargained, sold, aliened and conveyed, and do by these presents herein and hereby
grant, bargain, sell, alien and convey unto the said part y of the second part, and to his
legal representatives and assigns, in fee simple absolute forever, all the following described
lots, tracts, pieces and parcels of land, situated, lying and being in the County of Alachua,
State of Florida and more particularly known, distinguished and described as follows, to-wit:

Commence at the SW corner of Section 22, Township 10 South, Range 19 East and run
S 89 deg. 40 min. 23 sec. East along the South Line of said Section 22, 1956.9 feet; thence
run N 0 deg. 04 min. 02 sec. East, 277.20 ft.; to the Point of Beginning; thence continue
to run N 0 deg. 04 min. 02 sec. East, 333.30 ft.; thence run S 89 deg. 40 min. 23 sec. East,
1430.05 ft. to the Westerly Line of Brooks Estate, thence run S 39 deg. 40 min. 23 sec. East,
along the westerly line of Brooks Estate, 435.09 ft.; thence run N 89 deg. 40 min. 23 sec.
West, 263.66 ft.; thence run n 0 deg. 04 min 02 sec. East, 157.8 ft.; thence run n 89 deg.
40 min. 23 sec. West, 210.0 ft.; thence run s 0 deg. 04 min. 02 sec. West, 157.8 ft.; thence
run n 89 deg. 40 min. 23 sec. West, 1234.55 ft.; to the POB. All being and lying in Section
22, T10S, R19E, Alachua County, Florida, containing 11.2611 acres more or less.
ABOVE Property subject to easements and restriction of record, if any: Reservations of
Mineral and Oil Rights, particularly those contained in DB 329, page 125 and DB 348,
page 261, Public Records of Alachua County, Florida; Agreements pertaining to mining of
minerals or oil, if any; Taxes for year 1973 and subsequent years.



THIS INSTRUMENT PREPARED BY:
CHARLES I. HOLDEN, JR.
821 N. W. 13th STREET
GAINESVILLE, FLORIDA 32601

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

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

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

IN WITNESS WHEREOF, the said parties of the first part have hereunto set their hands
and seal s on the day and year first above written.

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

[Handwritten signatures of witnesses]

[Handwritten signature] (Seal)
Felton M. Sheffield (Seal)
[Handwritten signature] (Seal)
Gail Sheffield (Seal)
(Seal)

STATE OF _____
COUNTY OF _____

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

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

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

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

STATE OF FLORIDA
COUNTY OF ALACHUA

Personally came before me FELTON M. SHEFFIELD and GAIL SHEFFIELD, his wife

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

WITNESS my hand and official seal on this _____ day of _____, A.D. 19 _____

Notary Public, State of Florida at Large
My Commission Expires Oct. 15, 1976
Bonded by American Fire & Casualty Co.

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



WARRANTY DEED

to

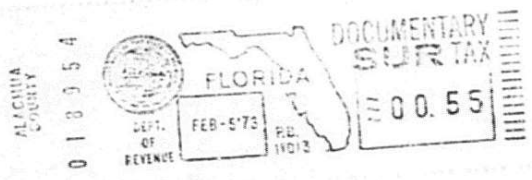
Filed in my office on the _____ day of _____, A. D. 19 _____, and recorded upon the Public Records of _____ County, _____ on the _____ day of _____, A. D. 19 _____, in Deed Book _____ at page _____ thereof.

Clerk of the Circuit Court

County, _____

By _____ Deputy Clerk

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



WARRANTY DEED

(Statutory Form - 6889.02 F.S.)

Record - \$7.20
Docs - 10.50
\$27.50

Prepared By: G. Gregory Hale, Esq.
HOLDEN, MURPHY & EUBANK, P.A.
1240 N.W. 11th Avenue
Gainesville, Florida 32601

THIS INDENTURE, Made and entered into on this 16th day of March A.D. 1987, by and between
MORRIS D. SHEFFIELD, joined by his wife, SHARON D. SHEFFIELD

of the County of Alachua, State of Florida, as Grantor*
and
HATIE G. BOLEN, ROBERT SCOTT and RUTH C. RUTH, as Trustees of the
Patterson Community Cemetery, a non-profit organization
 Rt. 23, Box 486 5370 SW 62 AVENUE
Gainesville, FL 32608

of the County of Alachua, State of Florida, as Grantee*

WITNESSETH, That said grantor, for and in consideration of the sum of 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, situated, lying and being in Alachua County, Florida, to-wit:

SEE LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF.

SUBJECT TO taxes for the year 1987 and all subsequent years.

SUBJECT TO any and all easements and restrictions of record.

~~XX~~
~~XX~~

DOC. ST. - AMT \$12.50
A. CURTIS POWERS, Clerk of Circuit Court,
Alachua County - *[Signature]*

RECORDED
OFFICIAL RECORDS
1987 MAR 17 PM 3 41
ALACHUA COUNTY FL
COURT

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

*"Grantor" and "grantee" are used for singular or plural, as context requires.

IN WITNESS WHEREOF, the Grantor has executed this deed under seal on the day and year first above
written.

Signed, sealed and delivered in
our presence as witnesses:

Carol A. Jason Witness
GG Hale Witness

Witness
_____ Witness

Morris D. Sheffield (Seal)
MORRIS D. SHEFFIELD
Sharon D. Sheffield (Seal)
SHARON D. SHEFFIELD

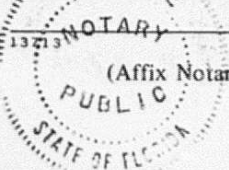
(Seal)

(Seal)

829709 ACKNOWLEDGEMENT C.R. 1655 AGE 2098

State of Florida
County of Alachua

The foregoing warranty deed was acknowledged before me this 16th day of March, 1987,
by G. MORRIS D. SHEFFIELD, joined by his wife, SHARON D. SHEFFIELD



GG Hale
Notary Public, State of Florida at Large
My Commission Expires:
Notary Public, State of Florida
My Commission Expires May 28, 1989

EXHIBIT "A"

A PARCEL OF LAND LYING IN SECTION 22, TOWNSHIP 10 SOUTH, RANGE 19 EAST, DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 22 FOR A POINT OF REFERENCE; THENCE RUN SOUTH 89° 40' 23" EAST, ALONG THE SOUTH LINE OF SAID SECTION 22, A DISTANCE OF 3191.45 FEET; THENCE RUN NORTH 00° 04' 02" EAST, 435.00 FEET; THENCE RUN SOUTH 89° 40' 23" EAST, 150.81 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 89° 40' 23" EAST, 190.85 FEET TO THE WEST LINE OF BROOK'S ESTATES, ALSO BEING THE WEST LINE OF THE GARY GRANT; THENCE RUN SOUTH 39° 32' 13" EAST, ALONG THE SAID WEST LINE OF THE GARY GRANT, 205.92 FEET; THENCE RUN NORTH 89° 40' 23" WEST, 322.12 FEET; THENCE RUN NORTH 00° 04' 02" EAST, 158.66 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL OF LAND LIES IN ALACHUA COUNTY, FLORIDA,

LESS AND EXCEPT THE WESTERLY 59.19 FEET THEREOF.

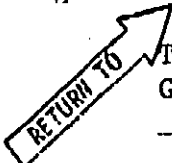
Parcel 06951-000-000
Randall Coy Watson

Doc. St. Amt. \$0.70
J.K. "Buddy" Irby, Clerk of Circuit Court
Alachua County - By *Joe B. Westlake*

RECORDED
OFFICIAL RECORDS
95 JUL -7 PM 3: 27

Rec: 19.50 Record and Return to:
Doc.: 70 Abby Fromang Milon, Esq.
Int.: 1330-B.N.W. 6th Street
Tot: 11.20 Gainesville, Florida 32601

CLERK OF CIRCUIT
COUNTY COURT
ALACHUA COUNTY, FL.



Tax Parcel #: 6951-000-00
Grantee(s) S.S. #:

QUIT-CLAIM DEED

THIS QUIT-CLAIM DEED, made on this 5 day of July, 1995 by BARBARA ANN THOMAS f/k/a BARBARA ANN T. GLASS, a single woman and ALICE MARIE T. GARRETT, a Married woman, each owning an undivided one-half interest as tenants in common, hereinafter called the Grantor, to RANDALL COY WATSON, a Married man and RUSSELL ALLEN WATSON, a Single man, as joint tenants with rights of survivorship, whose post office address is 2156 NW 4 Place, Gainesville, Florida, hereinafter called the Grantee.

WITNESSETH: That said Grantor, for and in consideration of the sum of Ten and No/100 Dollars and other good and valuable considerations receipt whereof is hereby acknowledged, hereby grants, bargains, sells, alienes, remises, releases, conveys and confirms unto the grantee all that certain land in situ in Alachua County, Florida, to-wit:

The East fifteen (15) acres of the following described land: Commence at Southwest corner of R.G. Stinson lot, run East on South line of Stinson lot to Southwest corner of Rice lot, North to stake on right of way of railroad, West to Stinson land, South to point of beginning. Section twenty-two (22), Township Ten (10) South, Range Nineteen (19) East.

THIS PROPERTY DOES NOT CONSTITUTE THE HOMESTEAD OF THE EITHER OF THE GRANTORS.

SUBJECT TO taxes for the year 1995 and subsequent years, covenants and restrictions and applicable zoning laws.

TOGETHER, with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said Grantor, either in law or equity, to the only proper use, benefit and behoof of the said Grantee forever.

IN WITNESS WHEREOF, the said grantors have signed and sealed these presents the day and year first above written.

Signed, sealed and delivered
in the presence of:

WITNESSES:

Amy M. Adams
AMY M. ADAMS

Abby F. Milon
ABBY F. MILON

Amy M. Adams
AMY M. ADAMS

Abby F. Milon
ABBY F. MILON

GRANTOR(S):

Barbara Ann Thomas f/k/a Barbara Ann T. Glass
BARBARA ANN THOMAS f/k/a BARBARA ANN T. GLASS
2156 N.W. 4th Place
Gainesville, FL 32601

Alice Marie T. Garrett
ALICE MARIE T. GARRETT
2156 N.W. 4th Place
Gainesville, FL 32601

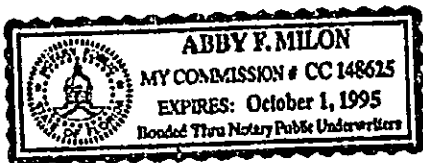
STATE OF FLORIDA
COUNTY OF ALACHUA

The foregoing instrument was acknowledged before me this 5 day of July, 1995 by BARBARA ANN THOMAS f/k/a BARBARA ANN T.

1340099

2018 P62045

GLASS, a single woman and ALICE MARIE T. GARRETT, a married woman, each owning an undivided one-half interest as tenants in common, , who produced valid Florida Driver's license as proof of identification and who did not take an oath.



Abby F. Milon
Notary Public/ Abby F. Milon
State of Florida at Large
Commission No.:
My Commission Expires:

This instrument prepared by Abby Forang Milon, Attorney at Law, 1330-B N.W. 6th Street, Gainesville, Florida 32601. Title to the lands described herein has not been examined by re and no warranty or other representation is made and no opinion (either express or implied) is given as to the marketability or condition of the title to the subject property, the quantity of lands included thereto, the location of the boundaries thereof, or the existence of liens, unpaid taxes or encumbrances.

Parcel 06952-000-000
Youram S. Sukhram

Recording \$ 27.00
Doc Stamps \$ 1,295.00
Intangible Tax \$ 1,322.00
Total \$ 1,322.00

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2482000 3 PGS
Feb 04, 2009 08:24 AM
BOOK 3855 PAGE 776
J. K. "BUDDY" IRBY
Clerk Of Circuit Court
Alachua County, Florida
CLERK10 Receipt # 397927

Doc Stamp-Deed: \$1,295.00



2482000 3 PGS

Prepared by and return to:

David E. Menet, Esq.
Attorney at Law
Salter, Feiber, Murphy, Hutson, & Menet, P.A.
3940 NW 16th Blvd., Bldg B
Gainesville, FL 32605
352-376-8201
File Number: 08-1231.7 KG

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made on February 3, 2009 between Jerry A. Rosenberg, an unmarried person whose post office address is P.O. Box 147050-33, Gainesville, FL 32614, grantor, and Youram S. Sukhram, an unmarried person whose post office address is 5211 SW 52nd Terrace, Gainesville, FL 32608, 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 of 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:

See Exhibit "A" attached hereto and made a part hereof.

Parcel Identification Number: 06952-000-000

Subject to covenants, conditions, restrictions, easements, reservations, and limitations of record, if any.

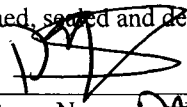
Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

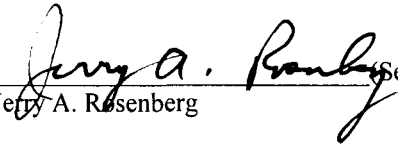
To Have and to Hold, the same in fee simple forever.

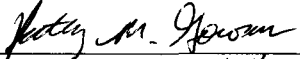
And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to **December 31, 2008**.

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:


Witness Name: DAVID F. MENET

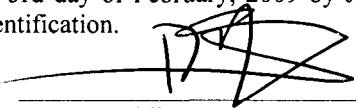

Jerry A. Rosenberg


Witness Name: Kathy M. Gowen

State of Florida
County of Alachua


The foregoing instrument was acknowledged before me this 3rd day of February, 2009 by Jerry A. Rosenberg, who is personally known or has produced a driver's license as identification.

[Notary Seal]


Notary Public

Printed Name: _____

My Commission Expires: _____

NOTARY PUBLIC-STATE OF FLORIDA
 David E. Menet
Commission # DD495338
Expires: JAN. 20, 2010
Bonded Thru Atlantic Bonding Co., Inc.

INSTRUMENT # 2482000 3 PGS

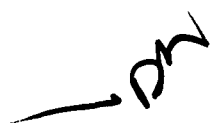
Exhibit A

A PARCEL OF LAND SITUATED IN SECTION 22, TOWNSHIP 10 SOUTH, RANGE 19 EAST, ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SECTION 22, TOWNSHIP 10 SOUTH, RANGE 19 EAST, AND RUN SOUTH 89 DEG. 40 MIN. 23 SEC. EAST ALONG THE SOUTH LINE OF SAID SECTION 22.6 CHAINS (1491.6 FEET); THENCE RUN NORTH 00 DEG. 04 MIN. 02 SEC. EAST, 610.5 FEET ALONG THE WEST LINE OF LOT ONE (1) OF "PATTON'S SURVEY" AS RECORDED IN PLAT BOOK "A", PAGE 21 1/2 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA TO THE NORTHWEST CORNER OF SAID LOT, THENCE RUN SOUTH 89 DEG. 40 MIN. 23 SEC. EAST, ALONG THE NORTH LINE OF SAID LOT AND AN EASTERLY EXTENSION OF SAID LOT LINE 945.85 FEET; THENCE RUN NORTH 00 DEG. 36 MIN. 50 SEC. EAST, A DISTANCE OF 390.69 FEET TO A CONCRETE MONUMENT MARKED PLS #509; THENCE CONTINUE NORTH 00 DEG. 36 MIN. 50 SEC. EAST, A DISTANCE OF 254.06 FEET TO A 5/8 INCH REBAR AND CAP (PLS 2228) AND THE POINT OF BEGINNING; THENCE CONTINUE NORTH 00 DEG. 36 MIN. 50 SEC. EAST, A DISTANCE OF 342.20 FEET TO A CONCRETE MONUMENT (PLS 509); THENCE RUN SOUTH 89 DEG. 50 MIN. 24 SEC. EAST, A DISTANCE OF 1282.80 FEET TO A CONCRETE MONUMENT (NO ID); THENCE RUN SOUTH 47 DEG. 29 MIN. 29 SEC. WEST, A DISTANCE OF 325.90 FEET TO A 5/8 INCH REBAR AND CAP (LB 7482); THENCE RUN SOUTH 84 DEG. 42 MIN. 32 SEC. WEST, ALONG A FENCE LINE, A DISTANCE OF 1046.57 FEET TO THE POINT OF BEGINNING.

