



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

Submit Application to:  
Development Services Division

## PLANNED DEVELOPMENT APPLICATION

For Rezoning to the Planned Development District, and for minor and major amendments to previously approved Planned Developments.

### GENERAL INFORMATION ( BY APPLICANT/ AGENT )

Applicant/Agent: eda consultants, inc. Contact Person: Clay Sweger, AICP, LEED AP  
Address: 720 SW 2nd Ave, South Tower, Ste 300, Gainesville, FL 32601 Phone: ( 352 ) 373 - 3541  
Email address: csweger@edafll.com

### SUBJECT PROPERTY DESCRIPTION

Property Owner: Nidal Boughannam Property Address: No Address (Undeveloped Property)  
City: Gainesville State: FL Zip: 32607 Phone: ( 352 ) 373 - 3541  
Tax Parcel #: 06678 - 010 - 038 Section: 09 Township: 10 Range: 19 Grant: N/A  
Total Acreage: 5.04 (+/-) Zoning: PD Land Use: MDR

### TYPE OF REQUEST

- ☐ New Planned Development
- ☒ Minor Amendment For: Renewal of PD timeline, modification of development standards for parcel numbers 06678-010-038 & 06678-010-039.
- ☐ Major Amendment For: \_\_\_\_\_

### CERTIFICATION

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

Signature of Applicant/Agent:  Date: 11/20/23

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



## REQUIRED ATTACHMENTS

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

- ☒ *N/A* Proof of neighborhood workshop.
- ☒ Legal description.
- ☒ Property Owner's Affidavit, notarized.
- ☒ Proof of payment of taxes on all parcels.
- ☒ Detailed directions to the site.
- ☒ Detailed description of request and an explanation of why the request is consistent with the County's Comprehensive Plan and Unified Land Development Code.
- ☒ Statement of objectives concerning the proposed development.
- ☒ *N/A* Statement that all land within the PD-TDR shall be under the unified control of the applicant and indicating the type of legal instrument that will be created to provide for management of common areas.
- ☒ Analysis of impact of the proposed development on public facilities and services.
- ☒ Proposed or amended Zoning Master Plan, including the following:
  - ☒ A scaled plan showing the general location of all roads and other transportation facilities, land uses, storm-water facilities, conservation areas, recreational facilities, and open space areas.
  - ☒ Dimensional standards for each use, such as: minimum lot area, width, and depth; minimum and maximum density; maximum building height; minimum setbacks; floor area ratios or ground coverage.
  - ☒ A phasing plan, if appropriate (phasing plans shall include the location of each development phase, the number of acres in each phase, the number and type of dwelling units in each phase, the number of nonresidential square feet in each phase, the date the phasing plan is to begin, the approximate date for completion of each phase, and the final completion date of the project.
  - ☒ A proposed list of development conditions.
- ☒ Topographic survey of the property, in the same scale as the Zoning Master Plan, showing boundaries of property and adjacent properties, roads, all existing or proposed utilities, easements and rights-of-way, all structures on site, and the location of any on-site conservation areas and buffers. (topographic maps are available from the North Central Florida Regional Planning Council or USGS topographic survey).
- ☒ Conceptual utility service plan including availability of gravity or forced sanitary sewer service, potable water supply and proposed lift station locations, a survey showing any and , and a narrative describing the proposed methodology for managing the storm-water run-off.
- ☒ Environmental Resources Checklist, conducted by a qualified professional (certain requests may require a more extensive natural resources assessment).
- ☒ A digital copy of each of the above, in either Microsoft Word or Adobe PDF format.

## **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			
<b>Level of Review</b>	Preliminary	Final	Revised Preliminary	Revised Final

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

### **EXPLANATION OF STUDENT GENERATION CALCULATION**

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

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

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

### **SCHOOL CONCURRENCY SERVICE AREAS (SCSA)**

**Elementary**

**Middle**

**High**

## SINGLE FAMILY RESIDENTIAL DEVELOPMENT STUDENT GENERATION CALCULATIONS

ELEMENTARY	units X 0.12 Elementary School Multiplier	Student Stations
MIDDLE	units X 0.06 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 0.06 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 09.14.2022 Capacity Table)

### Elementary SCSA

#### Capacity Required

Capacity Available

Available Capacity

Capacity Available in 3 yrs

Available Capacity

Capacity Available in Adjacent SCSA

Available Capacity

### Middle SCSA

#### Capacity Required

Capacity Available

Available Capacity

Capacity Available in 3 yrs

Available Capacity

Capacity Available in Adjacent SCSA

Available Capacity

### High SCSA

Capacity Available

Available Capacity

Capacity Available in 3 yrs

Available Capacity

Capacity Available in Adjacent SCSA

Available Capacity

**Denial** for reasons stated

### Approved by

### Alachua County Staff

#### School Board Staff Certification

A complete application for the development project was accepted on

Date:

**Suzanne M. Wynn**

Director of Community Planning  
Alachua County Public Schools  
352.955.7400 x 1445

Signed:

Printed Name:

Date:



## PROPERTY OWNERS' AFFIDAVIT

Boughannam, Nidal

Owner

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

N/A

Additional Owners

eda consultants, inc.

Appointed Agent(s)

06678-010-038 & 06678-010-039

Parcel Number(s)

09

Section

10

Township

19

Range

Rezoning

Type of Request

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

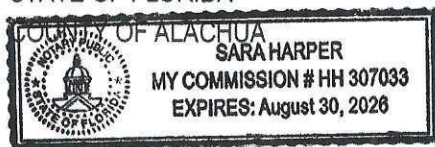
1. That I am (we are) the owner(s) and record title holder(s) of the property described in the attached legal description;
2. That this property constitutes the property for which the above noted land use request is being made to the Alachua County Board of County Commissioners;
3. That I (we), the undersigned,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

Owner (signature) [Signature]

Owner (signature) \_\_\_\_\_

Owner (signature) \_\_\_\_\_

STATE OF FLORIDA



(SEAL ABOVE) [Signature]

SWORN AND SUBSCRIBED BEFORE ME

THIS 20th DAY OF November, 2023

BY Nidal Boughannam

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

FLDL B255-621-58-429.0

(TYPE OF IDENTIFICATION)

Notary Public, Commission No. 8/30/26

(Name of Notary typed, printed, or stamped)

Sign Up for Property Watch

## Parcel Summary

**Parcel ID** 06678-010-038  
**Prop ID** 54714  
**Location Address** UNASSIGNED LOCATION RE  
**Neighborhood/Area** 125316.50  
**Subdivision**  
**Legal Description** COM INT SLY R/W SW 19TH COURT & NW COR TOWER OAKS MANOR PB L-58 POB S 26 DEG W 540.43 FT N 64 DEG W 356.87 FT TO INT SAID R/W NELY ALONG SAID R/W 666.97 FT TO POB OR 4987/0458  
(Note: \*The Description above is not to be used on legal documents.)  
**Property Use Code** VACANT COMM (01000)  
**Sec/Twp/Rng** 09-10-19  
**Tax Area** ST. JOHN'S (0400)  
**Acres** 2.3  
**Homesteaded** False

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12/9/2022



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[View Map](#)

## Millage Rate Value

Millage Rate: 19.3156

## Owner Information

[BOUGHANNAM NIDAL](#)  
PO BOX 358627  
GAINESVILLE, FL 32635

## Valuation

	2023 Certified Values	2022 Certified Values	2021 Certified Values	2020 Certified Values	2019 Certified Values
Improvement Value	\$0	\$0	\$0	\$0	\$0
Land Value	\$250,470	\$100,188	\$100,188	\$100,188	\$100,188
Land Agricultural Value	\$0	\$0	\$0	\$0	\$0
Agricultural (Market) Value	\$0	\$0	\$0	\$0	\$0
Just (Market) Value	\$250,470	\$100,188	\$100,188	\$100,188	\$100,188
Assessed Value	\$250,470	\$100,188	\$100,188	\$100,188	\$100,188
Exempt Value	\$0	\$0	\$0	\$0	\$0
Taxable Value	\$250,470	\$100,188	\$100,188	\$100,188	\$100,188
Maximum Save Our Homes Portability	\$0	\$0	\$0	\$0	\$0

"Just (Market) Value" description - This is the value established by the Property Appraiser for ad valorem purposes. This value does not represent anticipated selling price.

## TRIM Notice

2023 TRIM Notice (PDF)

## Land Information

Land Use	Land Use Desc	Acres	Square Feet	Eff. Frontage	Depth	Zoning
1000	VACANT COMMERCIAL	2.30	100188	0	0	PD

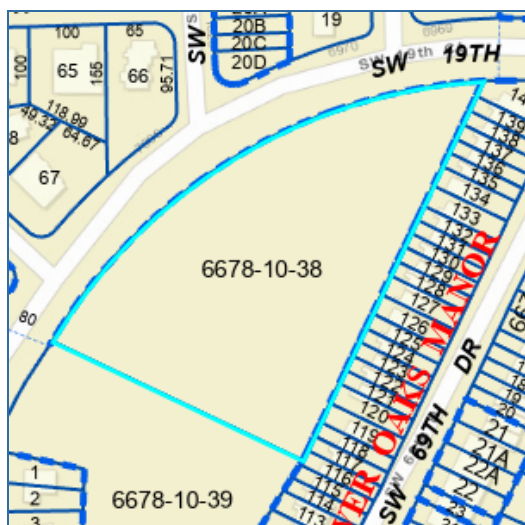
## Sales

Sale Date	Sale Price	Instrument	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee	Link to Official Records
3/16/2022	\$300,000	WD	4987	0458	Qualified (Q)	Vacant	GULF COAST REALTY GROUP LLC	BOUGHANNAM NIDAL	<a href="#">Link (Clerk)</a>

Sale Date	Sale Price	Instrument	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee	Link to Official Records
12/27/2021	\$40,000	WD	4963	2156	Qualified (Q)	Vacant	LONG SANDRA	GULF COAST REALTY GROUP LLC	<a href="#">Link (Clerk)</a>
12/28/2007	\$56,000	WD	3750	667	Unqualified (U)	Vacant	* HEISE & TAYLOR LLC	LONG SANDRA	<a href="#">Link (Clerk)</a>
9/15/2006	\$100	QD	3465	241	Unqualified (U)	Vacant	* TARRAGON DEVELOPMENT LLC	* HEISE & TAYLOR LLC	<a href="#">Link (Clerk)</a>
9/15/2006	\$470,000	WD	3465	226	Unqualified (U)	Vacant	* TARRAGON DEVELOPMENT LLC	* TARRAGON DEVELOPMENT LLC	<a href="#">Link (Clerk)</a>
2/23/2006	\$75,000	WD	3321	763	Qualified (Q)	Vacant	* THOMAS OIL CO	* TARRAGON DEVELOPMENT LLC	<a href="#">Link (Clerk)</a>
5/17/2000	\$57,000	WD	2310	1945	Qualified (Q)	Vacant	* WATSON KENNETH	* THOMAS OIL CO	<a href="#">Link (Clerk)</a>
12/19/1997	\$48,400	WD	2145	2728	Qualified (Q)	Vacant	* HUNTLEY JIFFY LIQUIDATION TR	* WATSON KENNETH	<a href="#">Link (Clerk)</a>
5/1/1990	\$100	QD	1799	1929	Unqualified (U)	Vacant		* HUNTLEY JIFFY LIQUIDATION TR	<a href="#">Link (Clerk)</a>
1/1/1985	\$200,000	WD	1583	2183	Qualified (Q)	Vacant		* UNASSIGNED	<a href="#">Link (Clerk)</a>

Official Public Records information is provided by the Alachua County Clerk's Office. Clicking on these links will direct you to their web site displaying the document details for this specific transaction.

## Map



No data available for the following modules: Building Information, Sub Area, Extra Features, Permits, Sketches, Photos.

This web application and the data herein is prepared for the inventory of real property found within Alachua County and is compiled from recorded deeds, plats, and other public records and data. Users of this web application and the data herein are hereby notified that the aforementioned public primary information sources should be consulted for verification of the information. Alachua County Property Appraiser's Office assumes no legal responsibility for the information contained herein.

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Contact Us

Developed by  
**Schneider**  
GEOSPATIAL

Sign Up for Property Watch

## Parcel Summary

**Parcel ID** 06678-010-039  
**Prop ID** 54715  
**Location Address** UNASSIGNED LOCATION RE  
**Neighborhood/Area** 125316.50  
**Subdivision**  
**Legal Description** COM SW COR TOWER OAKS UNIT 1 PB K-86 SE ALG S/L S/D 320.97 FT NELY ALG CURVE 34.54 FT S 58 DEG E 70 FT TO E R/W SW 70TH TER POB S 58 DEG E 10 FT S 63 DEG E 356.87 FT S 33 DEG W 273.89 FT S 26 DEG W 152.91 FT W 4.90 FT N 14 DEG W 267.30 FT N 95.83 FT N 76  
**(Note: \*The Description above is not to be used on legal documents.)**  
**Property Use Code** VACANT COMM (01000)  
**Sec/Twp/Rng** 09-10-19  
**Tax Area** ST. JOHN'S (0400)  
**Acres** 2.03  
**Homesteaded** False

[Click Here to Open Cyclomedia Viewer in a New Tab](#)



[View Map](#)

## Millage Rate Value

**Millage Rate:** 19.3156

## Owner Information

[BOUGHANNAM NIDALA](#)  
3206 NW 57TH TER  
GAINESVILLE, FL 32606

## Valuation

	2023 Certified Values	2022 Certified Values	2021 Certified Values	2020 Certified Values	2019 Certified Values
Improvement Value	\$0	\$0	\$0	\$0	\$0
Land Value	\$221,067	\$88,427	\$88,427	\$88,427	\$88,427
Land Agricultural Value	\$0	\$0	\$0	\$0	\$0
Agricultural (Market) Value	\$0	\$0	\$0	\$0	\$0
Just (Market) Value	\$221,067	\$88,427	\$88,427	\$88,427	\$88,427
Assessed Value	\$97,270	\$88,427	\$88,427	\$88,427	\$88,427
Exempt Value	\$0	\$0	\$0	\$0	\$0
Taxable Value	\$97,270	\$88,427	\$88,427	\$88,427	\$88,427
Maximum Save Our Homes Portability	\$123,797	\$0	\$0	\$0	\$0

"Just (Market) Value" description - This is the value established by the Property Appraiser for ad valorem purposes. This value does not represent anticipated selling price.

## TRIM Notice

2023 TRIM Notice (PDF)

## Land Information

Land Use	Land Use Desc	Acres	Square Feet	Eff. Frontage	Depth	Zoning
1000	VACANT COMMERCIAL	2.03	88426.8	0	0	PD

## Sales

Sale Date	Sale Price	Instrument	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee	Link to Official Records
6/1/2016	\$35,000	WD	4435	0899	Unqualified (U)	Vacant		BOUGHANNAM NIDALA	<a href="#">Link (Clerk)</a>

Sale Date	Sale Price	Instrument	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee	Link to Official Records
6/24/2013	\$132,000	SD	4207	137	Unqualified (U)	Vacant	* PICKERING CHRISTOPHER	* A WOMEN'S HEALTH NETWORK INC	<a href="#">Link (Clerk)</a>
8/11/2009	\$100	CT	3900	1963	Unqualified (U)	Vacant	* CASTILLO RICARDO GLORIA	* PICKERING CHRISTOPHER	<a href="#">Link (Clerk)</a>
1/17/2007	\$235,000	WD	3538	858	Qualified (Q)	Vacant	* OBAL MATTHEW	* CASTILLO RICARDO GLORIA	<a href="#">Link (Clerk)</a>
8/10/2005	\$100,000	WD	3192	1171	Unqualified (U)	Vacant	* CHOWDHURY ABUL	* OBAL MATTHEW	<a href="#">Link (Clerk)</a>
12/7/2004	\$50,000	WD	3036	1296	Qualified (Q)	Vacant	* FLORIDA ROCK INDUSTRIES INC	* CHOWDHURY ABUL	<a href="#">Link (Clerk)</a>
9/1/1986	\$82,000	CT	1635	1738	Unqualified (U)	Vacant		* FLORIDA ROCK INDUSTRIES INC	<a href="#">Link (Clerk)</a>

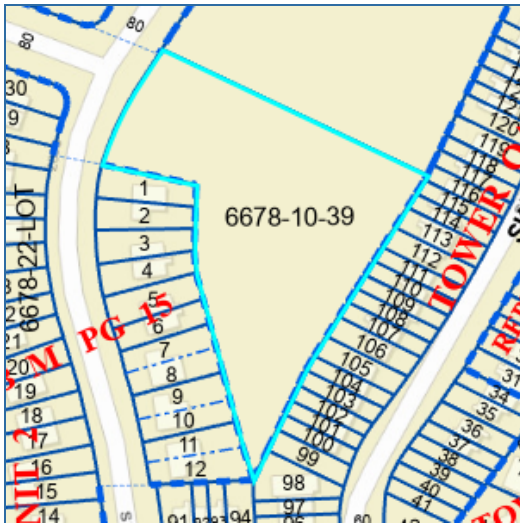
Official Public Records information is provided by the Alachua County Clerk's Office. Clicking on these links will direct you to their web site displaying the document details for this specific transaction.

## Permits

Permit Number	Type	Primary	Active	Issue Date	Value
95120103	OFFICE/BANK/PROFESSIONAL	Yes	No	12/28/1995	\$221,640

Our permitting information is pulled from the Alachua County Permitting Offices. Permitting information shown here is all the Property Appraiser has on file for this property. Any detailed questions about permits should be directed to the Permitting Offices.

## Map



No data available for the following modules: Building Information, Sub Area, Extra Features, Sketches, Photos.

This web application and the data herein is prepared for the inventory of real property found within Alachua County and is compiled from recorded deeds, plats, and other public records and data. Users of this web application and the data herein are hereby notified that the aforementioned public primary information sources should be consulted for verification of the information. Alachua County Property Appraiser's Office assumes no legal responsibility for the information contained herein.

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Developed by





RECORDED IN OFFICIAL RECORDS  
INSTRUMENT # 3405971 2 PG(S)

PREPARED BY & RETURN TO:

Name: Prepared by: Miranda Ramsey  
Florida Home Settlement Services, LLC.  
Address: 701 West Broad Street  
Suite 101  
Bethlehem, PA 18018  
File No. FL-22-0119

Parcel No.: 06678-010-038

3/17/2022 1:08 PM  
BOOK 4987 PAGE 458  
J.K. JESS IRBY, ESQ.  
Clerk of the Court, Alachua County, Florida  
ERECORDED Receipt # 1072218  
Doc Stamp-Mort: \$0.00  
Doc Stamp-Deed: \$2,100.00  
Intang. Tax: \$0.00

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR RECORDING DATA

This **WARRANTY DEED**, made the 16 day of March, 2022, by **GULF COAST REALTY GROUP, LLC**, a Florida corporation, and **TOMMY DOTSON**, individually, hereinafter called the Grantors, to **NIDAL BOUGHANNAM**, married, whose post office address is Tax ID 06678-010-038, hereinafter called the Grantee:

WITNESSETH: That the Grantors, for and in consideration of the sum of \$10.00 and other valuable consideration, receipt whereof is hereby acknowledged, do hereby grant, bargain, sell, alien, remise, release, convey and confirm unto the Grantee all that certain land situate in County of Alachua, State of Florida, viz:

**A PARCEL OF LAND LYING IN SECTION 9, TOWNSHIP 10 SOUTH, RANGE 19 EAST, ALACHUA COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:**

COMMENCE AT THE S.W. CORNER OF TOWER OAKS, UNIT NO. 1, A SUBDIVISION AS PER A PLAT THEREOF RECORDED IN PLAT BOOK "K", PAGE 86 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA AND RUN SOUTH 68 DEGREES 56 MINUTES 10 SECONDS EAST ALONG THE SOUTHERLY LINE OF SAID SUBDIVISION 320.97 FEET TO THE POINT OF CURVATURE OF A CURVE HAVING A RADIUS OF 25.00 FEET, AN INTERNAL ANGLE OF 79 DEGREES 10 MINUTES 00 SECONDS AND BEING CONCAVE NORTHWESTERLY; THENCE RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE 34.54 FEET, BEING A CHORD BEARING AND DISTANCE OF NORTH 71 DEGREES 28 MINUTES 47 SECONDS EAST, 31.86 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE RUN SOUTH 58 DEGREES 06 MINUTES 10 SECONDS EAST, 80.00 FEET TO THE POINT OF BEGINNING; SAID POINT LYING ON A CURVE HAVING A RADIUS OF 690.00 FEET AND BEING CONCAVE SOUTHEASTERLY; THENCE RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE 24.72 FEET, BEING THROUGH A CENTRAL ANGLE OF 02 DEGREES 03 MINUTES 10 SECONDS AND BEING A CHORD BEARING AND DISTANCE OF NORTH 32 DEGREES 55 MINUTES 54 SECONDS EAST, 24.72 FEET TO A POINT ON THE SOUTHEASTERLY RIGHT OF WAY LINE OF S.W. 19TH COURT (80' R/W), SAID POINT BEING ON A CURVE HAVING A RADIUS OF 690.00 FEET AND BEING CONCAVE SOUTHEASTERLY; THENCE RUN NORTHEASTERLY ALONG THE ARC OF SAID R/W CURVE 642.25 FEET, BEING THROUGH A CENTRAL ANGLE OF 53 DEGREES 55 MINUTES 28 SECONDS AND BEING A CHORD BEARING AND DISTANCE OF NORTH 60 DEGREES 54 MINUTES 44 SECONDS EAST, 625.69 FEET; THENCE RUN SOUTH 26 DEGREES 26 MINUTES 47 SECONDS WEST, 540.43 FEET; THENCE RUN NORTH 63 DEGREES 33 MINUTES 13 SECONDS WEST, 356.87 FEET TO THE POINT OF BEGINNING.