RESERVING UNTO SAID GRANTOR A NON-EXCLUSINVE EASEMENT FOR INGRESS, EGRESS, AND PUBLIC UTILITIES OVER, UPON, UNDER, AND ACROSS THE WEST TWENTY (20) FEET OF THE ABOVE-DESCRIBED PROPERTY.

ALSO, TOGETHER WITH AND SUBJECT TO A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS TWENTY (20) FEET IN WIDTH EXTENDING WESTERLY FROM THE SOUTH END OF SOUTHWEST 51ST STREET TO THE NORTHWEST CORNER OF THE PARENT TRACT DEEDED TO THE GRANTEES IN THAT CERTAIN DEED RECORDED AT OFFICIAL RECORDS BOOK 843, PAGE 260 AND THENCE RUNNING SOUTH TO THE NORTHWEST CORNER OF THE PROPERTY DESCRIBED ABOVE.



Parcel 06952-001-000
Morris & Sharon Sheffield

FILED

1977 JUN -8 PM 3:41

THIS INDENTURE, Made and entered into on this 2nd day of May A.D. 1977, by and between

WOFFORD T. CALDWELL & JANE F. CALDWELL, his wife

of the County of **Alachua**, State of **Florida**, as Grantor*

and

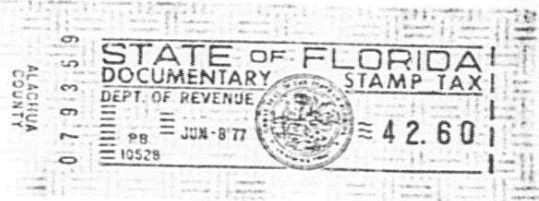
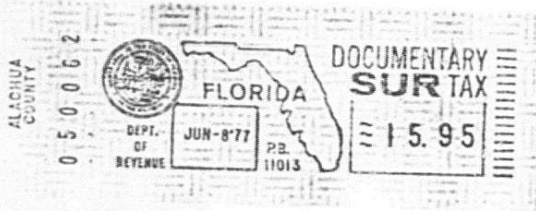
MORRIS D. SHEFFIELD & SHARON A. SHEFFIELD, his wife
5327 S. W. 52nd Terrace, Gainesville, Florida 32608

of the County of **Alachua**, State of **Florida**, as Grantee*

WITNESSETH, That said grantor, for and in consideration of the sum of Ten and no/100---(\$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, situated, lying and being in **Alachua** County, Florida, to-wit:

Commence at the South West corner of Section 22, Township 10 South, Range 19 East and run South 89°40'23" East along the South line of said Section 22.6 chains (1491.6'); thence run North 00°04'02" East 610.5' along the West line of Lot 1 of Patton's survey as recorded in Plat Book "A", page 21 1/2 of the Public Records of Alachua County, Florida, to the North West corner of said lot, thence run South 89°40'23" East along the North line of said lot extended 945.85' to the point of beginning, thence continue South 89°40'23" East 949.5' to the Westerly line of Brook's Estate as recorded in Plat Book "A", page 40 of the Public Records of Alachua County, Florida, thence run North 39°52'23" West along said West line 511.44' to the Westernmost corner of Brook's Estate; thence run North 89°40'23" West 625.81' more or less to the Westerly line of the parent tract as described in Deed Book 208, page 207 and Deed Book 323, page 82, of the Public Records of Alachua County, Florida; thence run South 00°36'50" East 360.69' more or less to the point of beginning, being 7.06 acres more or less.

Subject to taxes for the year of 1975 and all subsequent years.
Subject to any or all easements or restrictions of record.



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

*"Grantor" and "grantee" are used for singular or plural, as context requires.

IN WITNESS WHEREOF, the Grantor has executed this deed under seal on the day and year first above written.

Signed, sealed and delivered in our presence as witnesses:

Shirley L. Mathews
Witness

Claudia J. Street
Witness

Witness

385800

Witness

Wofford Caldwell (Seal)
WOFFORD T. CALDWELL

Jane F. Caldwell (Seal)
JANE F. CALDWELL

(Seal)

1070 PAGE 809

(Seal)

ACKNOWLEDGEMENT FOR AN INDIVIDUAL

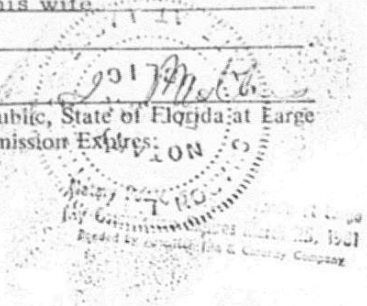
State of ALACHUA

County of FLORIDA

The foregoing warranty deed was acknowledged before me this 2nd day of May, 1977,
by WOFFORD T. CALDWELL & JANE E. CALDWELL, his wife

(Affix Notary Seal)

Sh. J. Mat. Co.
Notary Public, State of Florida at Large
My Commission Expires: ON



ACKNOWLEDGEMENT FOR A CORPORATION

State of _____

County of _____

The foregoing instrument was acknowledged before me this _____ day of _____, 19____,
by _____ of _____
_____ a _____ corporation, on behalf of the corporation.

(Affix Notary Seal)

Notary Public, State of Florida at Large
My Commission Expires:

U.S. 1070 MAIL 810
BOOK

Parcel 06952-002-002

Mario & Eloisa Zarragoitia,

Mario L. Zarragoitia

This instrument prepared by:
Melissa Jay Murphy
HOLDEN, WILLIAMS, RAPPENHECKER,
MURPHY and EUBANK, P.A.
2700-C Northwest 43rd Street
Gainesville, Florida 32606
(Statutory Form 5689.02 F.S.)

490.00
10.50

OFFICIAL RECORDS
94 OCT 20 AM 10:40

ALACHUA COUNTY, FL.

THIS WARRANTY DEED, Made and entered
into on this 17th day of October A.D. 1994,
by and between

ANTHONY R. HUTCHINSON

whose address is 3933 Allen Road, Zephyrhills, FL 33541
hereinafter called grantor*, to

**MARIO ZARRAGOITIA and ELOISA ZARRAGOITIA, husband and wife,
and MARIO L. ZARRAGOITIA, a single man as joint tenants with
right of survivorship**

whose address is 5109 S.W. 53rd Terrace, Gainesville, FL 32608
and whose social security numbers are: [REDACTED], [REDACTED]
& [REDACTED] respectively
hereinafter called grantees*

WITNESSETH, That said grantor, for and in consideration of the
sum of Ten and No/100 Dollars (\$10.00) and other valuable
consideration to said grantor in hand paid by said grantees, the
receipt whereof is hereby acknowledged, has granted, bargained and
sold to the said grantees, the following described land, situated,
lying and being in Alachua County, Florida, to-wit:

SEE EXHIBIT 'A', ATTACHED HERETO AND MADE A PART HEREOF.

The above described property is the separate property of
the grantor and is not a portion of his constitutional
homestead nor is it contiguous thereto.

SUBJECT TO Taxes for 1994 and all subsequent years.
SUBJECT TO easements and restrictions of record, if any.

Tax Parcel #6952-002-002 & 6952-002.

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

*(Wherever 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)

IN WITNESS WHEREOF, the Grantor has executed this deed under
seal on the day and year first above written.

Signed, sealed and delivered
in our presence as witnesses:

Dorothy M. Butler
Witness **DOROTHY M. BUTLER**

Anthony R. Hutchinson (Seal)
ANTHONY R. HUTCHINSON

Gayle Bussard
Witness **GAYLE BUSSARD**

Doc. St. Amt. \$ 490.00
J.K. 'Buddy' Irby, Clerk of Circuit Court
Alachua County - By *Jean S. Waterhouse*

STATE OF FLORIDA
COUNTY OF ALACHUA

The foregoing instrument was acknowledged before me this 17th
day of October, 1994, by ANTHONY R. HUTCHINSON, who is personally
known to me or who produced () Driver's license issued within 5
years from date; () Other: _____ as
identification.



GAYLE BUSSARD
MY COMMISSION # CC391471 EXPIRES
March 18, 1997
BONDED THROUGH TROY FARM INSURANCE, INC

1297208

Gayle Bussard
Typed name: **GAYLE BUSSARD**
Notary Public
Commission Number:

O.R.
BK: 1985 PG 1349

EXHIBIT "A"

Commence at the Southwest corner of Section 22, Township 10 South, Range 19 East and run South 89° 40' 23" East along the South line of said Section 22.6 chains (1491.6 feet); thence run North 0° 04' 02" East, 610.5 feet along the West line of Lot One (1) of PATTON'S Survey as recorded in Plat Book "A", Page 21 1/2 of the Public Records of Alachua County, Florida, to the Northwest corner of said lot, thence run South 89° 40' 23" East along the North line of said lot and an Easterly extension of said lot 945.05 feet; then run North 0° 36' 50" West, 986.95 feet to the Point of Beginning; thence run South 89° 50' 24" East, 819.30 feet; thence run North 01° 24' 01" West 410.01 feet to the South line of Riceland Subdivision, as recorded in Plat Book "D", Page 74 of said Public Records; thence run South 89° 36' 14" West along said South line and a Westerly extension thereof 813.5 feet; thence run South 0° 36' 50" East, 410 feet to the Point of Beginning. All being and lying in Section 22, Township 10 South, Range 19 East, Alachua County, Florida.

RESERVING unto the Grantors, their successors and assigns, a perpetual easement, non-exclusive, for ingress and egress over and across the following described portion of the herein described property:

Commence at the Southwest corner of Section 22, Township 10 South, Range 19 East, and run South 89° 40' 23" East along the South line of said Section 22, 1491.60 feet; thence run North 00° 04' 02" East, 610.50 feet; thence run South 89° 40' 23" East, 945.05 feet; thence run North 00° 36' 50" North 986.95 feet; thence run South 89° 50' 24" East, 819.30 feet; thence run North 01° 24' 01" West, 388.01 feet; to the Point of Beginning of a 30 foot ingress and egress easement; thence continue North 01° 24' 01" West, 30.00 feet; thence run South 89° 36' 14" West, 431.20 feet to the West right-of-way line of S.W. 50th Terrace; thence run South 00° 23' 46" East, 30.00 feet; thence run North 89° 36' 14" East, 431.73 feet to the Point of Beginning.

Parcel 06952-003-000
Jerry A. Rosenberg

Rec. 10 22
Doc. 7 20 93

Return to: T. ALLEN CROUCH, ESQUIRE
Name T. ALLEN CROUCH LAW OFFICES
Address 113 NE 16TH AVENUE
GAINESVILLE, FL 32601

Property Appraiser's
Parcel Identification No 06952-000-000

This instrument was prepared by:
Name T. ALLEN CROUCH, ESQUIRE
Address T. ALLEN CROUCH LAW OFFICES
113 NE 16TH AVENUE
GAINESVILLE, FL 32601

Grantee S.S. No. [Redacted]
Name

Grantee S.S. No. _____
Name

[Space above this line for recording data.]

WARRANTY DEED (STATUTORY FORM — SECTION 689.02, F.S.)

This Indenture, made this 2nd day of August 1991, Between

KENNETH P. SOLOMON and SUSAN T. SOLOMON, husband and wife, 265 Amherst Avenue, Kensington, CA 94707

of the County of Alameda, State of California, grantor, and

JERRY A. ROSENBERG

whose post office address is Box 147050, Suite 33, Gainesville, FL 32614
of the County of Alachua, State of Florida, grantee,

Witnesseth that said grantor, for and in consideration of the sum of TEN and NO/100 (\$10.00)-----

Dollars, 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:

SEE LEGAL DESCRIPTION SET FORTH ON EXHIBIT "A" ATTACHED HERETO AND BY REFERENCE MADE A PART HEREOF, HAVING THE SAME EFFECT AS IF SET FORTH IN THE BODY HEREOF.

RETURN TO [Redacted]

Doc. St. Amt \$ 720.00
A. Curtis Powers, Clerk of Circuit Court
Alachua County - By [Signature]

RECORDED
ORIGINAL RECORDS
91 AUG -5 PM 4: 10
CLERK OF CIRCUIT COURT
ALACHUA COUNTY, FL.

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

*"Grantor" and "grantee" are used for singular or plural, as context requires.

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:

Witness: Ruth E. Lewis [Signature]

[Signature] (Seal)
KENNETH P. SOLOMON

Witness: Kim Read [Signature]

[Signature] (Seal)
SUSAN T. SOLOMON

STATE OF CALIFORNIA
COUNTY OF ALAMEDA

I HEREBY CERTIFY that on this day before me, an officer duly qualified to take acknowledgments, personally appeared

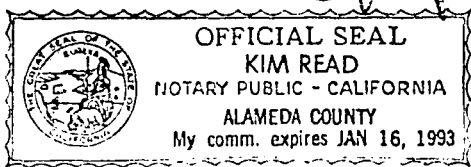
KENNETH P. SOLOMON and SUSAN T. SOLOMON

to me known to be the person(s) described in and who executed the foregoing instrument and acknowledged before me that the Y executed the same.

WITNESS my hand and official seal in the County and State last aforesaid this 30th day of July, 1991.

My commission expires: 1-16-93

[Signature]
Notary Public



1083778

O.R. 1821 PG 2875
BK

EXHIBIT "A"

LEGAL DESCRIPTION

Commence at the Southwest corner of Section 22, Township 10 South, Range 19 East and run South 89 deg. 40' 23" East along the South line of said Section 22.6 chains (1491.6 feet); thence run North 0 deg. 04' 02" East 610.5 feet along the West line of Lot One (1) of Patton's Survey as recorded in Plat Book "A", Page 21-1/2 of the Public Records of Alachua County, Florida to the Northwest corner of said lot, thence run South 89 deg. 40' 23" East along the North line of said lot and an Easterly extension of said lot line 945.85 feet; thence run North 0 deg. 36' 50" East, 390.69 feet to point of beginning; thence continue North 0 deg. 36' 50" East 596.26 feet, thence run South 89 deg. 50' 24" East 1282.8 feet, thence run South 47 deg. 29' 29" West 882.40 feet, thence run North 89 deg. 40' 23" West 625.80 feet to the point of beginning. Being and lying in Section 22, Township 10 South, Range 19 East, Alachua County, Florida.

TOGETHER WITH an non-exclusive easement for ingress and egress 20 feet in width extending Westerly from the South end of Southwest 51st Street to the Northwest corner of the parent tract deeded to the Vendors per Official Records Book 843, Page 260 and thence running South to the Northwest corner of the property described above.

SUBJECT TO Easement as contained in that certain conveyance dated July 9, 1973, filed July 11, 1973, and recorded in Official Records Book 843, Page 260, of the Public Records of Alachua County, Florida.

SUBJECT TO taxes for the year 1991 and all subsequent years, which are not yet due and payable.

Attachment 3

Environmental Resource Assessment (Normandeau & Associates)

The Dautel Group: SW 52nd Terrace, Archer Road

Natural Resource Inventory and Environmental Assessment

Alachua County Unified Land Development Code
Environmental Resources Assessment



Prepared by

Normandeau Associates, Inc.
4581 NW 6th Street, Suite A
Gainesville, FL 32609
352.372.4747

www.normandeau.com



September 30, 2016

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1 Introduction

The Dautel Southwest Archer Road project site is slightly more than 100 acres and is located south of Archer Road and east of Dogwood Park and Daycare in Section 22, Township 10 South, Range 19 East, Alachua County, Florida (Figure 1). The project site consists of 10 Alachua County tax parcels:

Parcel No.	Acres
06943-002-000	6.48
06944-000-000	5.00
06944-001-000	9.99
06949-000-000	24.61
06949-001-000	5.13
06949-002-000	10.45

Parcel No.	Acres
06951-000-000	18.91
06952-001-000	7.00
06952-002-002	7.69
06962-000-000	7.73
Total	102.99

Two additional parcels, 06952-000-000 and 06952-003-000 (± 13.11 acres), were not surveyed due to lack of access permissions (shown with crosshatch in Figure 1). A natural resource inventory and environmental assessment was conducted for the subject parcels and immediate adjacent areas by Dr. David W. Hall, Martin Costello, and Adam Kent of Normandeau Associates, Inc.