**SAID REAL PROPERTY ALSO BEING DESCRIBED AS FOLLOWS:**

**A PARCEL OF LAND LYING IN SECTION 9, TOWNSHIP 10 SOUTH, RANGE 19 EAST, ALACHUA COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:**

COMMENCE AT THE S.W. CORNER OF TOWER OAKS, UNIT NO. 1, A SUBDIVISION AS PER A PLAT THEREOF RECORDED IN PLAT BOOK "K", PAGE 86 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA AND RUN SOUTH 68 DEGREES 56 MINUTES 10 SECONDS EAST ALONG THE SOUTHERLY LINE OF SAID SUBDIVISION 320.97 FEET TO THE POINT OF CURVATURE OF A CURVE HAVING A RADIUS OF 25.00 FEET, AN INTERNAL ANGLE OF 79 DEGREES 10 MINUTES 00 SECONDS AND BEING CONCAVE NORTHWESTERLY; THENCE RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE 34.54 FEET, BEING A CHORD BEARING AND DISTANCE OF NORTH 71 DEGREES 28 MINUTES 47 SECONDS EAST, 31.86 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE RUN SOUTH 58 DEGREES 06 MINUTES 10 SECONDS EAST, 80.00 FEET TO THE POINT OF BEGINNING; SAID POINT LYING ON A CURVE HAVING A RADIUS OF 690.00 FEET AND BEING CONCAVE SOUTHEASTERLY; THENCE RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE 24.72 FEET, BEING THROUGH A CENTRAL ANGLE OF 02 DEGREES 03 MINUTES 10 SECONDS AND BEING A CHORD BEARING AND DISTANCE OF NORTH 32 DEGREES 55 MINUTES 54 SECONDS EAST, 24.72 FEET TO A POINT ON THE SOUTHEASTERLY RIGHT OF WAY LINE OF S.W. 19TH COURT (80' R/W), SAID POINT BEING ON A CURVE HAVING A RADIUS OF 690.00 FEET AND BEING CONCAVE SOUTHEASTERLY; THENCE RUN NORTHEASTERLY ALONG THE ARC OF SAID R/W CURVE 649.40 FEET, BEING THROUGH A CENTRAL ANGLE OF 53 DEGREES 55 MINUTES 28 SECONDS AND BEING A CHORD BEARING AND DISTANCE OF NORTH 60 DEGREES 54 MINUTES 44 SECONDS EAST, 625.69 FEET; THENCE RUN SOUTH 26 DEGREES 26 MINUTES 47 SECONDS WEST, 540.43 FEET; THENCE RUN NORTH 63 DEGREES 33 MINUTES 13 SECONDS WEST, 356.87 FEET TO THE POINT OF BEGINNING.

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

SUBJECT TO TAXES FOR THE YEAR 2022 AND SUBSEQUENT YEARS, RESTRICTIONS, RESERVATIONS, COVENANTS AND EASEMENTS OF RECORD, IF ANY.

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

And the Grantors hereby covenant with the Grantee that the Grantors are lawfully seized of said land in fee simple, that the Grantors have good right and lawful authority to sell and convey said land and that the Grantors hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever. Grantors further warrant that said land is free of all encumbrances, except as noted herein and except taxes accruing subsequent to December 31, 2022.

IN WITNESS WHEREOF, the said Grantors have signed and sealed these presents or caused these presents to be executed in their respective names and their respective corporate seals to be hereunto affixed by their proper officers thereunto duly authorized, the day and year first above written.

Signed, sealed and delivered in the presence of:

John Caldwell  
Witness Signature  
Printed Name: John Caldwell

GULF COAST REALTY GROUP, LLC

By: [Signature] L.S.  
Name: Tommy Dotson  
Title: Manager

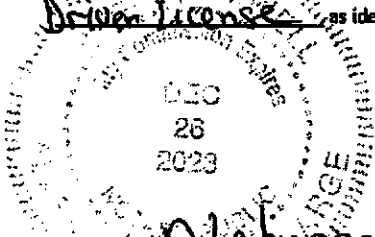
Tessie J. Carroll  
Witness Signature  
Printed Name: Tessie J. Carroll

Address (Principal Place of Business):  
1960 Dotson Drive, Bessemer, AL 35022

[Signature] L.S.  
Name: Tommy Dotson  
Address: 1960 Dotson Drive, Bessemer, AL 35022

STATE OF Alabama  
COUNTY OF Bartow

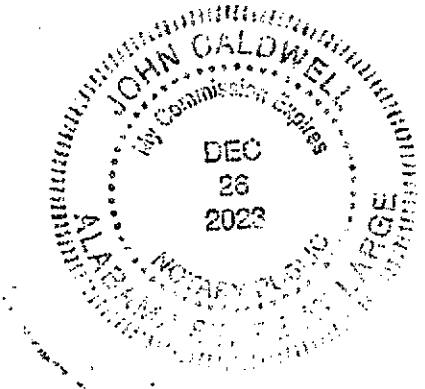
The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 16 day of March, 2022, by Tommy Dotson (name), Manager (title) of Gulf Coast Realty Group, LLC, a Florida corporation, on behalf of the corporation. He (she) is personally known to me or has produced Driver License as identification.



John Caldwell  
Signature of Notary  
Printed Name: John Caldwell  
My commission expires: John Caldwell  
My Commission Expires  
12/26/2023

STATE OF Alabama  
COUNTY OF Bartow

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 16 day of March, 2022, by Tommy Dotson, who is personally known to me or who has produced Driver License as identification.



John Caldwell  
Signature of Notary  
Printed Name: John Caldwell  
My commission expires: John Caldwell  
My Commission Expires  
12/26/2023



Doc Stamp-Deed: \$245.00



Prepared by and return to:  
Ashley M. Taylor

Haile Title Company, LLC  
4739 NW 53rd Avenue Suite B  
Gainesville, FL 32653  
352-371-6264  
File Number: 16-329  
Will Call No.: Carlene

\$35,000

[Space Above This Line For Recording Data]

## Warranty Deed

**This Warranty Deed** made this 1st day of June, 2016 between A Women's Health Network, Inc., d/b/a Toni's Place, Gainesville, FL, a 501(c)(3) corporation whose post office address is PO Box 357424, Gainesville, FL 32635, grantor, and Nidal Boughannam, a married man whose post office address is 3206 NW 57th Terrace, Gainesville, FL 32606, grantee:

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

**Witnesseth**, that said grantor, for and in consideration of the sum 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:

A parcel of land lying in Section 9, Township 10 South, Range 19 East, Alachua County, Florida and being more particularly described as follows: Commence at the Southwest corner of Tower Oaks, Unit No. 1, a subdivision as per a plat thereof recorded in Plat Book K, page 86 of the Public Records of Alachua County, Florida and run South 68 deg. 56 min. 10 sec. East along the Southerly line of said subdivision 320.97 feet to the point of curvature of a curve having a radius of 25.00 feet, an internal angle of 79 deg. 10 min. 00 sec. and being concave Northwesterly; thence run Northeasterly along the arc of said curve 34.54 feet; being a chord bearing and distance of North 71 deg. 28 min. 47 sec. East 31.86 feet to the point of tangency of said curve; thence run South 58 deg. 06 min. 10 sec. East, 70.00 feet to the Point of Beginning, of the hereinafter described parcel; said point lying on the Easterly right-of-way of Southwest 70th Terrace (a 60 foot right-of-way); thence continue South 58 deg. 06 min. 10 sec. East 10.00 feet; thence run South 63 deg. 33 min. 13 sec. East, 356.87 feet; thence run South 33 deg. 09 min. 43 sec. West, 273.89 feet; thence run South 26 deg. 31 min. 48 sec. West, 152.91 feet; thence run South 88 deg. 35 min. 21 sec. West, 4.90 feet; thence run North 14 deg. 33 min. 05 sec. West, 267.30 feet; thence run North 01 deg. 26 min. 06 sec. East, 95.83 feet; thence run North 76 deg. 42 min. 19 sec. West, 114.93 feet to a point on the Easterly right-of-way of said Southwest 70th Terrace said point lying on a curve having a radius of 348.06 feet and being concave Southeasterly; thence run Northeasterly along said right-of-way with said curve, through a central angle of 18 deg. 36 min. 09 sec. an arc length of 113.01 feet, and a chord bearing and distance of North 22 deg. 35 min. 35 sec. East 112.50 feet to the point of tangency, thence continue along said right-of-way North 31 deg. 53 min. 50 sec. East 53.74 feet to the Point of Beginning.

Parcel Identification Number: 06678-010-039

Subject to taxes for 2016 and subsequent years; 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.

encumbrances, except taxes accruing subsequent to **December 31, 2015**.

**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:

A Women's Health Network, Inc. d/b/a Toni's Place,  
Gainesville, FL, a 501(c)(3) corporation

By: Karin L. Pugh

Karin L. Pugh, Chief Executive Officer

(Corporate Seal)

#1 KAMAL P SONS  
Witness Name:

#2 DAVID E PUGH  
Witness Name:

State of NEW YORK  
County of Kings

The foregoing instrument was acknowledged before me this 31<sup>st</sup> day of MAY, 2016 by Karin L. Pugh, Chief Executive Officer of A Women's Health Network, Inc. d/b/a Toni's Place, Gainesville, FL, a 501(c)(3) corporation, on behalf of the corporation. She ☐ is personally known to me or ☒ has produced a driver's license as identification.

[Notary Seal]

KAMAL P. SONI  
Notary Public, State of New York  
No. 01SO6089949  
Qualified in Kings County  
Commission Expires March 31, 2019

D. J. V.  
Notary Public

Printed Name: KAMAL P SONS

My Commission Expires: 3/31/2019

ACCOUNT NUMBER	PROPERTY ADDRESS	MILLAGE CODE
06678 010 038	UNASSIGNED LOCATION RE	0400

BOUGHANNAM NIDAL  
PO BOX 358627  
GAINESVILLE, FL 32635

EXEMPTIONS:



SCAN TO PAY ONLINE

AD VALOREM TAXES					
TAXING AUTHORITY	MILLAGE RATE	ASSESSED VALUE	EXEMPTION(S)	TAXABLE VALUE	TAXES LEVIED
COUNTY GENERAL	7.6414	250,470	0	250,470	1,913.94
MSTU-SHERIFF LAW ENFORCEMENT	3.5678	250,470	0	250,470	893.63
LIBRARY GENERAL	1.0339	250,470	0	250,470	258.96
SCHOOL CAP PROJECT	1.5000	250,470	0	250,470	375.71
SCHOOL DISCRNRY & CN	0.7480	250,470	0	250,470	187.35
SCHOOL GENERAL	3.1840	250,470	0	250,470	797.50
SCHOOL VOTED	1.0000	250,470	0	250,470	250.47
CHILDREN'S TRUST	0.4612	250,470	0	250,470	115.52
ST JOHNS RIVER WATER MGT DISTR	0.1793	250,470	0	250,470	44.91
TOTAL MILLAGE					19.3156
AD VALOREM TAXES					\$4,837.99

LEGAL DESCRIPTION
COM INT SLY R/W SW 19TH COURT & NW COR TOWER OAKS MANOR PB L-58 POB S 26 DEG W 5 See Additional Legal on Tax Roll

NON-AD VALOREM ASSESSMENTS			
LEVYING AUTHORITY	UNIT	RATE	AMOUNT
550 COUNTY FIRE SERVICES	1.000	Varies	90.69
NON-AD VALOREM ASSESSMENTS			\$90.69

PAY ONLY ONE AMOUNT. ↓

COMBINED TAXES AND ASSESSMENTS \$4,928.68

IF PAID BY PLEASE PAY	Nov 30, 2023 \$0.00				
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**JOHN POWER, CFC**

ALACHUA COUNTY TAX COLLECTOR

2023 PAID REAL ESTATE

NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

54714

PLEASE PAY IN U.S. FUNDS TO JOHN POWER, TAX COLLECTOR • P.O. Box 44310 • Jacksonville, FL 32231-4310

ACCOUNT NUMBER	PROPERTY ADDRESS
06678 010 038	UNASSIGNED LOCATION RE

BOUGHANNAM NIDAL  
PO BOX 358627  
GAINESVILLE, FL 32635

PAY ONLY ONE AMOUNT

IF PAID BY	PLEASE PAY
<input type="checkbox"/> Nov 30, 2023	\$0.00
<input type="checkbox"/>	
<input type="checkbox"/>	
<input type="checkbox"/>	
<input type="checkbox"/>	

WANT TO RECEIVE YOUR BILL ELECTRONICALLY NEXT YEAR? VISIT  
[www.AlachuaCollector.com](http://www.AlachuaCollector.com) AND SIGN UP FOR E-BILLS!

ACCOUNT NUMBER	PROPERTY ADDRESS	MILLAGE CODE
06678 010 039	UNASSIGNED LOCATION RE	0400

BOUGHANNAM NIDAL A  
3206 NW 57TH TER  
GAINESVILLE, FL 32606

EXEMPTIONS:



SCAN TO PAY ONLINE

AD VALOREM TAXES					
TAXING AUTHORITY	MILLAGE RATE	ASSESSED VALUE	EXEMPTION(S)	TAXABLE VALUE	TAXES LEVIED
COUNTY GENERAL	7.6414	97,270	0	97,270	743.28
MSTU-SHERIFF LAW ENFORCEMENT	3.5678	97,270	0	97,270	347.04
LIBRARY GENERAL	1.0339	97,270	0	97,270	100.57
SCHOOL CAP PROJECT	1.5000	221,067	0	221,067	331.60
SCHOOL DISCRNRY & CN	0.7480	221,067	0	221,067	165.36
SCHOOL GENERAL	3.1840	221,067	0	221,067	703.88
SCHOOL VOTED	1.0000	221,067	0	221,067	221.07
CHILDREN'S TRUST	0.4612	97,270	0	97,270	44.86
ST JOHNS RIVER WATER MGT DISTR	0.1793	97,270	0	97,270	17.44
TOTAL MILLAGE					19.3156
AD VALOREM TAXES					\$2,675.10

LEGAL DESCRIPTION
COM SW COR TOWER OAKS UNIT 1 PB K-86 SE ALG S/L S/D 320.97 FT NELY ALG CURVE 34. See Additional Legal on Tax Roll

NON-AD VALOREM ASSESSMENTS			
LEVYING AUTHORITY	UNIT	RATE	AMOUNT
550 COUNTY FIRE SERVICES	1.000	Varies	90.69
NON-AD VALOREM ASSESSMENTS			\$90.69

PAY ONLY ONE AMOUNT. ↓

COMBINED TAXES AND ASSESSMENTS

\$2,765.79

IF PAID BY PLEASE PAY	Nov 30, 2023 \$0.00				
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**JOHN POWER, CFC**

ALACHUA COUNTY TAX COLLECTOR

2023 PAID REAL ESTATE

NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

54715

PLEASE PAY IN U.S. FUNDS TO JOHN POWER, TAX COLLECTOR • P.O. Box 44310 • Jacksonville, FL 32231-4310

ACCOUNT NUMBER	PROPERTY ADDRESS
06678 010 039	UNASSIGNED LOCATION RE

BOUGHANNAM NIDAL A  
3206 NW 57TH TER  
GAINESVILLE, FL 32606

PAY ONLY ONE AMOUNT

IF PAID BY	PLEASE PAY
<input type="checkbox"/> Nov 30, 2023	\$0.00
<input type="checkbox"/>	
<input type="checkbox"/>	
<input type="checkbox"/>	
<input type="checkbox"/>	




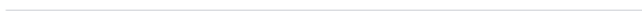











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[www.AlachuaCollector.com](http://www.AlachuaCollector.com) AND SIGN UP FOR E-BILLS!

## Detailed Directions to Site

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### County Annex Building

10 SW 2nd Ave, Gainesville, FL 32601

-  Head north on S Main St toward SE 1st Ave/Union St E  
0.6 mi 
-  Turn left onto NW 8th Ave  
4.5 mi 
-  Use the right 2 lanes to turn right onto FL-26 W/Newberry Rd  
0.5 mi 
-  Turn left onto NW 62nd St  
1.7 mi 
-  Turn right onto SW 20th Ave  
1.0 mi 
-  Continue onto SW 24th Ave  
0.5 mi 
-  Turn right onto SW 70th Terrace  
 Destination will be on the right  
0.2 mi 

### 2113 SW 75th St

Gainesville, FL 32607

## LEGAL DESCRIPTION

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### PARCEL 1:

LEGAL DESCRIPTION: (PER O.R.B. 4987, PAGE 458)

A PARCEL OF LAND LYING IN SECTION 9, TOWNSHIP 10 SOUTH, RANGE 19 EAST, ALACHUA COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF TOWER OAKS, UNIT NO. 1, A SUBDIVISION AS PER A PLAT THEREOF RECORDED IN PLAT BOOK "K", PAGE 86 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA AND RUN SOUTH 68 DEGREES 56 MINUTES 10 SECONDS EAST ALONG THE SOUTHERLY LINE OF SAID SUBDIVISION 320.97 FEET TO THE POINT OF CURVATURE OF A CURVE HAVING A RADIUS OF 25.00 FEET, AN INTERNAL ANGLE OF 79 DEGREES 10 MINUTES 00 SECONDS AND BEING CONCAVE NORTHWESTERLY; THENCE RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE 34.54 FEET, BEING A CHORD BEARING AND DISTANCE OF NORTH 71 DEGREES 28 MINUTES 47 SECONDS EAST, 31.86 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE RUN SOUTH 58 DEGREES 06 MINUTES 10 SECONDS EAST 80.00 FEET TO THE POINT OF BEGINNING; SAID POINT LYING ON A CURVE HAVING A RADIUS OF 690.00 FEET AND BEING CONCAVE SOUTHEASTERLY; THENCE RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE 24.72 FEET, BEING THROUGH A CENTRAL ANGLE OF 02 DEGREES 03 MINUTES 10 SECONDS AND BEING A CHORD BEARING AND DISTANCE OF NORTH 32 DEGREES 55 MINUTES 54 SECONDS EAST 24.72 FEET TO A POINT ON THE SOUTHEASTERLY RIGHT OF WAY LINE OF S.W. 19TH COURT (80.00 FEET R/W), SAID POINT BEING ON A CURVE HAVING A RADIUS OF 690.00 FEET AND BEING CONCAVE SOUTHEASTERLY; THENCE RUN NORTH EASTERLY ALONG THE ARC OF SAID RIGHT OF WAY CURVE 642.25 FEET, BEING THROUGH A CENTRAL ANGLE OF 60 DEGREES 54 MINUTES 44 SECONDS EAST 625.69 FEET; THENCE RUN SOUTH 26 DEGREES 26 MINUTES 47 SECONDS WEST 540.43 FEET; THENCE RUN NORTH 63 DEGREES 33 MINUTES 13 SECONDS WEST, 356.87 FEET TO THE POINT OF BEGINNING.

SAID REAL PROPERTY ALSO BEING DESCRIBED AS FOLLOWS:

A PARCEL OF LAND LYING IN SECTION 9, TOWNSHIP 10 SOUTH, RANGE 19 EAST, ALACHUA COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF TOWER OAKS, UNIT NO. 1, A SUBDIVISION AS PER A PLAT THEREOF RECORDED IN PLAT BOOK "K", PAGE 86 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA AND RUN SOUTH 68 DEGREES 56 MINUTES 10 SECONDS EAST ALONG THE SOUTHERLY LINE OF SAID SUBDIVISION 320.97 FEET TO THE POINT OF CURVATURE OF A CURVE HAVING A RADIUS OF 25.00 FEET, AN INTERNAL ANGLE OF 79 DEGREES 10 MINUTES 00 SECONDS AND BEING CONCAVE NORTHWESTERLY; THENCE RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE 34.54 FEET, BEING A CHORD BEARING AND DISTANCE OF NORTH 71 DEGREES 28 MINUTES 47 SECONDS EAST, 31.86 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE RUN SOUTH 58 DEGREES 06 MINUTES 10 SECONDS EAST 80.00 FEET TO THE POINT OF BEGINNING; SAID POINT LYING ON A CURVE HAVING A RADIUS OF 690.00 FEET AND BEING CONCAVE SOUTHEASTERLY; THENCE RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE 24.72 FEET, BEING THROUGH A CENTRAL ANGLE OF 02 DEGREES 03 MINUTES 10 SECONDS AND BEING A CHORD BEARING AND DISTANCE OF NORTH 32 DEGREES 55 MINUTES 54 SECONDS EAST 24.72 FEET TO A POINT ON THE SOUTHEASTERLY RIGHT OF WAY LINE OF S.W. 19TH COURT (80.00 FEET R/W), SAID POINT BEING ON A CURVE HAVING A RADIUS OF 690.00 FEET AND BEING CONCAVE SOUTHEASTERLY; THENCE RUN NORTH EASTERLY ALONG THE ARC OF SAID RIGHT OF WAY CURVE 649.90 FEET, BEING THROUGH A CENTRAL ANGLE OF 60 DEG. 54 MIN. 44 SEC. EAST 625.69 FEET; THENCE RUN SOUTH 26 DEGREES 26 MINUTES 47 SECONDS WEST 540.43 FEET; THENCE RUN NORTH 63 DEGREES 33 MINUTES 13 SECONDS WEST, 356.87 FEET TO THE POINT OF BEGINNING.