1.1 Parcel Description

The project site is oddly shaped and rectangular or trapezoidal. All parcels are vegetated and mostly covered with trees, although parcels on the southeast side of the area have large open pastures. The majority of the site is covered with thick forest. Houses, sheds, abandoned buildings, garbage, borrow pits, transmission line cuts, and fenced-in yards are associated with most of the parcels. The site is roughly bounded by Dogwood Park and Daycare to the east, Archer Road to the north, and SW 57th Avenue to the south. Both the eastern and western boundaries are low density residential parcels with the exception of a cemetery on the southeast corner. Access to the study site is via SW 52nd Terrace, a dirt road on the south side of SW Archer Road.

1.2 Field Truthing and Methodology

The entire parcel was walked in meandering transects on 21, 22, 23, and 27 September 2016. The weather was sunny with temperatures in the mid-70s to mid-90s and humid. Wildlife was surveyed visually, aided by binoculars, or was identified by calls and other sign such as tracks and burrows. The area was examined for fissures, solution holes, or other geologic characteristics indicative of connections with the Floridan aquifer. In general, the walking survey was conducted to search for features for either special protection or removal due to potential hazard.

Species of interest for this survey consisted of those designated by the

- U.S. Fish and Wildlife Service as endangered, threatened, or under review for listing
- Florida Fish and Wildlife Conservation Commission as endangered, threatened, or species of special concern

- Florida Department of Agriculture and Consumer Services as endangered, threatened, or commercially exploited

Listed species that could potentially occupy the habitats at this site were identified using these primary sources of information:

- Florida Natural Areas Inventory database
- Rare and Endangered Biota of Florida, Florida Committee on Rare and Endangered Plants and Animals, Vol. I (Mammals, 1992), Vol. II (Fishes, 1992), Vol. III (Amphibians & Reptiles, 1992), Vol. IV (Vertebrates, 1994), Vol. V (Birds, 1996), Vol. V (Plants, 1979)
- Nancy C. Coile's (2000) Notes on Florida's Endangered and Threatened Plants
- Florida Fish and Wildlife Conservation Commission website: <http://myfwc.com/wildlifehabitats>
- Florida Fish and Wildlife Conservation Commission Eagle Nest Locator: <https://public.myfwc.com/FWRI/EagleNests/nestlocator.aspx>
- Personal experience of the biologists

A survey of listed vertebrate species and plants was conducted. The possibility always exists that a particular expected species was not apparent during the time of the field observations. A plant could have been dormant, late resuming growth for the year, bloomed out of season, or not have germinated when expected due to unusual microclimatic conditions. Wildlife could simply not have been present when the survey was performed.

Adjacent habitats were visually and physically surveyed for wildlife.

2 Natural Resources Assessment

2.1 Natural Communities, Plants, and Wildlife

With the exception of the scattered home sites, the majority of the site is overgrown hammock that was likely previously in pasture or agriculture (Figure 2). The southern and eastern portions of the project site are open fields with scattered trees. The northern and western portions of the area are wooded with mostly Loblolly Pine with oaks, cherry, Sweetgum, Pignut Hickory, Hackberry, and other hardwoods, but also a variety of weedy species and invasive plants such as Mimosa, Paper Mulberry, Camphor-tree, and Chinese Tallow-tree scattered throughout. Groudcover is mainly Poison Ivy, Muscadine Grape, and Basketgrass with a variety of other grasses in the open areas.

2.1.1 Natural Communities and Plants

Residential, Low Density—Less Than 2 Dwelling Units/Acre (FLUCCS 1100)

A small portion of the central study site is classified by FLUCCS as low density residential, although land use for most of the central and east-central areas are low density residential with inhabited houses and associated structures (Figure 3). These areas are covered with oaks and a mix of native and non-native plants typical of residential areas. The areas around some of the home sites are regularly maintained, while around other houses there are areas of thick invasive vegetation.



Figure 1. Project parcels and boundary.



Figure 2. Natural communities on the project site.



Figure 3. Low Density Residential Area associated with parcel 06951-000-00.

Improved Pasture/Woodland Pasture (FLUCCS 2110)

Three large parcels of mostly improved pasture occur. Entrances to these parcels are from SW 52nd Terrace and all have inhabited houses and associated structures at the west boundaries along the road. The pastures are periodically maintained by mowing. The northernmost pasture (parcel 06952-002-002) is actively being grazed by a horse. The entire property is fenced and has a shed along the eastern boundary. Cross fences isolate the house and associated structures. The southernmost pasture (parcels 06949-002-000 and 06952-001-000 [Figure 4]) is also fenced but not actively grazed. Similar to the northern pasture, cross fences isolate the two houses and associated structures. Parcel 06952-001-000 contains two isolated wetlands that have been jurisdictionally determined and the boundaries flagged. Forage crops—Bahagrass, Centipede Grass, Bermuda Grass, Alyce-clover, and Hairy Indigo—have been planted in both pastures, but the pastures have become quite weedy. Some of the many common weeds are Baldwin's Flatsedge, Thin Paspalum, Beggar-ticks, Chamber Bitter, Southern Crab Grass, American Pokeweed, Tropical Mexican-clover, Eastern Poison-ivy, Partridge Pea, Tropical Bushmint, Cuban Jute, Sand Blackberry, Common Ragweed, Canadian Horseweed, Zarazbacoa Comun, Tall Redtop, Winged Sumac, Mexican-tea, Juba's Bush, Panicked Ticktrefoil, and Tall Elephant's-foot. Both pastures have clusters of trees and isolated individuals. Some were planted and some are naturally occurring. Examples are Live Oak, Laurel Oak, Pignut Hickory, Pecan, Common Persimmon, Loblolly Pine, Sweetgum, Eastern Redbud, American Elm, Winged Elm, Black Cherry, Chinese Tallow-tree, Paper Mulberry, and Red Cedar.



Figure 4. Improved pasture associated with parcels 06949-002-000 and 06952-001-000

Hardwood–Coniferous Mixed (FLUCCS 4340)

The western and northern portions of the study area (parcels 06944-000-000, 06944-001-000, 06949-000-000, 06949-001-000, 06951-000-000, 06962-000-000, and the northern half of parcel 06943-002-000) are covered with a heavily disturbed hardwood-coniferous mixed forest. There are large piles of trash and waste across much of this habitat including remnants of old vehicles, boats, trailers, abandoned or poorly maintained trailers, and dilapidated structures. The canopy is primarily Laurel Oak, Loblolly Pine, and Slash Pine with scattered hickory, Red Cedar, Flowering Dogwood, Winged Elm, Chinese Tallow-tree, Cabbage Palm, Camphor-tree, Mimosa, Pecan, American Elm, Southern Magnolia, and Hackberry. Shrubs include many of the canopy species as well as American Beautyberry, Winged Sumac, and One-flowered Hawthorne. Herbaceous groundcover is quite sparse: Woods Grass, Narrow-leaf Panic Grass, Three-seeded Mercury, Bracken Fern, Snakeroot, Common Beggar's-tick, Tread-softly, Highbush Blackberry, and Hairy Bedstraw. Vines provide most of the groundcover: Air-potato, Trumpet Creeper, Catbrier, Poison-ivy, Rattan Vine, Pepper Vine, and Muscadine grape.

Freshwater Marshes (FLUCCS 6410)

An isolated freshwater pond is located in the middle of parcel 06952-001-000 within a matrix of improved pasture (Figure 5). Pond Cypress, Laurel Oak, and Cabbage Palm are found on the perimeter of the pond. Herbaceous cover includes Bahiagrass, Mild Water-pepper, Maidencane, Roadgrass, Common Carpet Grass, Fall Panic Grass, Seaside Goldenrod, Leavenworth's Goldenrod, Soft Rush, Water-hyacinth, and Burr-marigold. Alligator-flag was observed on the edge of the water and Common Cat-tail and Frog's-bit are seen well into the pond. In addition to the isolated freshwater pond, a cypress pond, which is split by a road, is located on the western boundary of parcel 06952-001-000 and eastern boundary of parcel 06949-000-000 (Figure 6).

Species observed within this additional freshwater feature include Pond Cypress, Soft Rush, Marsh Seedbox, Green Sedge, Texas Sedge, Shyleaf, Swamp Milkweed, Boghemp, Burr-marigold, Roadgrass, and Spreading Dayflower. Wetland data sheets are included in Appendix A.



Figure 5. Isolated pond within pasture matrix associated with parcel 06952-001-000.



Figure 6. Cypress pond on the western boundary of parcel 06952-001-000.

Mixed Wetland Hardwoods (FLUCCS 6170)

A small area of mixed wetland hardwoods is indicated on the St. Johns River Water Management District (SJRWMD) land cover map and is located in the eastern section of parcel 06952-000-000. This area was not formally surveyed due to lack of access permission.

Appendix B contains an extensive list of the species found at this site.

2.1.2 Wildlife

In addition to common species of wildlife that were observed at the site (see Appendix B), a family of Florida Sandhill Cranes (Figure 7) was observed in the southeastern part of the site. This subspecies of crane is listed by Florida as State Threatened. Other birds observed on site include the migratory American Redstart, Blackburnian Warbler, and Kentucky Warbler and the Veery, all birds that breed farther north and only pass through the areas. Reptiles observed on site include Southern Fence Lizard, Southern Ringneck Snake (Figure 8), and Southern Black Racer, as well as burrows of Gopher Tortoises. Mammals observed on site included Eastern Cottontail, Gray Squirrel, Nine-banded Armadillo (diggings and burrows), Southeastern Pocket Gopher (sand piles), and White-tailed deer. Scientific names of plants and vertebrate animals observed on site are presented in Appendix B.



Figure 7. Family of two adult and one young (middle) Sandhill Cranes observed on site.



Figure 8. Southern Ringneck Snake observed on site.

2.2 Surface Waters (Ponds, Lakes, Streams, Springs) and Buffers

GIS Data Source: FGDL_nwil, FGDL_hy24p, SRWMD_hydnameline, WMD_Basins_Append, ACEPD_lakes

The National Wetland Inventory (NWI) identifies two surface water areas within, and three immediately adjacent to, the study site (Figure 9). The northernmost onsite area is not a wetland; it is a disturbed upland habitat with piles of what appears to be old road construction materials including broken asphalt and concrete. The southernmost onsite area is associated with a surface water/wetland feature located within parcel 06952-001-000 (wetland 4, see Section 2.3). An additional surface water feature was identified on parcels 06952-001-000 and 06949-000-000 and is thought to be a cypress pond or isolated depression wetland split by a road (Wetland 1, see Section 2.3). Two surface water features identified by NWI on the adjacent property are associated with the Dogwood Park and Daycare property located to the northwest of the study site. These are likely excavated features created as an attraction of the dog park. The third surface water feature lies to the north of SW Archer Road on parcel number 06913-000-000 and is associated with Hogtown Prairie Reach.

2.3 Wetlands and Buffers

GIS Data Source: FGDL_hy24l, FGDL_nwip, FGDL_hy24p, ACF_Wetlands_Dissolve

Four areas were identified and flagged as jurisdictional wetlands within the surveyed parcels (Figure 10). Wetland 1 (approximately 0.2 acres) is associated with parcel 06952-001-000 and lies to the east of SW 52 Terrace. Historically, this feature was most likely a small cypress pond or depression. A road has been constructed across one margin, dividing this into two wetlands. This portion/wetland has been excavated to allow for deeper ponding, perhaps for cattle. The surrounding area appears to have once been a pasture (see Figure 6.)

Wetland 2 (approximately 0.39 acres) is associated with parcel 06949-000-000 and lies to the west of SW 52nd Terrace. Historically, this feature was most likely a small cypress pond or

depression. A road has been constructed across one margin, dividing this into two wetlands. This portion/wetland is surrounded on three sides by secondary woodlands (Figure 11).

Wetland 3 (approximately 0.25 acres) is located within the southeast portion of parcel 06949-000-000. This isolated feature is a small depression and, when filled to overflowing, appears to run along a shallow swale into a sandy depression (Figure 12). The sandy depression appears to have been excavated into a larger sandy hole. This wetland is surrounded by secondary woodlands.

Wetland 4 (approximately 1.61 acres) is located in the central portion of parcel 06952-001-000. This feature is an isolated freshwater pond located in the middle of parcel 06952-001-000 within a matrix of improved pasture (see Figure 5).

Wetland data sheets for all four wetland features are included in Appendix A.

Land cover maps from St. Johns River Water Management District indicate that there may be one additional wet feature associated with parcel 06952-000-000. This area is identified as FLUCCS code 6170: Mixed Wetland Hardwoods (see Figure 2). The area was not surveyed due to lack of access permission.

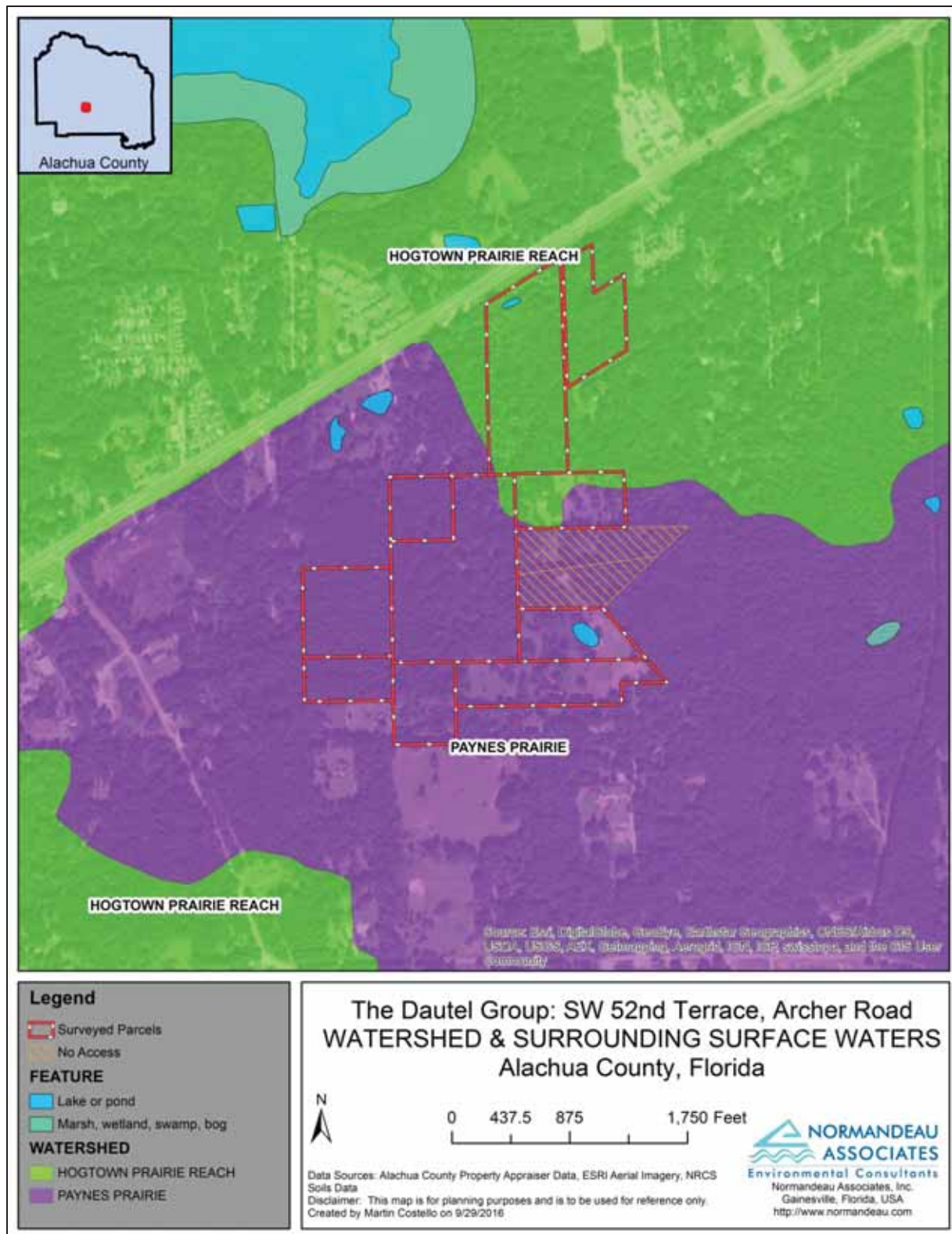


Figure 9. Surface waters for the project site and surrounding area.



Figure 10. Wetlands delineated within the project boundary.



Figure 11. Wetland Area 2.



Figure 12. Wetland Area 3.

2.4 Floodplain (100 Year)

GIS Data Source: dfirm_fldhaz_mar14

Several portions of the study site are within the 100-year floodplain (Figure 13). The floodplain areas located to the west, south, and central portions of the study site seem to align roughly with the 73-foot elevation contour. Floodplain areas to the north and northeast are at higher elevations. The four wetlands identified within the study site lie within these floodplain areas. No other floodplain areas within the surveyed parcels showed evidence of being wet during the site visit.

2.5 Special Area Study Resource Protection Areas

GIS Data Source: ACGM_SAS

The parcel is not located within or immediately adjacent to a Special Area Study Resource Protection Area.

2.6 Strategic Ecosystems

GIS Data Source: ACGM_ecological_inventory

The study site is not located within a Strategic Ecosystem but is adjacent to Fred Bear Hammock and Hogtown Prairie strategic ecosystems (Figure 14). The pasture and residential surveyed parcels (06949-002-000 and 06952-001-000) and the two non-surveyed parcels (due to lack of access permissions; 06952-000-000 and 06952-003-000) abut Fred Bear Hammock on the eastern boundary. Hogtown Prairie is situated to the north of the study site, north of SW Archer Road.

2.7 Significant Habitat

GIS Data Source: FWC's Hotspots for Biodiversity, FWC Managing Wetlands of High Priority, FWC Habitat Conservation Needs, FWC Integrated Wildlife Ranking

The parcel does not contain any significant natural habitat, such as contiguous stands of natural plant communities. The quality of the native ecosystem, overall biodiversity, and wildlife habitat value are low, and the site is impacted by human activity and invasive nonnative vegetation. The only listed or uncommon species noted during the survey were Gopher Tortoises and Sandhill Cranes.

2.8 Listed Species/Listed Species Habitats

GIS Data Source: FNAI EO data for Alachua County, FWC eagle nest, and FWC Wading Bird Rookery

2.8.1 Plants

No listed or regulated species of plants were found or are known or reported to occur on the property.

Should regulated species be discovered in the affected area during the course of this project, work will be stopped and a biologist with the Alachua County Environmental Protection Department will be contacted to determine the best course of action.

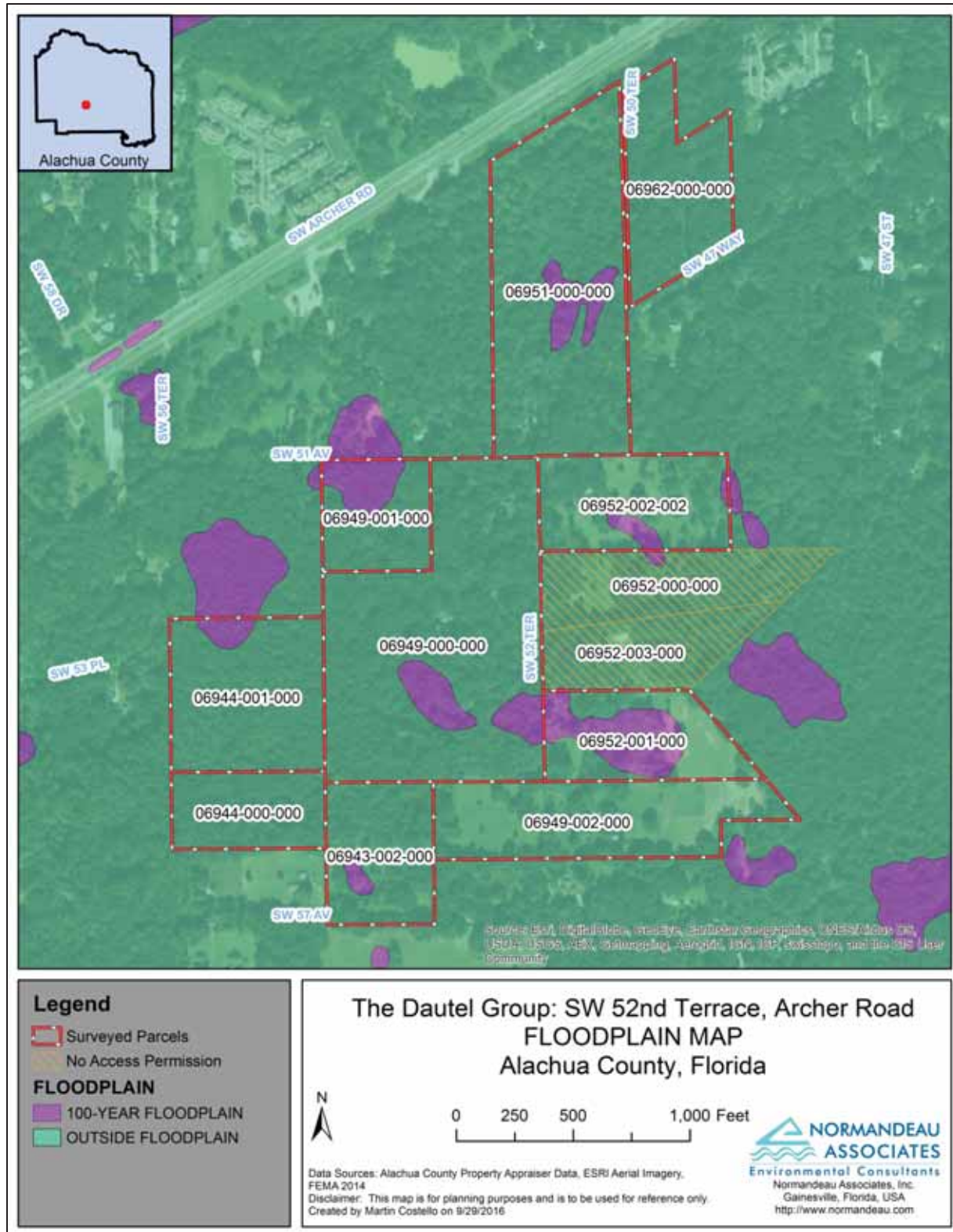


Figure 13. Floodplain for the project site and surrounding area.



Figure 14. Strategic Ecosystems adjacent to study site.

2.8.2 Listed Wildlife Species

Fourteen potentially occupied and eight abandoned Gopher Tortoise (*Gopherus polyphemus*) burrows were found on site (Figures 15 and 16). The Gopher Tortoise is listed by the State of Florida as Threatened. All tortoise burrows located were flagged and labeled using fluorescent survey tape.

No Bald Eagle (*Haliaeetus leucocephalus*) nests are located within 660-feet of the project site according to the FWC eagle nest locator website (Figure 17).

Three Florida Sandhill Cranes, including one young bird, were observed on the site. Florida Sandhill Cranes are listed as State Threatened. Cranes could possibly breed on site or nearby due to the presence of suitable wetlands and a young crane in the group.

No other listed vertebrate animal species are expected to be found on the site. Should other regulated species be discovered during the course of project, work will be stopped and a biologist with Alachua County Environmental Protection Department will be contacted to determine the best course of action.

2.8.3 Rare Species

No rare but not yet afforded legal protection species of plants or animals were found or are known or reported to occur on the property. Normandeau reviewed the GIS data layers referenced above (see Section 2.8) and found no wading bird rookeries within a 2-mile buffer of the parcel. Additionally, no visual indications of such features were noted during the site visit.

The nearest rare plant is a record of Woodland Poppymallow (*Callirhoe papaver*) about 1.2 miles west of the property (Figure 18). No Woodland Poppymallow were observed on the property.

The nearest rare animal is a record of a Florida Cebrionid beetle (*Selonodon mandibularis*) about 0.9 miles west of the property (Figure 18). No *Selonodon mandibularis* were observed on the property, although a survey of the property for invertebrates was beyond the scope of the inventory. Based on FNAI Element Occurrence polygon data, the last observation was in 1975 and there is a very low representational accuracy for the occurrence of the beetle on the study site.

In addition to the FNAI element occurrences, other listed species commensal with the Gopher Tortoise could occur in the study area considering the presence of tortoise burrows.



Figure 15. Location of Gopher Tortoise burrows observed on site.



Figure 16. Potentially Occupied burrows observed within study site.



Figure 17. FWC eagle nest location map.

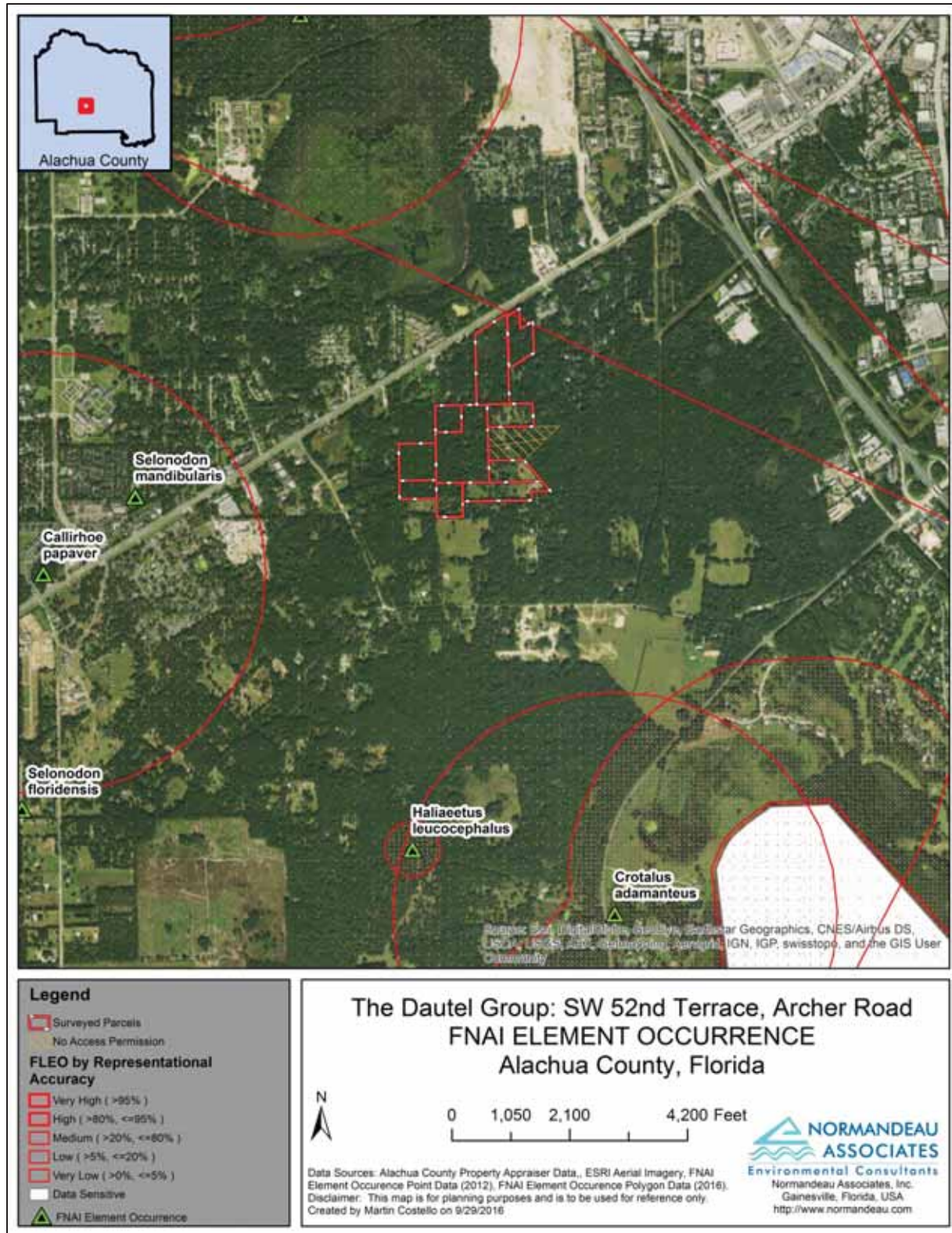


Figure 18. Florida Natural Areas Inventory element occurrence records for the project site and surrounding areas.

2.9 Recreation/Conservation/Preservation Lands

GIS Data Source: ACGM_flu

The subject parcels are not within or located within or adjacent of lands designated as Preservation on the future land use map.

2.10 Significant Geological Resources

GIS Data Source: FGDL_snkhole, NRCS_FeaturePoints

The Natural Resources Conservation Service (NRCS) GIS data identified four sinkhole features within, and several features in the general vicinity of, the study site (Figure 19). Onsite review of the NRCS features found that two of these features (shown using red triangles in Figure 19) were not there or had no aboveground indications of being present. The northern and central portion of parcel number 06951-000-000 has several large concentric depressions as well as areas that appear to be stockpiles of earthen materials (Figures 20 and 21). It is likely that there is a mix of both naturally occurring features and man-made features. Anthropogenic features include the construction of a trail network that appears to be for off-road vehicles as well as excavations possibly related to old mining activities or borrow-pits. The entire parcel and most of the concentric depressions are littered with piles of garbage and household waste (Figure 22). Some of the depression features or excavations have standing water in the bottom. Several of these features have collected standing water (Figure 23).

There are other areas of the study site with small concentric depressions as well as one larger feature at the western boundary of parcel 06944-001-000, which may be an excavation or borrow-pit of some kind. This feature or excavation (shown as a blue circle in Figure 19) appears to have an elevated bank on the northern edge that appears man-made.

No other significant geological resources were observed on the property.

2.11 Aquifer Recharge Area

GIS Data Source: ACEPD_aqcon, SJRWMD_sjrechsp

The project parcels are located in an area where the Floridan aquifer is identified as being unconfined (Figure 24). This area is deemed to have a high recharge rate (12 or more) and is vulnerable as depicted in the Alachua County Floridan Aquifer Protection Zones map (2008).

2.12 Wellfield Protection Area

GIS Data Source: ACEPD_PubHlthWells, ACEPD_CommNTNCWells, ACEPD_UnincorpCommNTNC_Buff, FGDL_depgwi

The project area is not located within identified wellfield protection zones. The Westgate community well is the nearest protection area and is located just to the northwest of the study site (Figure 25).