### PARCEL 2:

LEGAL DESCRIPTION: (PER O.R.B. 4435, PAGE 899)

A PARCEL OF LAND LYING IN SECTION 9, TOWNSHIP 10 SOUTH, RANGE 19 EAST, ALACHUA COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF TOWER OAKS, UNIT NO. 1, A SUBDIVISION AS PER A PLAT THEREOF RECORDED IN PLAT BOOK "K", PAGE 86 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA AND RUN SOUTH 68 DEGREES 56 MINUTES 10 SECONDS EAST ALONG THE SOUTHERLY LINE OF SAID SUBDIVISION 320.97 FEET TO THE POINT OF CURVATURE OF A CURVE HAVING A RADIUS OF 25.00 FEET, AN INTERNAL ANGLE OF 79 DEGREES 10 MINUTES 00 SECONDS AND BEING CONCAVE NORTHWESTERLY; THENCE RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE 34.54 FEET, BEING A CHORD BEARING AND DISTANCE OF NORTH 71 DEGREES 28 MINUTES 47 SECONDS EAST, 31.86 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE RUN SOUTH 58 DEG. 06 MIN. 10 SEC. EAST, 70.00 FEET TO THE POINT OF BEGINNING, OF THE HEREINAFTER DESCRIBED PARCEL; SAID POINT LYING ON THE EASTERLY RIGHT-OF-WAY OF SOUTHWEST 70TH TERRACE (A 60 FOOT RIGHT-OF-WAY); THENCE CONTINUE SOUTH 58 DEG. 06 MIN. 10 SEC. EAST 10.00 FEET; THENCE RUN SOUTH 63 DEG. 33 MIN. 13 SEC. EAST, 356.87 FEET; THENCE RUN SOUTH 33 DEG. 09 MIN. 43 SEC. WEST, 273.89 FEET; THENCE RUN SOUTH 26 DEG. 31 MIN. 48 SEC. WEST, 152.91 FEET; THENCE RUN SOUTH 88 DEG. 35 MIN. 21 SEC. WEST, 4.90 FEET; THENCE RUN NORTH 14 DEG. 33 MIN. 05 SEC. WEST, 267.30 FEET; THENCE RUN NORTH 01 DEG. 26 MIN. 06 SEC. EAST, 95.83 FEET; THENCE RUN NORTH 76 DEG. 42 MIN. 19 SEC. WEST, 114.93 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY OF SAID SOUTHWEST 70TH TERRACE, SAID POINT LYING ON A CURVE HAVING A RADIUS OF 348.06 FEET AND BEING CONCAVE SOUTHEASTERLY; THENCE RUN NORTHEASTERLY ALONG SAID RIGHT-OF-WAY WITH SAID CURVE, THROUGH A CENTRAL ANGLE OF 18 DEG. 36 MIN. 09 SEC., AN ARC LENGTH OF 113.01 FEET, AND A CHORD BEARING AND DISTANCE OF NORTH 22 DEG. 35 MIN. 35 SEC. EAST, 112.50 FEET TO THE POINT OF TANGENCY; THENCE CONTINUE ALONG SAID RIGHT-OF-WAY NORTH 31 DEG. 53 MIN. 50 SEC. EAST, 53.74 FEET TO THE POINT OF BEGINNING.







SURVEYORS NOTES:

1. BEARINGS SHOWN HEREON ARE BASED ON FLORIDA STATE PLANE COORDINATES NORTH ZONE, NORTH AMERICAN DATUM 1983 (NAD83).
2. NO UNDERGROUND INSTALLATION OF UTILITIES OR IMPROVEMENTS HAVE BEEN LOCATED. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.
3. THE SURVEYOR HAS NO KNOWLEDGE OF UNDERGROUND FOUNDATIONS WHICH MAY ENCROACH.
4. FENCING, SYMBOLS AND MONUMENTATION SHOWN HEREON MAY BE EXAGGERATED FOR PICTORIAL PURPOSES ONLY AND MAY NOT BE SHOWN TO SCALE.
5. IN THE OPINION OF THIS SURVEYOR, THE PERIMETER LINES AS SHOWN HEREON REPRESENT THE LOCATION OF THE BOUNDARY LINES OF THE SUBJECT PARCEL IN RELATION TO THE DESCRIPTION OF RECORD AND THOSE EXISTING LAND CORNERS FOUND TO BE ACCEPTABLE BY THIS SURVEYOR.
6. THIS SURVEY WAS PRODUCED WITHOUT THE BENEFITS OF FURNISHED TITLE WORK, NO INSTRUMENTS OF RECORD REFLECTING EASEMENTS, RIGHTS-OF-WAY, AND OR OWNERSHIP WERE FURNISHED TO THE SURVEYOR EXCEPT AS SHOWN. A SEARCH OF THE PUBLIC RECORDS HAS NOT BEEN DONE BY THE SURVEYOR.
7. INFORMATION FROM FEDERAL EMERGENCY MANAGEMENT AGENCY, (F.E.M.A.) FLOOD INSURANCE RATE MAP(S), SHOWN ON THIS MAP WAS CURRENT AS OF THE REFERENCED DATE. MAP REVISIONS AND AMENDMENTS ARE PERIODICALLY MADE BY LETTER AND MAY NOT BE REFLECTED ON THE MOST CURRENT MAP.
8. ELEVATIONS ARE BASED ON A ST. JOHNS RIVER WATER MANAGEMENT DISTRICT DISK STAMPED: 12-11-032-0 IN THE CONCRETE BASE OF A TRAFFIC SIGNAL POST LOCATED ON THE NORTH RIGHT OF WAY OF SW 20TH AVENUE. ELEVATION IS 71.92 (NAVD 88 DATUM).
9. ONLY TREES 8" IN DIAMETER OR GREATER (MEASURED AT CHEST HEIGHT) ARE SHOWN HEREON. PLANTED PINES WERE NOT LOCATED.
10. TOPOGRAPHIC INFORMATION SHOWN HEREON IS BASED ON A GROUND SURVEY. CONTOURS SHOWN HEREON REFLECT 1-FOOT INTERVALS.
11. THERE IS HEAVY DEBRIS COVERING AREAS OF THE SITE THAT MADE IT IMPOSSIBLE FOR THE SURVEYOR TO SET PARCEL CORNERS AS SHOWN HEREON. THERE WAS ALSO ACTIVE DUMPING ON THE SUBJECT PARCEL WHILE THIS SURVEY WAS BEING DONE.
12. THERE WAS A VICIOUS DOG IN THE BACK OF LOT 11 & 12 TOWER OAKS MANOR UNIT 2 THAT MADE IT IMPOSSIBLE TO ACCESS THE PROPERTY CORNER AS SHOWN HEREON.
13. THERE ARE SEVERAL ENCROACHMENTS ALONG THE EAST LINE OF THE SUBJECT PARCEL. SEE SHEETS TWO AND THREE FOR THE INFORMATION REGARDING THE ENCROACHMENTS.
14. THERE'S AN APPARENT GAP / HIATUS (AS SHOWN HEREON) IN THE DESCRIPTIONS FOR PARCEL 1 AND PARCEL 2, AND THE PLATS FOR TOWER OAKS MANOR UNIT 1 AND TOWER OAKS MANOR UNIT 2.
15. THIS SURVEY IS A TOTAL OF THREE (3) SHEETS. EACH SHEET IS INCOMPLETE WITHOUT THE OTHER. SEE SHEET ONE (1) FOR BOUNDARY INFORMATION, SEE SHEET TWO (2) THRU SHEET THREE (3) FOR IMPROVEMENTS AND DETAILED TOPOGRAPHIC INFORMATION.

LEGEND:

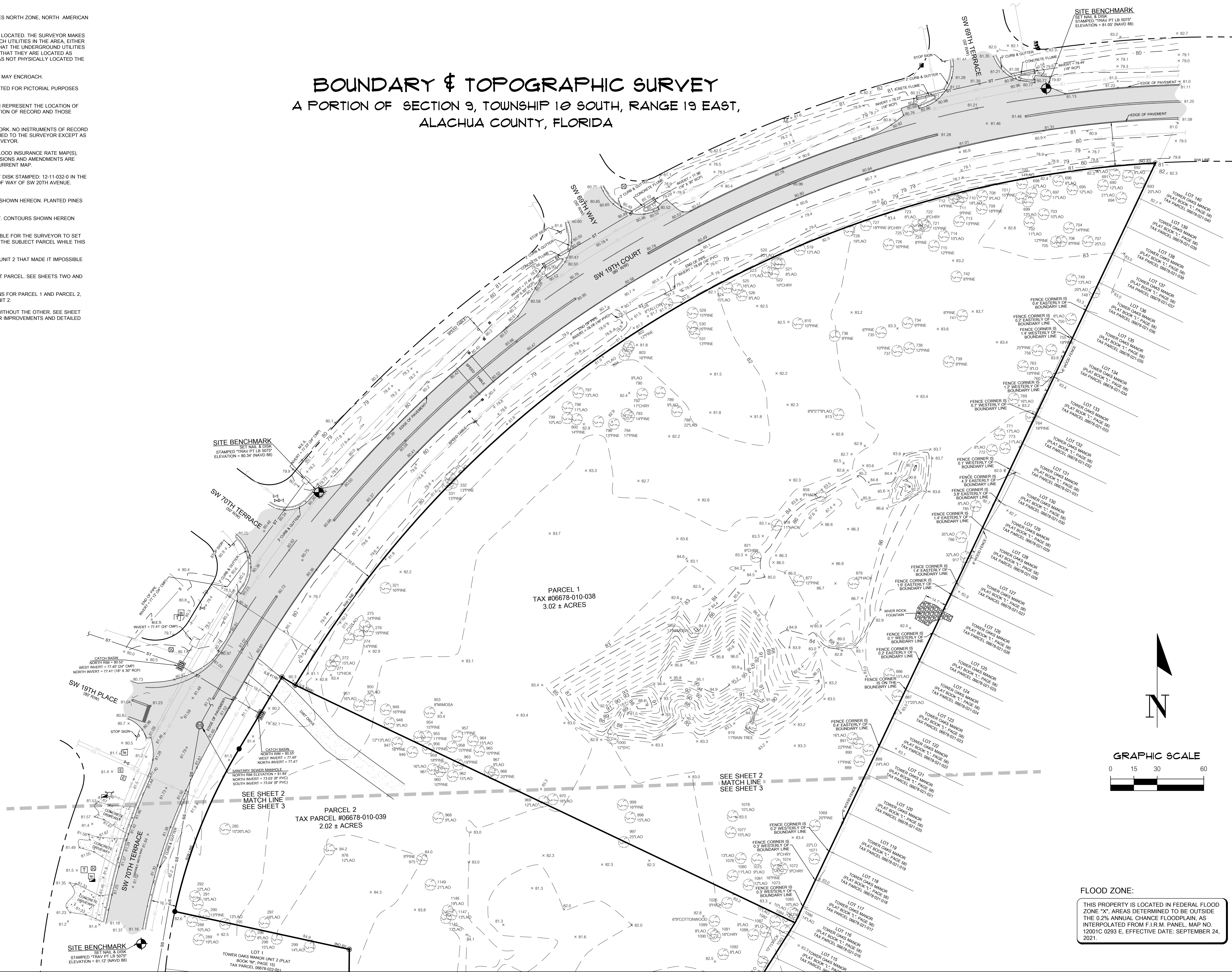
- (C) = DATA BASED ON CALCULATIONS  
(P1) = DATA BASED ON TOWER OAKS MANOR PLAT BOOK "L", PAGE 58  
(P2) = DATA BASED ON TOWER OAKS MANOR UNIT 2 PLAT BOOK "M", PAGE 15  
(P3) = DATA BASED ON TOWER OAKS MANOR UNIT 1 PLAT BOOK "M", PAGE 15  
(D) = DATA BASED ON DEED OF RECORD  
(M) = DATA BASED ON FIELD MEASUREMENTS  
P.O.B. = POINT OF BEGINNING  
P.O.C. = POINT OF COMMENCEMENT  
O.R.B. = OFFICIAL RECORDS BOOK  
PG. = PAGE  
DEG. = DEGREES  
MIN. = MINUTES  
SEC. = SECONDS  
ID = IDENTIFICATION  
M.E.S. = MITERED END SECTION  
RCP = REINFORCED CONCRETE PIPE  
PVC = POLYVINYL CHLORIDE  
CMP = CORRUGATED METAL PIPE  
RW = RIGHT OF WAY  
FEMA = FEDERAL EMERGENCY MANAGEMENT AGENCY  
F.I.R.M. = FLOOD INSURANCE RATE MAP  
SYC = SYCAMORE TREE  
GUM = SWEETGUM TREE  
LO = LIVE OAK TREE  
LAO = LAUREL OAK TREE  
CHRY = CHERRY TREE  
HACK = HACKBERRY TREE  
HICK = HICKORY TREE  
X 47.5 = SPOT ELEVATION (PERVIOUS SURFACE)  
X 47.75 = SPOT ELEVATION (IMPROVED SURFACE)  
● = FOUND 5/8" STEEL REBAR & CAP (MARKED AS NOTED)  
■ = FOUND 4"x4" CONCRETE MONUMENT (MARKED AS NOTED)  
● = SET 5/8" STEEL REBAR AND CAP MARKED "CHW INC LB 5075"

- = CLEANOUT  
⊕ = ELECTRIC METER  
⊕ = WATER METER  
⊕ = FIRE HYDRANT  
⊕ = WATER VALVE  
⊕ = TRANSFORMER  
⊕ = CABLE TELEVISION BOX  
⊕ = TELEPHONE PEDESTAL  
⊕ = ELECTRIC BOX  
⊕ = SIGN  
⊕ = REFLECTOR POST  
⊕ = STORM INLET  
⊕ = SANITARY SEWER MANHOLE  
● = TREE (TAG NUMBER, SIZE AND TYPE NOTED)  
● = BENCHMARK

- = SUBJECT PARCEL LINE  
— = PARCEL LINE  
- - - = COMPUTATION LINE  
- - - = PAYMENT SIGNAL  
- - - = EXISTING RIGHT OF WAY LINE  
- - - = SANITARY SEWER LINE  
- - - = STORM SEWER LINE  
- - - = FENCE (SIZE AND TYPE AS NOTED)  
- - - (E) = BURIED ELECTRIC LINE (PER GRU PLAN)  
- - - (W) = BURIED WATER LINE (PER GRU PLAN)  
- - - (G) = BURIED GAS LINE (PER GRU PLAN)  
- - - = CONTOUR LINE  
- - - = END OF FEATURE NOT DETERMINED

- ▨ = ASPHALT SURFACE  
▨ = CONCRETE SURFACE  
▨ = RIVER ROCK SURFACE  
▨ = AREA OF HIATUS / GAP BY DEED

BOUNDARY & TOPOGRAPHIC SURVEY  
A PORTION OF SECTION 9, TOWNSHIP 10 SOUTH, RANGE 19 EAST,  
ALACHUA COUNTY, FLORIDA



FLOOD ZONE:  
THIS PROPERTY IS LOCATED IN FEDERAL FLOOD ZONE "X". AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN AS INTERPOLATED FROM F.I.R.M. PANEL, MAP NO. 12001C 0293 E, EFFECTIVE DATE: SEPTEMBER 24, 2021.

11001 Research Drive  
Alachua, Florida 32015  
(352) 331-1976  
www.chw-inc.com  
est. 1988 FLORIDA  
CA-5075

CHW  
Professional Consultants

REPLY SCALE  
BASED ON THE ORIGINAL DRAWING  
0 INCHES = 1 FOOT  
THIS SHEET, ADJUST  
SCALES ACCORDINGLY.

HATHAM BOUGHANNAM

CERTIFIED TO:

SURVEY DATE: 08-04-2022  
REVISION DATE: N/A  
PROJECT NUMBER: 22-0163  
CHECKED BY: CAC  
FIELD BOOK & PAGE: 629165-07

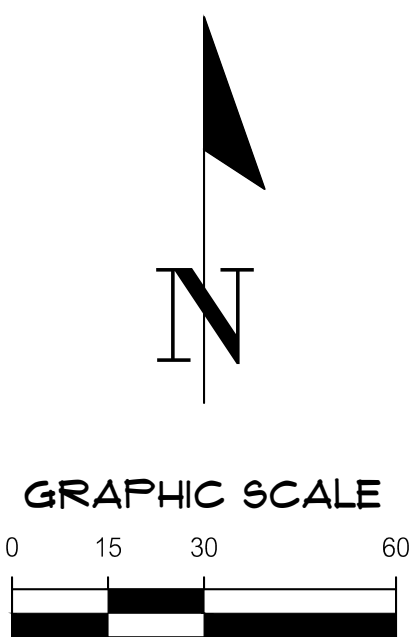
CHAD A. COLSON  
SEE SHEET 1 OF 3

This map prepared by:  
Certificate of Authorization No. LB-5075  
NOT VALID WITHOUT THE ORIGINAL  
SIGNATURE AND SEAL OR ELECTRONIC  
DIGITAL SIGNATURE OF A FLORIDA  
LICENSED SURVEYOR AND MAPPER

SHEET NO: 2 OF 4



BOUNDARY & TOPOGRAPHIC SURVEY  
A PORTION OF SECTION 9, TOWNSHIP 10 SOUTH, RANGE 19 EAST,  
ALACHUA COUNTY, FLORIDA



SURVEYORS NOTES:

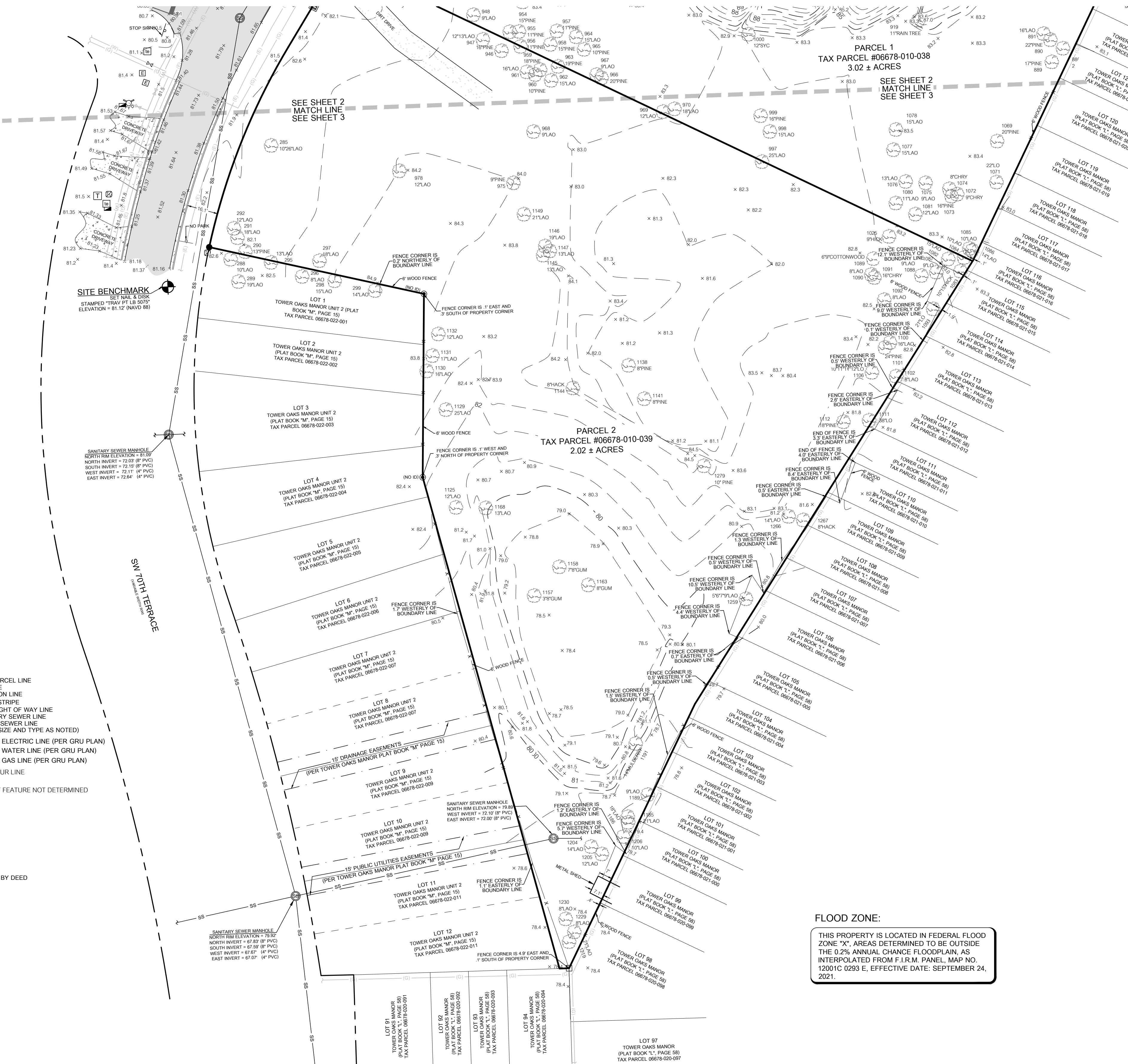
1. BEARINGS SHOWN HEREON ARE BASED ON FLORIDA STATE PLANE COORDINATES NORTH ZONE, NORTH AMERICAN DATUM 1983 (NAD83).
2. NO UNDERGROUND INSTALLATION OF UTILITIES OR IMPROVEMENTS HAVE BEEN LOCATED. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.
3. THE SURVEYOR HAS NO KNOWLEDGE OF UNDERGROUND FOUNDATIONS WHICH MAY ENCROACH.
4. FENCING, SYMBOLS AND MONUMENTATION SHOWN HEREON MAY BE EXAGGERATED FOR PICTORIAL PURPOSES ONLY AND MAY NOT BE SHOWN TO SCALE.
5. IN THE OPINION OF THIS SURVEYOR, THE PERIMETER LINES AS SHOWN HEREON REPRESENT THE LOCATION OF THE BOUNDARY LINES OF THE SUBJECT PARCEL IN RELATION TO THE DESCRIPTION OF RECORD AND THOSE EXISTING LAND CORNERS FOUND TO BE ACCEPTABLE BY THIS SURVEYOR.
6. THIS SURVEY WAS PRODUCED WITHOUT THE BENEFITS OF FURNISHED TITLE WORK. NO INSTRUMENTS OF RECORD REFLECTING EASEMENTS, RIGHTS-OF-WAY, AND OR OWNERSHIP WERE FURNISHED TO THE SURVEYOR EXCEPT AS SHOWN. A SEARCH OF THE PUBLIC RECORDS HAS NOT BEEN DONE BY THE SURVEYOR.
7. INFORMATION FROM FEDERAL EMERGENCY MANAGEMENT AGENCY, (F.E.M.A.) FLOOD INSURANCE RATE MAP(S), SHOWN ON THIS MAP WAS CURRENT AS OF THE REFERENCED DATE. MAP REVISIONS AND AMENDMENTS ARE PERIODICALLY MADE BY LETTER AND MAY NOT BE REFLECTED ON THE MOST CURRENT MAP.
8. ELEVATIONS ARE BASED ON A ST. JOHNS RIVER WATER MANAGEMENT DISTRICT DISK STAMPED: 12-11-032.0 IN THE CONCRETE BASE OF A TRAFFIC SIGNAL POST LOCATED ON THE NORTH RIGHT OF WAY OF SW 20TH AVENUE. ELEVATION IS 71.92' (NAVD 88 DATUM).
9. ONLY TREES 8" IN DIAMETER OR GREATER (MEASURED AT CHEST HEIGHT) ARE SHOWN HEREON. PLANTED PINES WERE NOT LOCATED.
10. TOPOGRAPHIC INFORMATION SHOWN HEREON IS BASED ON A GROUND SURVEY. CONTOURS SHOWN HEREON REFLECT 1-FOOT INTERVALS.
11. THERE IS HEAVY DEBRIS COVERING AREAS OF THE SITE THAT MADE IT IMPOSSIBLE FOR THE SURVEYOR TO SET PARCEL CORNERS AS SHOWN HEREON. THERE WAS ALSO ACTIVE DUMPING ON THE SUBJECT PARCEL WHILE THIS SURVEY WAS BEING DONE.
12. THERE WAS A VICIOUS DOG IN THE BACK OF LOT 11 & 12 TOWER OAKS MANOR UNIT 2 THAT MADE IT IMPOSSIBLE TO ACCESS THE PROPERTY CORNER AS SHOWN HEREON.
13. THERE ARE SEVERAL ENCROACHMENTS ALONG THE EAST LINE OF THE SUBJECT PARCEL. SEE SHEETS TWO AND THREE FOR THE INFORMATION REGARDING THE ENCROACHMENTS.
14. THERE'S AN APPARENT GAP / HIATUS (AS SHOWN HEREON) IN THE DESCRIPTIONS FOR PARCEL 1 AND PARCEL 2, AND THE PLATS FOR TOWER OAKS MANOR UNIT 1 AND TOWER OAKS MANOR UNIT 2.
15. THIS SURVEY IS A TOTAL OF THREE (3) SHEETS. EACH SHEET IS INCOMPLETE WITHOUT THE OTHER. SEE SHEET ONE (1) FOR BOUNDARY INFORMATION. SEE SHEET TWO (2) THRU THREE (3) FOR IMPROVEMENTS AND DETAILED TOPOGRAPHIC INFORMATION.