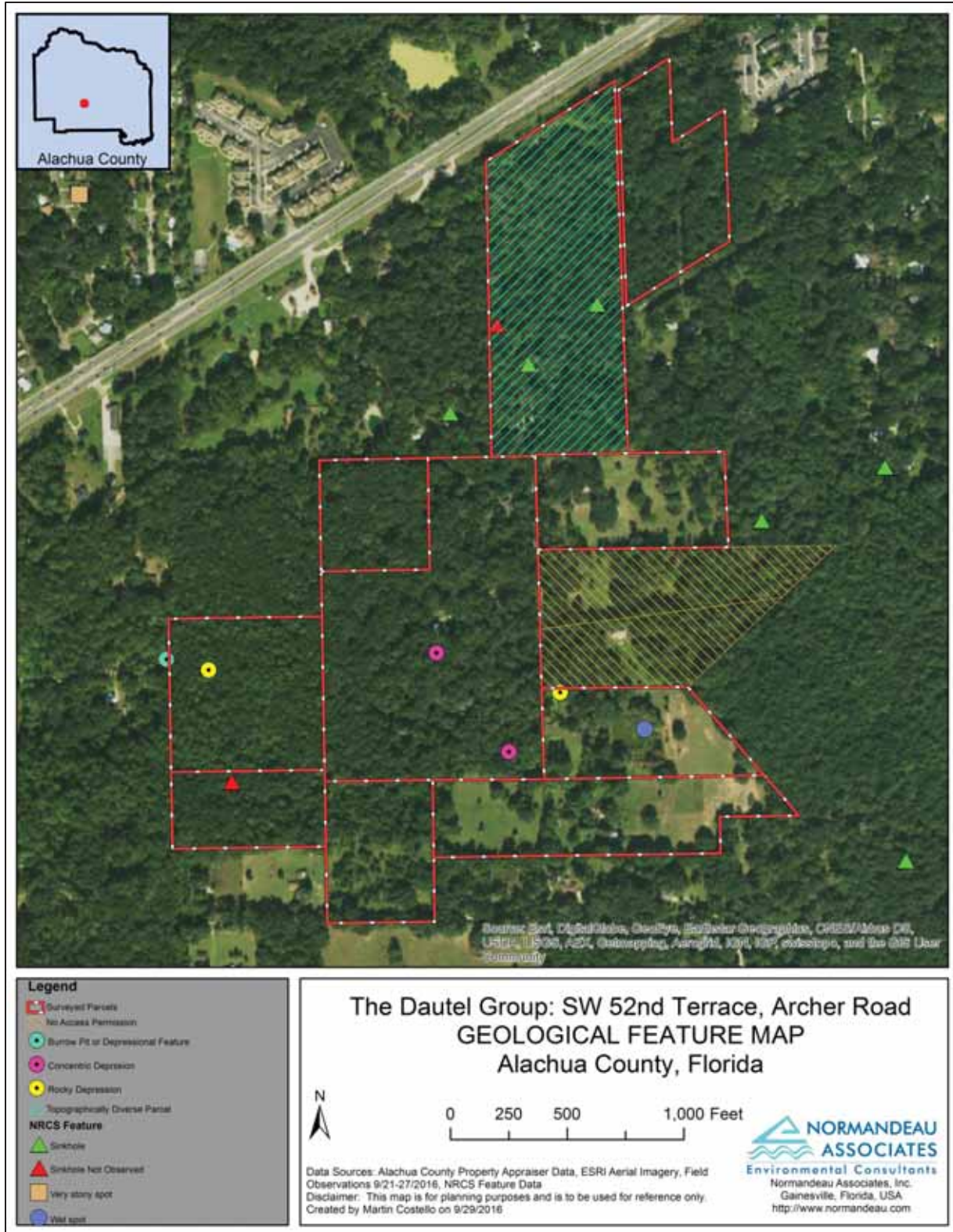


Figure 19. Geological resources for the project site and surrounding area.



Figure 20. Sink-like depression identified by NRCS with biologist circled in red for perspective.



Figure 21. Image from atop an old stockpile located in parcel 06951-000-000.



Figure 22. A depression feature with dumped waste in parcel 06951-000-000.



Figure 23. Standing water found in the bottom of one of the depression features.



Figure 24. Aquifer recharge map.

2.13 Wells

GIS Data Source: ACEPD_PubHlthWells, ACEPD_CommNTNCWells, ACEPD_UnincorpCommNTNC_Buff, FGDL_depgwi

Review of available GIS data indicates there are no registered wells within the study site (Figure 25). Three potential private wells were observed on site (parcels 06949-001-000 and 06962-000-000) and one immediately off site (northeast boundary of Dogwood Park and Daycare). It is possible that other residential wells occur on site within the areas surrounding the houses and associated structures.

2.14 Soils

GIS Data Source: FGDL_soils

Arredondo Fine Sand, 0 to 5 percent slopes

This soil is found across the majority of the northern and western portions of the study site (Figure 26). This series is well-drained sandy soils with a depth of more than 80 inches to water table or restrictive feature. The series is most often associated with xeric or upland vegetative communities and characterized as having very low runoff and no frequency of ponding or flooding.

Millhopper Sand, 0 to 5 percent slopes

This soil is found across much of the southeast portion of the parcel, intermixed with other soil types (Figure 26). This series is moderately well-drained soil with moderate permeability and slow runoff. Depth to water table ranges between 42 to 72 inches. The Millhopper series is typically associated with upland areas in central and southern Florida and commonly cleared for pastures or cropland.

Bivans sand, 2 to 5 percent slopes

This series is found in the southeast portion of the site, primarily on parcel 06952-001-000 (Figure 26). This soil is characterized as being poorly drained with very high runoff and a depth to water table between 6 and 18 inches. The series is often associated with hydric upland communities.

Norfolk loamy fine sand, 2 to 5 percent slopes

This series is found in the very southeasternmost portion of the site on parcel 06949-002-000 (Figure 26). This series is moderately well-drained soil with moderate permeability and slow runoff. Depth to water table ranges between 48 to 72 inches. The series is typically associated with mesic upland areas in central and southern Florida and commonly cleared for pastures or cropland.

Pits and Dumps

The northern part of parcel 06951-000-000 contains an area classified as pits and dumps (Figure 26). Significant amounts of excavation and earth moving has occurred in this area. The area also contains various types of dumps including household materials (mattresses, children's toys) as well as cement and what appear to be old road pavement piles.

Blichton sand, 2 to 5 percent slopes

This soil is found in the southcentral portion of the site on the southeastern part of parcel 06949-000-000 and the extreme western part of parcel 06952-001-000 (Figure 26). This series is poorly drained soil with very high runoff and moderate permeability. Depth to water table ranges between 6 and 18 inches. This series is often associated with hydric uplands.

Lochloosa fine sand, 2 to 5 percent slopes

This soil is found mostly in the eastern portion of parcels 06952-000-000 and 06952-003-000, neither of which was surveyed due to lack of access permission. This soil only barely occurs in the southeastern portion of parcel 06952-002-002 (Figure 26). This series is somewhat poorly drained soil with moderately low permeability and low runoff. Depth to water table ranges between 18 and 42 inches. The Lochloosa fine sand series is typically associated with mesic upland areas.

2.15 Mineral Resource Areas

GIS Data Source: None Available

The study site does not lie within a mineral resource area identified in the Alachua County Comprehensive Plan.

2.16 Topography/Steep Slopes

GIS Data Source: FGDL_topo, Alachua County 1-ft LiDAR

The site elevation ranges between 60 and 96 feet in elevation. The highest elevation on the study site is located in the southwest portion associated with parcel 06943-002-000. Parcel 06951-000-000 is topographically diverse with a series of large and small depression features and features listed as sinkholes by NRCS. Additionally, there are areas that appear to be old stockpiles or man-made areas of higher elevation whether for apparent current off road recreational use or for previous excavation or development activity. High and low elevations associated with this parcel may exceed the range listed above from available GIS data. Some of the slopes associated with the depression or sink features are steep.

2.17 Historical and Paleontological Resources

GIS Data Source: ACGM_HistMark, ACGM_HistoricStructure

A review of GIS data layers referenced above found several structures in the immediate vicinity of the study site and one in the northeast corner of the study site (parcel 06962-000-000) (Figure 28). The structure located within the study site is AL4047 and is a Folk-Victorian style cottage built in 1930 and is in good condition. The property is listed as being ineligible for a local register of important sites but eligible for the national register. A list of structures found in the vicinity of the study site is available in Table 1.

The Patterson Community Cemetery is located immediately adjacent to the study site on the southeastern corner (parcel 06949-002-000). A neighboring landowner (off SW 57th Avenue) called it, "an old slave burial site." Onsite observations indicate that there are some older grave stones immediately adjacent to the project area (Figure 29).

In addition to the Patterson Community Cemetery and structures identified by Alachua County Growth Management, there are some older structure foundations and remnants as well as some unusual areas of piled rock located in the central and southwestern portions of the study site (primarily parcel 06949-000-000) (Figures 30–33).

No other such observations were made during the field assessment, although a formal historical, archaeological, and paleontological resource evaluation was beyond the scope of the inventory. Normandeau recommends additional archeological and historical review.

2.18 Hazardous Material Storage Facilities and Contamination

GIS Data Source: ACEPD_HazClean, ACEPD_DryCleaner, ACEPD_PetOffsiteMigration, FDEP_Delineation Areas, ACEPD_HazMatFacility, ACEPD_PetSites, ACEPD_tnk, ACEPD_PitsandDumps, ACEPD_gvil_tank

Normandeau reviewed the hazardous material/contamination GIS data layers referenced above and found no reported releases or conditions within or immediately adjacent to the study site (Figure 34). The nearest hazardous materials storage facility is listed as Paul's Upholstery located adjacent to the northwest corner of parcel 06949-001-000. Although no listed hazardous contamination sites exist within or immediately adjacent to the study site, human activities including: dumping, irrigation pipes, ground or low-pole mounted electrical boxes and fixtures, abandoned trailers, trash piles, old drums, dilapidated structures, and what appears to be a compressed gas tank are found across the entire study site (Figures 35–39). From the NRCS soil data and onsite observations including piles of broken concrete and asphalt, earthen piles, and even areas where excess cement was dumped indicate that portions of parcel were used for a dump (Figure 40). Due to these extensive human activities, Normandeau recommends a Phase 1 Environmental Site Assessment be performed.

Table 1. Historical Structures in the Immediate Vicinity of the Study Site

Site ID	Site Name	Year Built	Condition	Exterior Fabrication	SVSIGLOC	SVSGIND
AL04011	4816 ARCHER RD	1935	GOOD	Shingles-asbestos	Ineligible for a local register of important sites	Eligible for NR considered independently
AL04012	4800 ARCHER RD	1945	GOOD	Siding-novelty	Ineligible for a local register of important sites	Eligible for NR considered independently
AL04013	4420 SW 50TH ST	1948	FAIR	Siding-novelty	Ineligible for a local register of important sites	Eligible for NR considered independently
AL04014	EINSTEIN MONTESSORI SCHOOL	1935	GOOD	Random Ashlar	Insufficient information to render an opinion	Eligible for NR considered independently
AL04039	HOUSE ON SW 63RD BLVD	1935	FAIR	Siding-novelty	Ineligible for a local register of important sites	Eligible for NR considered independently
AL04041	VACANT HOUSE ON SW 57TH RD	1935	FAIR	Weatherboard-beaded	Ineligible for a local register of important sites	Eligible for NR considered independently
AL04043	4510 SW 44TH ST	1948	GOOD	Siding-novelty	Ineligible for a local register of important sites	Eligible for NR considered independently
AL04046	4523 SW 47TH WAY	1940	FAIR	Shingles-asbestos	Ineligible for a local register of important sites	Eligible for NR considered independently
AL04047*	4121 SW 50TH TERR	1930	FAIR	Shingles-asbestos	Ineligible for a local register of important sites	Eligible for NR considered independently
AL04048	4923 SW ARCHER RD	1940	DETE	Siding-novelty	Ineligible for a local register of important sites	Eligible for NR considered independently
AL04053	5311 SW ARCHER RD	1945	GOOD	Block-concrete	Ineligible for a local register of important sites	Eligible for NR considered independently
AL04054	5323 SW ARCHER RD	1945	GOOD	Block-concrete	Ineligible for a local register of important sites	Eligible for NR considered independently
AL04055	5575 SW 59TH ST	1948	FAIR	Siding-novelty	Ineligible for a local register of important sites	Eligible for NR considered independently
AL04056	5545 SW 59TH ST	1945	FAIR	Vinyl	Ineligible for a local register of important sites	Eligible for NR considered independently
AL04057	5501 SW 59TH ST	1930	GOOD	Siding-novelty	Ineligible for a local register of important sites	Eligible for NR considered independently

Site ID	Site Name	Year Built	Condition	Exterior Fabrication	SVSIGLOC	SVSGIND
AL04058	5421 SW 59TH ST	1948	FAIR	Siding-novelty	Ineligible for a local register of important sites	Eligible for NR considered independently
AL04060	6015 SW 52ND TERR	1925	DETE	Weatherboard-beaded	Ineligible for a local register of important sites	Eligible for NR considered independently
AL04064	5909 SW 49TH ST	1925	DETE	Siding-novelty	Ineligible for a local register of important sites	Eligible for NR considered independently
AL04065	HOUSE #2 ON SW 49TH ST	1930	DETE	Shingles-asbestos	Ineligible for a local register of important sites	Eligible for NR considered independently

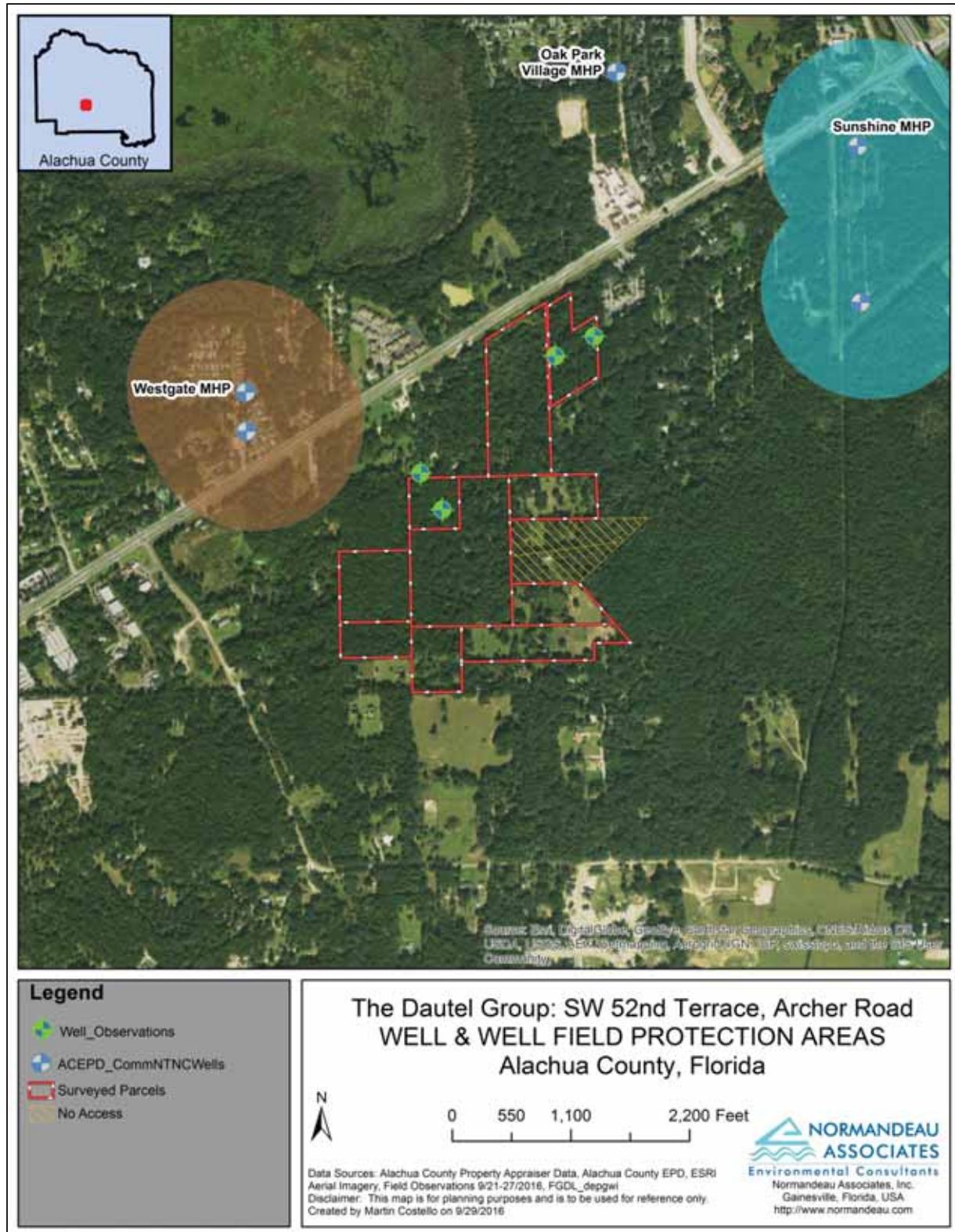


Figure 25. Wells located within and adjacent to the project site.