LEGEND:

- (P1) = DATA BASED ON CALCULATIONS  
(P2) = DATA BASED ON TOWER OAKS MANOR PLAT BOOK "L", PAGE 58  
(P3) = DATA BASED ON TOWER OAKS MANOR UNIT 2 PLAT BOOK "M", PAGE 15  
(P4) = DATA BASED ON TOWER OAKS MANOR UNIT 1 PLAT BOOK "M", PAGE 15  
(M) = DATA BASED ON DEED OF RECORD  
(D) = DATA BASED ON FIELD MEASUREMENTS  
P.O.B. = POINT OF BEGINNING  
P.O.C. = POINT OF COMMENCEMENT  
O.R.B. = OFFICIAL RECORDS BOOK  
P.G. = PAGE  
DEG. = DEGREES  
MIN. = MINUTES  
SEC. = SECONDS  
ID = IDENTIFICATION  
M.E.S. = MITERED END SECTION  
RCP = REINFORCED CONCRETE PIPE  
PVC = POLYVINYL CHLORIDE  
CMP = CORRUGATED METAL PIPE  
RW = RIGHT OF WAY  
FEMA = FEDERAL EMERGENCY MANAGEMENT AGENCY  
F.I.R.M. = FLOOD INSURANCE RATE MAP  
SYC = SYCAMORE TREE  
LO = LIVE OAK TREE  
LAO = LAUREL OAK TREE  
CHRY = CHERRY TREE  
HACK = HACKBERRY TREE  
HICK = HICKORY TREE  
X 47.5 = SPOT ELEVATION (PERVIOUS SURFACE)  
X 47.75 = SPOT ELEVATION (IMPERVIOUS SURFACE)
- = FOUND 5/8" STEEL REBAR & CAP (MARKED AS NOTED)  
□ = FOUND 4"x4" CONCRETE MONUMENT (MARKED AS NOTED)  
● = SET 5/8" STEEL REBAR AND CAP MARKED "CHW INC LB 5075"  
○ = CLEANOUT  
⊕ = ELECTRIC METER  
⊖ = WATER METER  
⊕ = FIRE HYDRANT  
⊖ = WATER VALVE  
⊕ = TRANSFORMER  
⊖ = TELEPHONE PEDISTAL  
⊕ = ELECTRIC BOX  
⊖ = SIGN  
⊕ = REFLECTOR POST  
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FLOOD ZONE:

THIS PROPERTY IS LOCATED IN FEDERAL FLOOD ZONE "X". AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS INTERPOLATED FROM F.I.R.M. PANEL, MAP NO. 12001C 0293 E, EFFECTIVE DATE: SEPTEMBER 24, 2021.

11001 Research Drive  
Alachua, Florida 32015  
(352) 331-1976  
www.chw-inc.com  
est. 1988 FLORIDA  
CA-5075

CHW  
Professional Consultants

SEAL  
I hereby certify that I am a duly Licensed Professional Engineer in the State of Florida, License No. 11001, and that I am the author of this drawing.

HATHAM BOUGHANAM

CERTIFIED TO:

SURVEY DATE: 08-04-2022  
REVISION DATE: N/A  
CHECKED BY: CAC  
PROJECT NUMBER: 22-0103  
FIELD BOOK & PAGE: 629/65-67

CHAD A. COLSON

SEE SHEET 1 OF 3

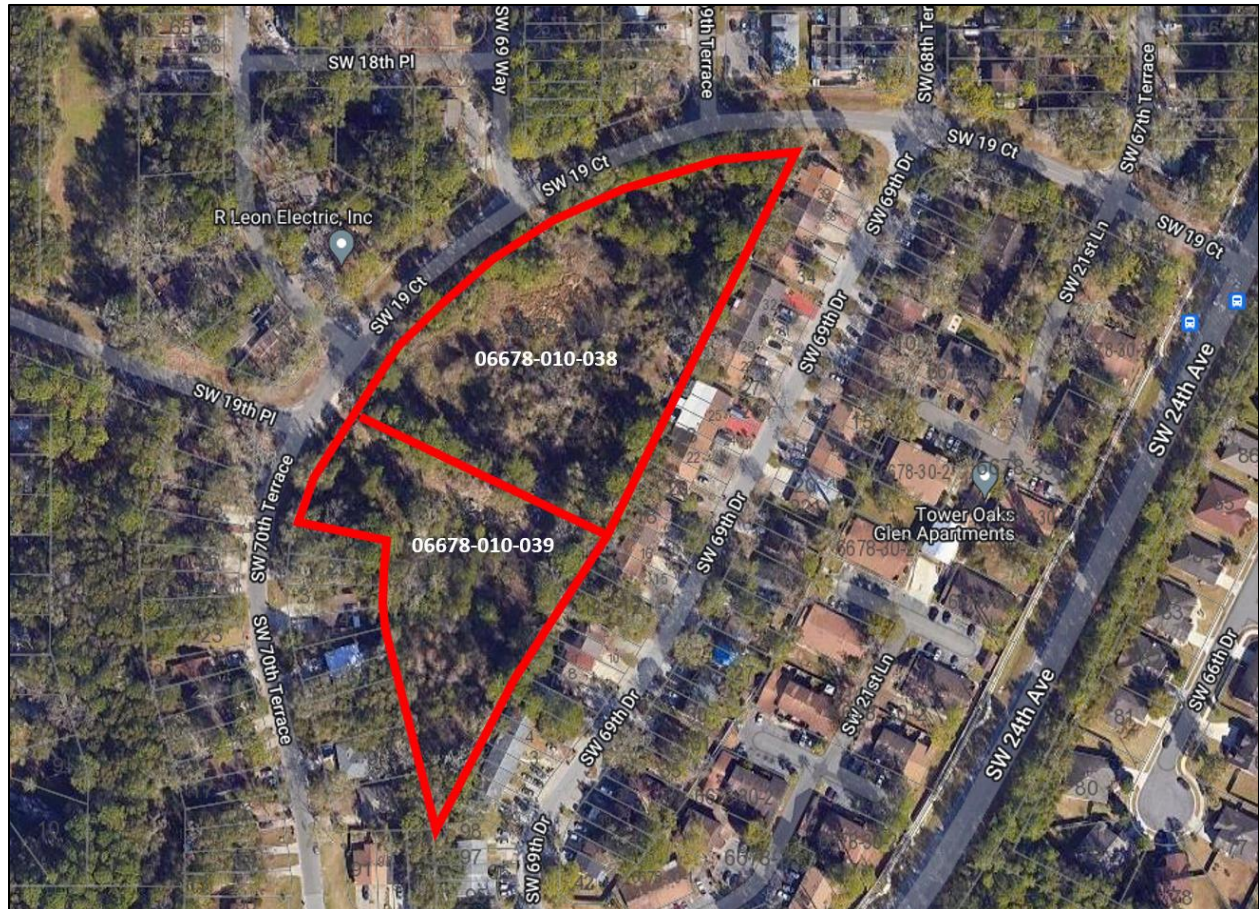
This map prepared by:  
Certificate of Authorization No. LB 5075  
NOT VALID WITHOUT THE ORIGINAL  
SIGNATURE AND SEAL OR ELECTRONIC  
DIGITAL SIGNATURE OF A FLORIDA  
LICENSED SURVEYOR AND MAPPER

SHEET NO: 3 OF 4





# Planned Development (PD) Minor Amendment Justification Report



**Project Request:** A proposed Planned Development (PD) minor amendment.

**Project Location:** Tax Parcels 06678-010-038 & 06678-010-039

**Project Owner:** Nidal Boughannam

**Submittal Date:** December 15, 2023

**Prepared By:** Clay Sweger, AICP, LEED AP  
eda consultants, inc.



## Background / Proposed Rezoning Request

---

The subject property, consisting of approximately 5.04 acres, is located on the east side of SW 70<sup>th</sup> Terrace and south side of SW 19<sup>th</sup> Court on parcel numbers 06678-010-038 & 06678-010-039. The property is presently undeveloped and is within the existing Pine Glade Planned Development, which includes developed residential properties in every direction. An aerial photo of the project site and surrounding area, is below:



The subject property is located within the Urban Cluster, along paved county roadways, has RTS bus route service, has GRU utilities available, is in an area with existing development and near a designated Activity Center – all of which meet the definition of urban infill development and support the use of this property as residential development and is consistent with the existing land development pattern in the area.