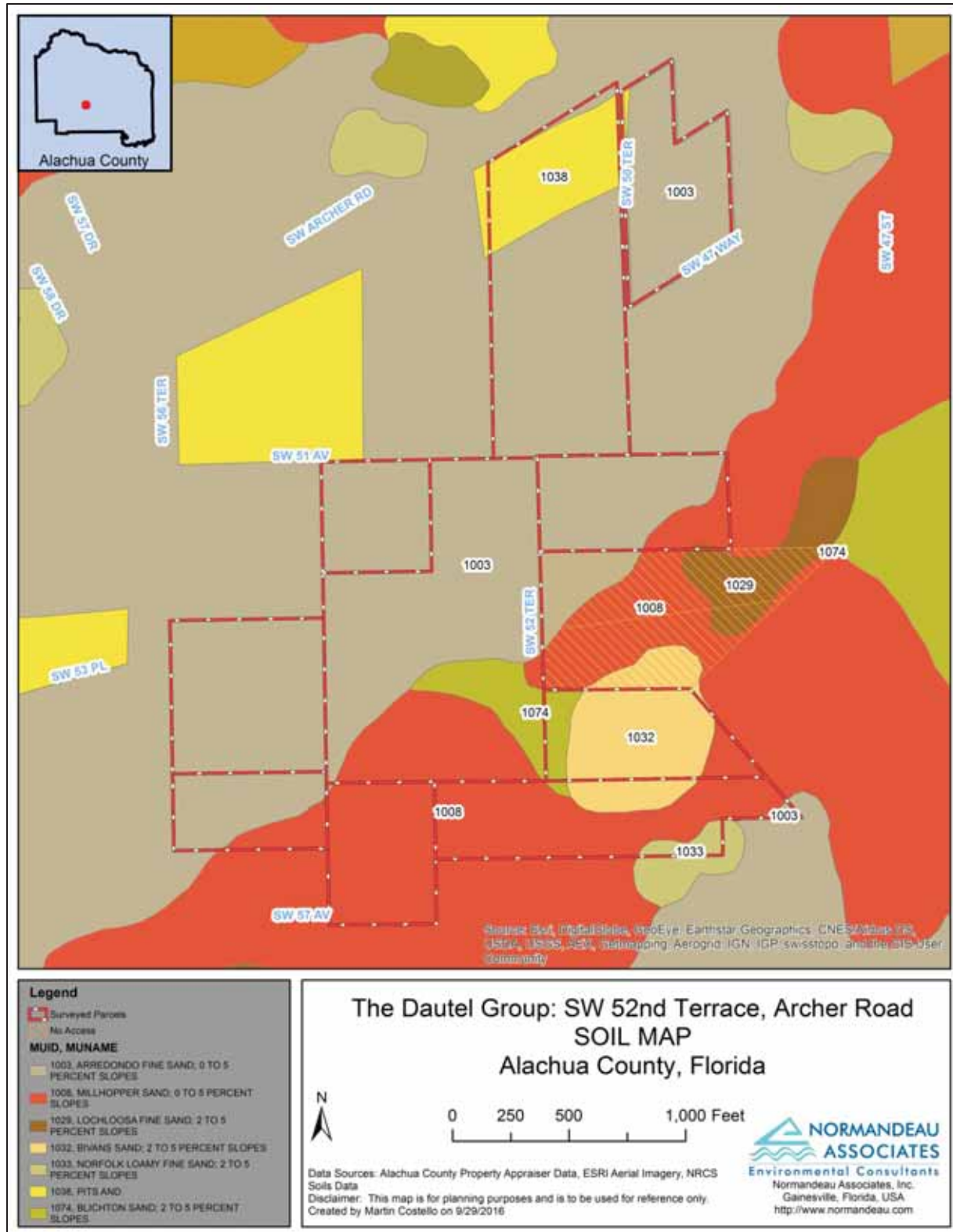


Figure 26. Soils for the project site and surrounding area.

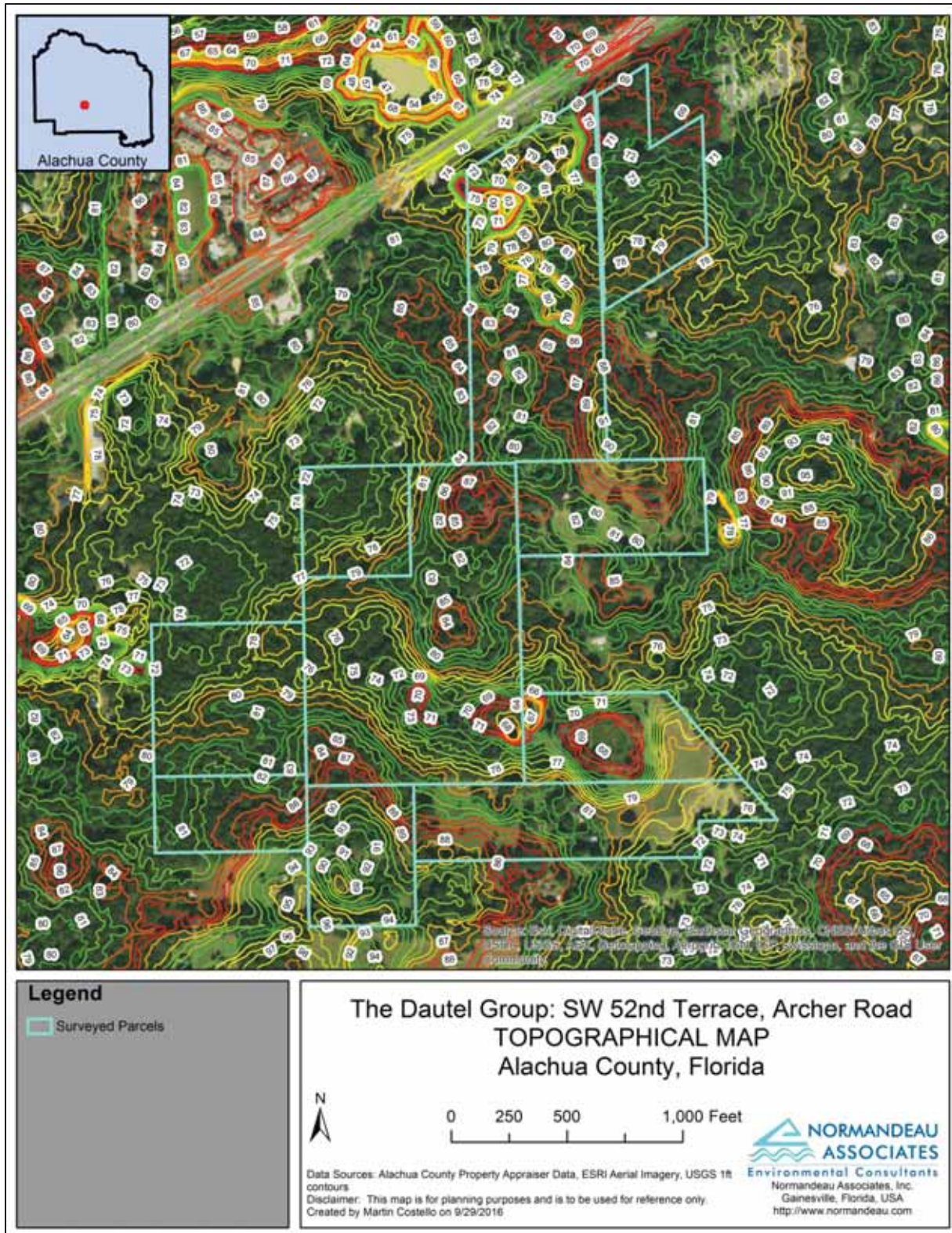


Figure 27. Topography of the project site and surrounding area.

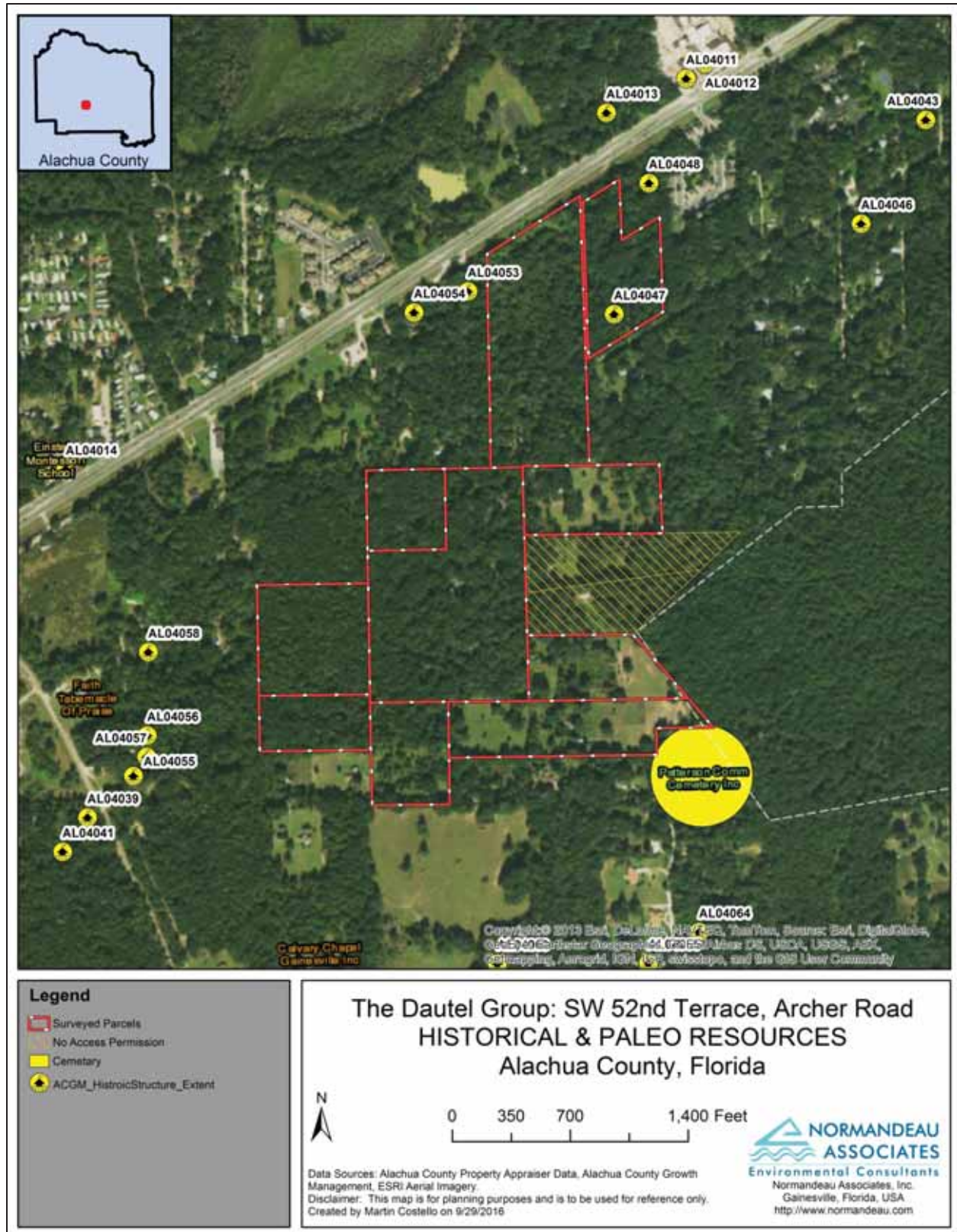


Figure 28. Historical resource map.



Figure 29. Cemetery located on the southeast corner of the study site.



Figure 30. Old foundation located in the parcel 06949-000-000



Figure 31. Old trough or structure associated with the remnant foundation in parcel 06949-000-000.



Figure 32. Old foundation located in the central portion of the study site.



Figure 33. Rock pile or remnants of a wall located in the southwestern portion of the study site.



Figure 34. Hazardous material storage facilities and contamination for the project site and surrounding area.



Figure 35. Piles of debris and garbage common across the entire study site.



Figure 36. Old drums and piles of garbage and 2-liter soda bottles litter the area surrounding a trailer in the northern portion of the study site.



Figure 37. A dilapidated structure in the central areas of the study site.



Figure 38. An old electrical junction located in the north central portion of the study site.



Figure 39. Large tank marked with flagging on top of four-foot tall stake.



Figure 40. Piled road debris located in the study area just south of SW Archer Road.

3 Conclusions and Next Steps

A natural resource inventory/environmental assessment was conducted for the subject parcels and immediate adjacent areas. Four jurisdictional wetland features were identified on site. Permitting and mitigation may be required if this property will be developed. Should the property be developed, delineated wetlands will need to be reviewed by all relevant agencies and the flags will need to be surveyed by a land surveyor. Wetland buffers will be required pursuant to Chapter 406.43 of the Alachua County Unified Land Development Code. One other wetland area may exist on parcel 06952-000-000 where FLUCCS land cover data indicate a wetland mixed hardwood forest is present. Should future development activities include this parcel, additional wetland review will be warranted.

Fourteen potentially occupied burrows of Gopher Tortoise, a Florida threatened species, were found. Gopher Tortoise permitting and mitigation will be required for Gopher Tortoise burrows on site. Note that this Natural Resource Assessment does not constitute a 100% Gopher Tortoise survey for permitting purposes. Use or development of the property must comply with the provisions of Chapter 68A-27.0012 Florida Administrative Code (FAC) regarding the conservation and management of the Gopher Tortoises found on the property. Current regulations require compliance with the Florida Fish and Wildlife Conservation Commission's (FWC) Gopher Tortoise Management Plan (September 2012) and provide different options for addressing Gopher Tortoise management. These include onsite avoidance in project design and permitted relocation of Tortoises, either on site or to an offsite location, with mitigation fees used for habitat land acquisition and management. Specific approach and strategies will have to be defined through coordination and permitting with FWC.

Pursuant to Chapter 68A-27.005 FAC within sixty (60) days prior to commencement of construction activities that will adversely impact listed wildlife species, coordination for compliance, including permitting if required, must be completed with the Florida Fish and Wildlife Conservation Commission. The Species Conservation Planning Section can be contacted at (850) 921-1029 or online at <http://myfwc.com/license/wildlife/gopher-tortoise-permits/contacts> for guidance regarding management plans and permitting that may be required for the identified listed species in the project area, the Gopher Tortoise.

Three Sandhill Cranes were seen using the southeastern portion of the study site. The Florida Fish and Wildlife Conservation Commission just published draft permitting guidelines for the Sandhill Crane in September 2016. According to these guidelines, the following steps should be taken to avoid take of cranes. If clearing of wetlands where cranes could potentially breed is expected to occur, these areas should be surveyed for Sandhill Crane nests immediately prior to project activities during the breeding season (December through August) to avoid, minimize, or mitigate for take of nests or young. The following avoidance measures could eliminate the need for FWC take permitting:

- Avoid impacts to suitable natural wetlands used by Sandhill Cranes for breeding, feeding, or sheltering.
- Avoid activities within 400 feet of an active nest during the nesting season.
- If flightless young are present in a wetland, avoid land use conversion in suitable upland habitat within 1500 feet of the nest site until after young are capable of sustained flight (i.e., young within first 70 days after hatching).

Apart from Gopher Tortoise burrows and the Florida Sandhill Crane, no other plant or animal, or critical habitat, listed under the protected categories of *endangered*, *threatened*, and *species of special concern*, as defined by state and federal regulations, or listed as S1, S2, or S3 by the Florida Natural Areas Inventory, was observed on or adjacent to the subject parcels.

NRCS identified sinkhole features within, and several features in the vicinity of, the study site. Additional depression features, including one associated with wetland number 3, were observed on the property. It is likely that there is a mix of naturally occurring and man-made features on the study site. Normandeau recommends further investigation and determination of these geological features including the possibility of hydrological connectivity to water resources.

There are several structures located in the vicinity of the project site that are on the Alachua County Growth Management historic structure list as well as some older foundations and structure remnants within the study site. Additionally, there is a cemetery located on the southeast boundary of parcel 06949-002-000 claimed by one neighbor as an “old slave burial site.” Onsite observations indicate that there are some older grave stones immediately adjacent to the project area. Additional archeologic and historical review is recommended.

Appendix A. Wetland Data Sheets

WETLAND DATA SHEET

PHOTO NO: _____

DATE OF INSPECTION: 23 Sept. 2016

INSPECTED BY: David W. Hall & Martin Costello

PROJECT NAME: SW Archer Road

AREA OF WETLAND IMPACT: _____

FORESTED WETLAND AREA TO BE CLEARED: _____

LOCATION: Aerial Photo Sheet No. Parcel 06952-001-000 Section 22 Township 10 South Range 19 East
County Alachua County

WETLAND NO.: 1-12 Flags WETLAND COMMUNITY TYPE: Cypress Pond

VEGETATION:

Dominant Plant Species		Strata	Species Origin*	Agency Wetland Dependency Class	
Scientific Name	Common Name			FDEP ^b	USACE ^c
<i>Taxodium ascendens</i>	Pond Cypress	C	I	OBL	OBL
<i>Juncus effusus</i>	Soft Rush	G	I	OBL	OBL
<i>Sesbania exaltata</i>	Hemp Sesbania	G	I	FAC	FACW
<i>Ludwigia palustris</i>	Marsh Seedbox	G	I	OBL	OBL
<i>Cyperus virens</i>	Green Sedge	G	I	FACW	FACW
<i>Cyperus polystachyos</i>	Texas Sedge	G	I	FACW	FACW
<i>Carex lupuliformis</i>	False Hop Sedge	G	I	FACW	OBL
<i>Aster dumosus</i> (<i>Symphotrichum dumosum</i>)	Bushy Aster	G	I	FAC	FAC
<i>Stenotaphrum secundatum</i>	St. Augustine Grass	G	I	UPL	FAC
<i>Aeschynomene americana</i>	Shyleaf	G	I	FACW	FAC
<i>Polygonum hydropiperoides</i> (<i>Persicaria hydropiperoides</i>)	Mild Water-pepper	G	I	OBL	OBL
<i>Bidens laevis</i>	Burr-marigold	G	I	OBL	OBL
<i>Eclipta prostrata</i>	False Daisy	G	I	FACW	FACW
<i>Cephalanthus occidentalis</i>	Button Bush	S	I	OBL	OBL
<i>Eleocharis baldwinii</i>	Roadgrass	G	I	OBL	OBL
<i>Asclepias perennis</i>	Swamp Milkweed	G	I	OBL	OBL
<i>Boehmeria cylindrica</i>	Boghemp	G	I	OBL	FACW
<i>Commelina diffusa</i> var. <i>diffusa</i>	Spreading Dayflower	G	I	FACW	FACW

SOIL TYPE:

Name _____ Color dark browns

Hydric soil: Yes/No Hydric soil Indicator muck, stripping

SURFACE AND GROUNDWATER DEPTHS:

Surface or Subsurface H₂O depth^d +4 inches OHW depth^d +30 inches
(Note: "+" if water is above ground surface and "-" if water is below ground surface)

JURISDICTION:

USACE: Yes/No FDEP: Yes/No

What is the estimated normal water depth? + a few inches

ENDANGERED SPECIES (Plant and Animal):

observed-- None

Habitat suitability-- Good for some wading birds

PROJECT NAME: SW Archer Road

WETLAND NO.: 1 - 12 Flags

NOTE: OTHER PERTINENT COMMENTS (e.g., APPEARS DRAINED BY AGRICULTURE, INVASION BY EXOTIC SPECIES, ETC.).

Originally, most likely, a small cypress pond or depression. A road has been constructed across one margin, dividing this into two wetlands. This portion/wetland has been excavated to allow for deeper ponding, perhaps for cattle. The surrounding area appears to have once been a pasture.

^a = I = Indigenous, E = Exotic.

^b = FDEP

AQU = Aquatic Plant
OBL = Obligate Species
FACW = Facultative Wet Species
FAC = Facultative Species
UPL = Upland Species
V = Vine, not used for determination

^d = All water depths provided are relative measurements to the existing ground levels and not elevations.

^e = USACE

NI = No Indicator Status
OBL = Obligate
FACW = Facultative Wet
FAC = Facultative
FACU = Facultative Upland
UPL = Upland

+ = Occurs more often in wetlands than the general indicator status.

- = Occurs less often in wetlands than the general indicator status.

? = No decision.

-- = Dash without an associated indicator status no current status.

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WETLAND DATA SHEET

PHOTO NO: _____

DATE OF INSPECTION: 23 Sept. 2016

INSPECTED BY: David W. Hall & Martin Costello

PROJECT NAME: SW Archer Road

AREA OF WETLAND IMPACT: _____

FORESTED WETLAND AREA TO BE CLEARED: _____

LOCATION: Aerial Photo Sheet No. Parcel 06949-000-000 Section 22 Township 10 South Range 19 East
County Alachua County

WETLAND NO.: 2 - 15 Flags WETLAND COMMUNITY TYPE: Cypress Pond

VEGETATION:

Dominant Plant Species		Strata	Species Origin ^a	Agency Wetland Dependency Class	
Scientific Name	Common Name			FDEP ^b	USACE ^c
<i>Taxodium ascendens</i>	Pond Cypress	C	I	OBL	OBL
<i>Salix caroliniana</i>	Coastal Plain Willow	S	I	OBL	OBL
<i>Leersia hexandra</i>	Southern Cut Grass	G	I	OBL	OBL
<i>Ludwigia palustris</i>	Marsh Seedbox	G	I	OBL	OBL
<i>Cyperus virens</i>	Green Sedge	G	I	FACW	FACW
<i>Nyssa sylvatica</i> var. <i>biflora</i>	Swamp Tupelo or Blackgum	C	I	OBL	OBL
<i>Carex lupuliformis</i>	False Hop Sedge	G	I	FACW	OBL
<i>Decumaria barbara</i>	Climbing Hydrangea	V	I	V	FACW
<i>Sabal palmetto</i>	Cabbage Palm	C	I	FAC	FAC
<i>Celtis laevigata</i>	Hackberry	C	I	FACW	FACW
<i>Liquidambar styraciflua</i>	Sweetgum	C	I	FACW	FAC
<i>Quercus nigra</i>	Water Oak	C	I	FACW	FAC
<i>Ulmus americana</i>	American Elm	C	I	FACW	FAC
<i>Pluchea camphorata</i>	Marsh Fleabane	G	I	FACW	FACW
<i>Ampelopsis arborea</i>	Pepper Vine	V	I	V	FAC
<i>Asclepias perennis</i>	Swamp Milkweed	G	I	OBL	OBL
<i>Boehmeria cylindrica</i>	Boghemp	G	I	OBL	FACW
<i>Phyllanthus urinaria</i>	Chamber Bitter	G	E	FAC	FAC

SOIL TYPE: Name _____ Color dark browns
Hydric Soil: Yes/No Hydric Soil Indicator muck, stripping

SURFACE AND GROUNDWATER DEPTHS:
Surface or Subsurface H₂O depth^d surface oHW depth^e + 30 inches
(Note: "+" if water is above ground surface and "-" if water is below ground surface)

JURISDICTION:
USACE: Yes/No FDEP: Yes/No

What is the estimated normal water depth: surface or + a few inches

ENDANGERED SPECIES (Plant and Animal):
observed-- None

Habitat Suitability-- Good for some wading birds

PROJECT NAME: SW Archer Road

WETLAND NO.: 2 - 15 Flags

NOTE: OTHER PERTINENT COMMENTS (e.g., APPEARS DRAINED BY AGRICULTURE, INVASION BY EXOTIC SPECIES, ETC.).

Originally, most likely, a small cypress pond or depression. A road has been constructed across one margin, dividing this into two wetlands. This portion/wetland is surrounded on three sides by secondary woodlands.

^a = I = Indigenous, E = Exotic.

^b = FDEP

AQU = Aquatic Plant
OBL = Obligate Species
FACW = Facultative Wet Species
FAC = Facultative Species
UPL = Upland Species
V = Vine, not used for determination

^d = All water depths provided are relative measurements to the existing ground levels and not elevations.

^e = USACE

NI = No Indicator Status
OBL = Obligate
FACW = Facultative Wet
FAC = Facultative
FACU = Facultative Upland
UPL = Upland

+ = Occurs more often in wetlands than the general indicator status.

- = Occurs less often in wetlands than the general indicator status.

? = No decision.

-- = Dash without an associated indicator status no current status.

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WETLAND DATA SHEET

PHOTO NO: _____

DATE OF INSPECTION: 23 Sept. 2016

INSPECTED BY: David W. Hall & Martin Costello

PROJECT NAME: SW Archer Road

AREA OF WETLAND IMPACT: _____

FORESTED WETLAND AREA TO BE CLEARED: _____

LOCATION: Aerial Photo Sheet No. Parcel 06949-000-000 Section 22 Township 10 South Range 19 East
County Alachua County

WETLAND NO.: 3 - 14 Flags WETLAND COMMUNITY TYPE: Depression

VEGETATION:

Dominant Plant Species		Strata	Species Origin ^a	Agency Wetland Dependency Class	
Scientific Name	Common Name			FDEP ^b	USACE ^c
<i>Cephalanthus occidentalis</i>	Button Bush	S	I	OBL	OBL
<i>Viburnum obtatum</i>	Walter Viburnum	S	I	FACW	FACW
<i>Osmunda cinnamomea</i>	Cinnamon Fern	G	I	FACW	FACW
<i>Panicum rigidulum</i>	Redtop Panic Grass	G	I	FACW	FACW
<i>Vitis rotundifolia</i>	Muscadine Grape	V	I	V	FAC
<i>Nyssa sylvatica</i> var. <i>biflora</i>	Swamp Tupelo or Blackgum	C	I	OBL	OBL
<i>Pinus glabra</i>	Spruce Pine	C	I	FACW	FACW
<i>Sabal minor</i>	Bluestem Palm	G	I	FACW	FACW
* <i>Sabal palmetto</i>	Cabbage Palm	C	I	FAC	FAC
<i>Sapium sebiferum</i>	Chinese Tallow Tree	SC	E	FAC	--
* <i>Liquidambar styraciflua</i>	Sweetgum	C	I	FACW	FAC
* <i>Quercus nigra</i>	Water Oak	C	I	FACW	FAC
* <i>Ulmus americana</i>	American Elm	C	I	FACW	FAC
<i>Chasmanthium laxum</i>	Slender Spike Grass	G	I	FAC	FACW
<i>Toxicodendron radicans</i>	Poison-ivy	V	I	V	FAC
* <i>Asclepias perennis</i>	Swamp Milkweed	G	I	OBL	OBL
<i>Diospyros virginiana</i>	Persimmon	S	I	FAC	FAC
<i>Smilax bona-nox</i>	Catbrier	V	I	V	FAC

SOIL TYPE: Name _____ Color dark browns
Hydric Soil: Yes/No Hydric Soil Indicator muck, stripping, inclusions

SURFACE AND GROUNDWATER DEPTHS:
Surface or subsurface H₂O depth^d +4 inches oHW depth^e +30 inches
(Note: "+" if water is above ground surface and "-" if water is below ground surface)

JURISDICTION:
USACE: Yes/No FDEP: Yes/No

What is the estimated normal water depth: surface or + a few inches

ENDANGERED SPECIES (Plant and Animal):
observed-- None

Habitat Suitability-- Not good

PROJECT NAME: SW Archer Road

WETLAND NO.: 3 - 14 Flags

NOTE: OTHER PERTINENT COMMENTS (e.g., APPEARS DRAINED BY AGRICULTURE, INVASION BY EXOTIC SPECIES, ETC.).

Originally, a small depression. When filled to overflowing, running along a shallow swale into a sandy depression. The sandy depression has been excavated into a larger sandy hole. This wetland is surrounded by secondary woodlands.

^a = I = Indigenous, E = Exotic.

^b = FDEP

AQU = Aquatic Plant
OBL = Obligate Species
FACW = Facultative Wet Species
FAC = Facultative Species
UPL = Upland Species
V = Vine, not used for determination

^d = All water depths provided are relative measurements to the existing ground levels and not elevations.

^e = USACE

NI = No Indicator Status
OBL = Obligate
FACW = Facultative Wet
FAC = Facultative
FACU = Facultative Upland
UPL = Upland

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- = Occurs less often in wetlands than the general indicator status.

? = No decision.

-- = Dash without an associated indicator status no current status.

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WETLAND DATA SHEET

PHOTO NO: _____

DATE OF INSPECTION: 23 Sept. 2016

INSPECTED BY: David W. Hall & Martin Costello

PROJECT NAME: SW Archer Road

AREA OF WETLAND IMPACT: _____

FORESTED WETLAND AREA TO BE CLEARED: _____

LOCATION: Aerial Photo Sheet No. Parcel 06952-001-000 Section 22 Township 10 South Range 19 East
County Alachua County

WETLAND NO.: 4-21 Flags WETLAND COMMUNITY TYPE: Isolated Pond

VEGETATION:

Dominant Plant Species		Strata	Species Origin ^a	Agency Wetland Dependency Class	
Scientific Name	Common Name			FDEP ^b	USACE ^c
<i>Taxodium ascendens</i>	Pond Cypress	C	I	OBL	OBL
<i>Juncus effusus</i>	Soft Rush	G	I	OBL	OBL
<i>Axonopus fissifolius</i>	Common Carpet Grass	G	I	FAC	FACW
<i>Ludwigia linifolia</i>	Southeastern Water-primrose	G	I	OBL	OBL
<i>Thalia geniculata</i>	Alligator-flag	G	I	OBL	OBL
<i>Eichhornia crassipes</i>	Water-hyacinth	G	E	AQU	OBL
<i>Sacciolepis striata</i>	American Cupscale	G	I	OBL	OBL
<i>Typha latifolium</i>	Common Cat-tail	G	I	OBL	OBL
<i>Panicum hemitomon</i>	Maidencane	G	I	OBL	OBL
<i>Panicum dichotomiflorum</i>	Fall Panic Grass	G	I	FACW	FACW
<i>Polygonum hydropiperoides</i> (<i>Persicaria hydropiperoides</i>)	Mild Water-pepper	G	I	OBL	OBL
<i>Bidens laevis</i>	Burr-marigold	G	I	OBL	OBL
<i>Eclipta prostrata</i>	False Daisy	G	I	FACW	FACW
<i>Solidago sempervirens</i>	Seaside Goldenrod	G	I	FACW	FACW
<i>Eleocharis baldwinii</i>	Roadgrass	G	I	OBL	OBL
<i>Solidago leavenworthii</i>	Leavenworth's Goldenrod	G	I	FACW	FAC
<i>Limnium spongia</i>	Frog's-bit	G	I	OBL	OBL
<i>Paspalum notatum</i>	Bahia Grass	G	E	UPL	FACU

SOIL TYPE: Name _____ Color dark browns
Hydric Soil: Yes/No Hydric Soil Indicator muck, stripping, inclusions

SURFACE AND GROUNDWATER DEPTHS:
Surface or subsurface H₂O depth^d +14 inches oHW depth^e +45 inches
(Note: "+" if water is above ground surface and "-" if water is below ground surface)

JURISDICTION:
USACE: Yes/No FDEP: Yes/No

What is the estimated normal water depth: +12-15 inches

ENDANGERED SPECIES (Plant and Animal):
observed-- None

Habitat Suitability-- Very good for some wading birds

PROJECT NAME: SW Archer Road

WETLAND NO.: 4 - 21 Flags

NOTE: OTHER PERTINENT COMMENTS (e.g., APPEARS DRAINED BY AGRICULTURE, INVASION BY EXOTIC SPECIES, ETC.).

An isolated pond in a large area that appears to have once been a pasture.

^a = I = Indigenous, E = Exotic.

^b = FDEP

AQU = Aquatic Plant
OBL = Obligate Species
FACW = Facultative Wet Species
FAC = Facultative Species
UPL = Upland Species
V = Vine, not used for determination

^d = All water depths provided are relative measurements to the existing ground levels and not elevations.

^e = USACE

NI = No Indicator Status
OBL = Obligate
FACW = Facultative Wet
FAC = Facultative
FACU = Facultative Upland
UPL = Upland

+ = Occurs more often in wetlands than the general indicator status.

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? = No decision.

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Appendix B. Plants and Animals Observed on Site

Common Name	Scientific Name
Air-Potato	<i>Dioscorea bulbifera</i>
Alligator-Flag	<i>Thalia geniculata</i>
American Beautyberry	<i>Callicarpa americana</i>
American Cupscale	<i>Sacciolepis striata</i>
American Elm	<i>Ulmus americana</i>
American Pokeweed	<i>Phytolacca americana</i>
American Spongeplant; Frog's-Bit	<i>Limnobium spongia</i>
Bahiagrass	<i>Paspalum notatum var. sauriae</i>
Baldwin's Flatsedge	<i>Cyperus croceus</i>
Baldwin's Nailwort	<i>Paronychia baldwinii</i>
Baldwin's Spikerush; Roadgrass	<i>Eleocharis baldwinii</i>
Beggarticks; Romerillo	<i>Bidens alba</i>
Bermudagrass	<i>Cynodon dactylon</i>
Big Carpetgrass	<i>Axonopus furcatus</i>
Black Cherry	<i>Prunus serotina</i>
Bluejacket; Ohio Spiderwort	<i>Tradescantia ohioensis</i>
Boxelder	<i>Acer negundo</i>
Broadleaf Cattail	<i>Typha latifolia</i>
Broadleaf Woodsorrel	<i>Oxalis intermedia</i>
Burrmarigold; Smooth Beggarticks	<i>Bidens laevis</i>
Bushy Bluestem	<i>Andropogon glomeratus</i>
Cabbage Palm	<i>Sabal palmetto</i>
Camphortree	<i>Cinnamomum camphora</i>
Camphorweed	<i>Pluchea camphorata</i>
Canadian Blacksnakeroot	<i>Sanicula canadensis</i>
Canadian Horseweed	<i>Conyza canadensis</i>
Capillary Hairsedge	<i>Bulbostylis ciliatifolia</i>
Carolina Coralbead	<i>Cocculus carolinus</i>
Carolina Laurelcherry	<i>Prunus caroliniana</i>
Carolina Wild Petunia	<i>Ruellia caroliniensis</i>
Carolina Willow; Coastalplain Willow	<i>Salix caroliniana</i>
Cat Greenbrier; Wild Sarsaparilla	<i>Smilax glauca</i>
Centipedegrass	<i>Eremochloa ophiuroides</i>

Common Name	Scientific Name
Chamber Bitter	<i>Phyllanthus urinaria</i>
Chinese Wisteria	<i>Wisteria sinensis</i>
Cinnamon Fern	<i>Osmunda cinnamomea</i>
Common Buttonbush	<i>Cephalanthus occidentalis</i>
Common Carpetgrass	<i>Axonopus fissifolius</i>
Common Dayflower	<i>Commelina diffusa</i>
Common Eveningprimrose	<i>Oenothera biennis</i>
Common Persimmon	<i>Diospyros virginiana</i>
Common Ragweed	<i>Ambrosia artemisiifolia</i>
Common Water-Hyacinth	<i>Eichhornia crassipes</i>
Common Yellow Woodsorrel; Creeping Woodsorrel	<i>Oxalis corniculata</i>
Cowitch Vine; Climbing Hydrangea; Woodvamp	<i>Decumaria barbara</i>
Creeping Cucumber	<i>Melothria pendula</i>
Crowpoison; False Garlic	<i>Nothoscordum bivalve</i>
Cuban Jute; Indian Hemp	<i>Sida rhombifolia</i>
Cylindric Sedge	<i>Cyperus retrorsus</i>
Danglepod	<i>Sesbania herbacea</i>
Dogfennel	<i>Eupatorium capillifolium</i>
Downy Milkpea	<i>Galactia regularis</i>
Drymary; West Indian Chickweed	<i>Drymaria cordata</i>
Dwarf Hawthorn	<i>Crataegus uniflora</i>
Dwarf Palmetto; Bluestem Palm	<i>Sabal minor</i>
Earleaf Greenbrier	<i>Smilax auriculata</i>
Eastern Poison Ivy	<i>Toxicodendron radicans</i>
Eastern Redbud	<i>Cercis canadensis</i>
Ebony Spleenwort	<i>Asplenium platyneuron</i>
English Ivy	<i>Hedera helix</i>
Fall Panicgrass	<i>Panicum dichotomiflorum</i>
False Daisy	<i>Eclipta prostrata</i>
False Hop Sedge	<i>Carex lupuliformis</i>
False Moneywort; Alyce Clover	<i>Alysicarpus vaginalis</i> (<i>Alysicarpus ovalifolius</i> , misapplied)
False Nettle; Bog Hemp	<i>Boehmeria cylindrica</i>

Common Name	Scientific Name
Florida Hedge-nettle; Florida Betony	<i>Stachys floridana</i>
Florida Milkvine; Florida Spiny Pod	<i>Matelea floridana</i>
Forked Bluecurls	<i>Trichostema dichotomum</i>
Giant Ironweed	<i>Vernonia gigantea</i>
Green Flatsedge	<i>Cyperus virens</i>
Groundsel Tree; Sea Myrtle	<i>Baccharis halimifolia</i>
Hairy Indigo	<i>Indigofera hirsuta</i>
Hairy Pinweed	<i>Lechea mucronata</i>
Indian Goosegrass	<i>Eleusine indica</i>
Japanese Honeysuckle	<i>Lonicera japonica</i>
Japanese Privet	<i>Ligustrum japonicum</i>
Juba's Bush	<i>Iresine diffusa</i>
Laurel Oak; Diamond Oak	<i>Quercus laurifolia</i>
Leavenworth's Goldenrod	<i>Solidago leavenworthii</i>
Little Ironweed	<i>Cyanthillium cinereum</i>
Live Oak	<i>Quercus virginiana</i>
Loblolly Pine	<i>Pinus taeda</i>
Long's Sedge	<i>Carex longii</i>
Maidencane	<i>Panicum hemitomon</i>
Manyspike Flatsedge	<i>Cyperus polystachyos</i>
Marsh Seedbox	<i>Ludwigia palustris</i>
Mascarene Island Leaf-flower	<i>Phyllanthus tenellus</i>
Mexican Tea	<i>Chenopodium ambrosioides</i>
Mild Waterpepper; Swamp Smartweed	<i>Polygonum hydropiperoides</i>
Muscadine	<i>Vitis rotundifolia</i>
Narrow-Leaf Pawpaw, Slimleaf Pawpaw	<i>Asimina angustifolia</i>
Oceanblue Morning-Glory	<i>Ipomoea indica</i>
Oriental False Hawksbeard	<i>Youngia japonica</i>
Panicled Ticktrefoil	<i>Desmodium paniculatum</i>
Paper Mulberry	<i>Broussonetia papyrifera</i>
Partridge Pea	<i>Chamaecrista fasciculata</i>
Partridgeberry; Twinberry	<i>Mitchella repens</i>
Peanut	<i>Arachis hypogaea</i>
Pecan	<i>Carya illinoensis</i>

Common Name	Scientific Name
Peppervine	<i>Ampelopsis arborea</i>
Pignut Hickory	<i>Carya glabra</i>
Pink Purslane; Kiss-Me-Quick	<i>Portulaca pilosa</i>
Pond-Cypress	<i>Taxodium ascendens</i>
Poor Joe; Rough Buttonweed	<i>Diodia teres</i>
Popcorn tree; Chinese Tallowtree	<i>Sapium sebiferum</i>
Purple Passionflower	<i>Passiflora incarnata</i>
Queen-Devil	<i>Hieracium gronovii</i>
Red Cedar	<i>Juniperus virginiana</i>
Red Maple	<i>Acer rubrum</i>
Red Spiderling; Wineflower	<i>Boerhavia diffusa</i>
Redtop Panicum	<i>Panicum rigidulum</i>
Rice Button Aster	<i>Symphyotrichum dumosum</i>
Roughleaf Dogwood	<i>Cornus asperifolia</i>
Rustweed; Juniperleaf	<i>Polypremum procumbens</i>
Rusty Blackhaw	<i>Viburnum rufidulum</i>
Sacred Bamboo; Heavenly Bamboo	<i>Nandina domestica</i>
Sand Blackberry	<i>Rubus cuneifolius</i>
Saw Greenbrier	<i>Smilax bona-nox</i>
Sawtooth Blackberry; Pennsylvania Blackberry	<i>Rubus pensilvanicus</i>
Scratchthroat	<i>Ardisia crenata</i>
Seaside Goldenrod	<i>Solidago sempervirens</i>
Shade Mudflower	<i>Micranthemum umbrosum</i>
Shore Rush; Grassleaf Rush	<i>Juncus marginatus</i>
Shortleaf Spikesedge	<i>Kyllinga brevifolia</i>
Showy Rattlebox	<i>Crotalaria spectabilis</i>
Shyleaf	<i>Aeschynomene americana</i>
Silktree; Mimosa	<i>Albizia julibrissin</i>
Slender Threeseed Mercury	<i>Acalypha gracilens</i>
Slender Woodoats	<i>Chasmanthium laxum</i>
Slenderleaf Rattlebox	<i>Crotalaria ochroleuca</i>
Smutgrass	<i>Sporobolus indicus</i>
Soft Rush	<i>Juncus effusus subsp. solutus</i>

Common Name	Scientific Name
Southeastern Water-Primrose	<i>Ludwigia linifolia</i>
Southern Crabgrass	<i>Digitaria ciliaris</i>
Southern Cutgrass	<i>Leersia hexandra</i>
Southern Dewberry	<i>Rubus trivialis</i>
Southern Grape-Fern	<i>Botrychium biternatum</i>
Spanish Needles	<i>Bidens bipinnata</i>
Spruce Pine	<i>Pinus glabra</i>
St. Augustinegrass	<i>Stenotaphrum secundatum</i>
Straggler Daisy	<i>Calyptocarpus vialis</i>
Sugarberry; Hackberry	<i>Celtis laevigata</i>
Summer Grape	<i>Vitis aestivalis</i>
Sunflower	<i>Helianthus species (cultivated)</i>
Swamp Milkweed	<i>Asclepias perennis</i>
Swamp Tupelo	<i>Nyssa sylvatica var. biflora</i>
Sweetgum	<i>Liquidambar styraciflua</i>
Switchcane	<i>Arundinaria gigantea</i>
Tahitian Bridalveil	<i>Gibasis pellucida</i>
Tall Elephantsfoot	<i>Elephantopus elatus</i>
Tall Redtop; Purpletop Tridens	<i>Tridens flavus</i>
Thin Paspalum	<i>Paspalum setaceum</i>
Tread-Softly; Finger-Rot	<i>Cnidoscolus stimulosus</i>
Tropical Bushmint	<i>Hyptis mutabilis</i>
Tropical Mexican Clover	<i>Richardia brasiliensis</i>
Trumpet Creeper	<i>Campsis radicans</i>
Turkey Tangle Fogfruit; Capeweed	<i>Phyla nodiflora</i>
Variable Witchgrass	<i>Dichanthelium commutatum</i>
Viperina	<i>Zornia bracteata</i>
Virginia Creeper; Woodbine	<i>Parthenocissus quinquefolia</i>
Walter's Viburnum; Small-Leaf Viburnum	<i>Viburnum obovatum</i>
Water Oak	<i>Quercus nigra</i>
Winged Elm	<i>Ulmus alata</i>
Winged Sumac	<i>Rhus copallinum</i>
Woodsgrass; Basketgrass	<i>Oplismenus hirtellus</i>
Yaupon	<i>Ilex vomitoria</i>

Common Name	Scientific Name
Zarabacoa Comun	<i>Desmodium incanum</i>

Common Name	Scientific Name
Amphibians	
Treefrog	<i>Hyla spp.</i>
Birds	
Acadian Flycatcher	<i>Empidonax virescens</i>
American Crow	<i>Corvus brachyrhynchos</i>
American Redstart	<i>Setophaga ruticilla</i>
Blackburnian Warbler	<i>Setophaga fusca</i>
Blue Jay	<i>Cyanocitta cristata</i>
Blue-gray Gnatcatcher	<i>Polioptila caerulea</i>
Brown Thrasher	<i>Toxostoma rufum</i>
Carolina Chickadee	<i>Poecile carolinensis</i>
Carolina Wren	<i>Thryothorus ludovicianus</i>
Downy Woodpecker	<i>Picoides pubescens</i>
Fish Crow	<i>Corvus ossifragus</i>
Kentucky Warbler	<i>Geothlypis formosa</i>
Mourning Dove	<i>Zenaida macroura</i>
Northern Cardinal	<i>Cardinalis cardinalis</i>
Northern Mockingbird	<i>Mimus polyglottos</i>
Northern Parula	<i>Setophaga americana</i>
Ovenbird	<i>Seiurus aurocapilla</i>
Pileated Woodpecker	<i>Dryocopus pileatus</i>
Red-bellied Woodpecker	<i>Melanerpes carolinus</i>
Red-eyed Vireo	<i>Vireo olivaceus</i>
Red-shouldered Hawk	<i>Buteo lineatus</i>
Sandhill Crane (Florida)	<i>Antigone canadensis pratensis</i>
Summer Tanager	<i>Piranga rubra</i>
Tufted Titmouse	<i>Baeolophus bicolor</i>
Turkey Vulture	<i>Cathartes aura</i>
Veery	<i>Catharus fuscescens</i>
White-eyed Vireo	<i>Vireo griseus</i>
Yellow-throated Vireo	<i>Vireo flavifrons</i>

Common Name	Scientific Name
Yellow-throated Warbler	<i>Setophaga dominica</i>
Reptiles	
Brown Anole	<i>Anolis sagrei</i>
Gopher Tortoise (burrows only)	<i>Gopherus polyphemus</i>
Green Anole	<i>Anolis carolinensis</i>
Southern Ringneck Snake	<i>Diadophis punctatus punctatus</i>
Southern Black Racer	<i>Coluber constrictor priapus</i>
Southern Fence Lizard	<i>Sceloporus undulatus undulatus</i>
Mammals	
Eastern Cottontail	<i>Sylvilagus floridanus</i>
Eastern Gray Squirrel	<i>Sciurus carolinensis</i>
Nine-banded Armadillo (burrows only)	<i>Dasypus novemcinctus</i>
Southeastern Pocket Gopher (burrows only)	<i>Geomys pinetis</i>
White-tailed Deer	<i>Odocoileus virginianus</i>

*Invasive exotic species