## Future Land Use Designation & Zoning District

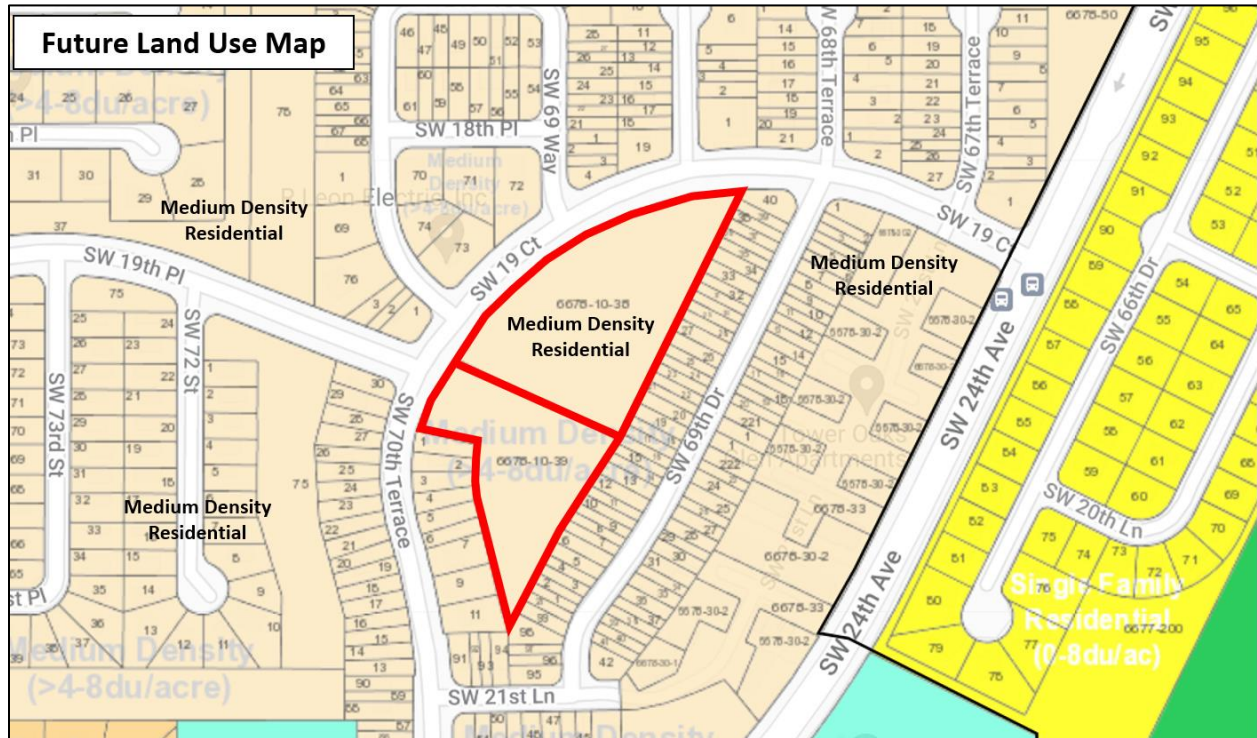
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The existing Future Land Use and Zoning Maps for the area are illustrated below. The future land use designation for the subject property is Medium Density Residential, which allows a variety of residential unit types at a density of up to 8 units per acre. The proposed minor amendment to the PD is consistent with the underlying land use designation permitted uses and density. The subject property was zoned Planned Development (PD) with the most recent approval by the County Commission in 2006. The project was master planned, utilizing a Zoning Master Plan that provides specific site development restrictions related to permitted uses, density, setbacks, buffers, etc. Presently, the PD has expired and needs to be



December 15, 2023

renewed in order for development of the remaining undeveloped parcels to occur. The PD zoning further supports and implements the underlying Medium Density Residential future land use designation.



## Proposed Minor Amendment to PD

---

The PD includes standards that govern development and compatibility with adjacent neighbors, including requirements for landscape buffers, setbacks, etc. As previously stated, the PD has expired and needs to be renewed in order for development of the remaining undeveloped parcels to occur. This application proposes a minor amendment to the PD that will not affect the geographic footprint of development, increase in density or any other site intensification. Specifically, the PD minor amendment will renew the PD, revise the phasing scheduled, revise permitted uses in 'Parcel A' from multifamily to single family attached and detached, modify 'Parcel B' to be developed under R-2 zoning dimensional standards (rather than R-3) and update open space requirements to reflect current regulations.

The PD conditions for the property are indicated below, along with the proposed revision to Condition #1 is shown below in underline/strikethrough:

1. Open Space: Shall be provided per the applicable ULDC criteria for qualifying open space.  
~~Common open space. During the development review process, the development shall demonstrate that it has achieved the required 20% open space. In order for any areas to count toward the required open space, it must meet all of the requirements within Article 5, Chapter 407 of the ULDC. If the 20% open space requirement is not demonstrated to be met within the existing portions of the planned development, then it must be provided separately within any new development proposed for this parcel.~~

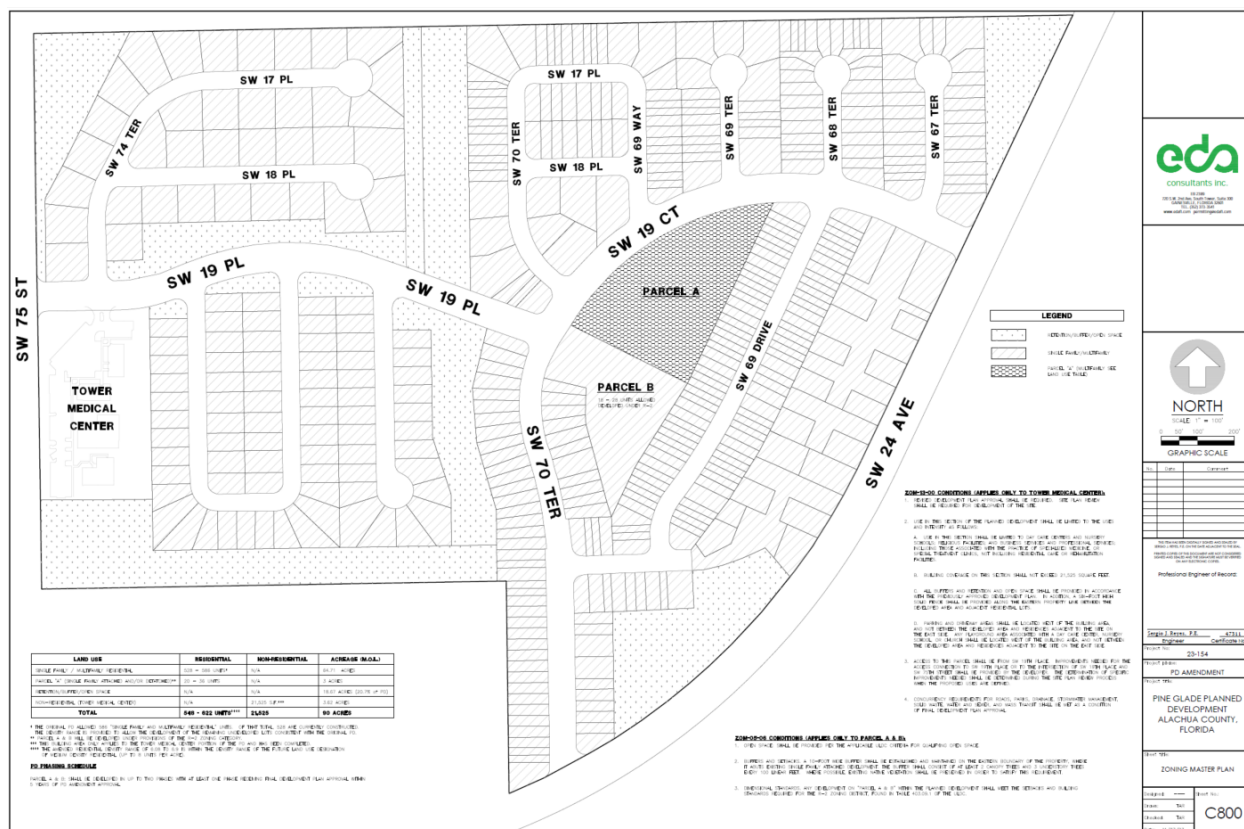
Please note that no changes are proposed to the Zoning Master Plan that will affect the development footprint of the property and no changes to the maximum density, or reductions in landscape buffers and setbacks are proposed. As such, this application qualifies as a minor amendment as defined below, specifically since the proposal *"will not cause an expansion to the existing use or additional impacts to surrounding properties, natural resources, or public infrastructure."*

### ***Sec. 402.89. Revision of planned development district.***

- (a) *Minor amendment to planned development district approval. An amendment to an existing planned development shall be considered minor where it will not cause an expansion to the existing use or additional impacts to surrounding properties, natural resources, or public infrastructure. A minor amendment to an existing planned development shall not require a Planning Commission public hearing and shall only require one (1) public hearing with the BOCC.*

# PD Zoning Master Plan

Below is a copy of the PD Zoning Master Plan for this project. Please note that no changes are proposed to the Zoning Master Plan that affects the development potential of the property. Specifically, no changes to the maximum density, landscape buffers, setbacks, etc. are proposed.



## Comprehensive Plan Consistency

The following analysis is intended to demonstrate that the proposed PD minor amendment is consistent with and supportive of the Goals, Objectives and Policies of the Comprehensive Plan.

### ***Future Land Use Element***

## URBAN RESIDENTIAL DENSITIES

*Policy 1.3.7.3 The County's Land Development Regulations shall allow Low or Medium density residential land use to include flexible and mixed minimum lot sizes, relying on design standards and gross density. Such provisions shall address the need for affordable housing, compatibility with transit alternatives, and open space preservation including greenway corridors.*

**Consistency:** The PD zoning on the subject property provides a flexible framework for a mix of residential unit types.

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

**Consistency:** The PD zoning on the subject property includes a permitted density range that is within the permitted range for the future land use designation.

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

**Consistency:** The PD zoning on the subject property permits a variety of residential housing types.

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

- (a) have direct access to an arterial or collector, or alternate access if the access meets the following requirements and is approved by the Board of County Commissioners:*
  - (1) The character of the primary access street should not be single family residential in nature and use of the street for multi-family development shall not create an adverse impact on surrounding properties.*
  - (2) The access street shall generally meet the criteria for an arterial or collector street in an Urban Activity Center including the design elements found in the Alachua County Corridor Design Manual.*
- (b) provide natural and landscaped open spaces, or transitional development and design practices, to adequately integrate the development along the edges of different land use categories.*
- (c) provide common open space as part of open space requirements established in the Conservation and Open Space Element.*
- (d) provide adequate developed recreation at the scale of the development, according to criteria in the land development regulations.*

**Consistency:** The subject property provides proper access and at development, will provide required setbacks, buffers, open space/recreation, as applicable.

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

**Consistency:** The PD zoning on the subject property permits a variety of residential housing types.

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

**Consistency:** The subject property is located in the urban cluster.

Policy 7.1.2 states that proposed changes in the zoning map shall consider:

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

**Consistency:** The proposed PD amendment is consistent with the goals, objectives, policies and adopted maps of the Comprehensive Plan. The existing PD and proposed PD amendment allow for uses that are consistent within the underlying Medium Density Residential future land use designation, of which are also allowed in PD districts. In addition, this amendment does not involve any physical expansion or intensification of the site from what has previously been approved.

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

**Consistency:** The site is located within the Urban Cluster. Public facilities are in place to adequately serve the proposed residential development. Public transit is provided on SW 24th Avenue.

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

**Consistency:** Existing development in the vicinity of this site consists of residential development (attached and detached units) spanning in every direction. The proposed PD amendment does not create environmental justice issues or limit redevelopment opportunities. The PD allows for residential uses that are similar to existing development in each direction and will not generate excessive noise, odor or light pollution.

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

**Consistency:** The proposed PD amendment will not negatively affect legitimate public purposes relating to health, safety and welfare. The PD conditions applied to this project are intended to protect these public purposes.

#### **Economic Element**

Policy 1.1.9 states that consistent with Energy Element Policy 3.1.4, Alachua County shall promote redevelopment and infill within the Urban Cluster. Recognizing that such redevelopment and infill is an efficient use of land, infrastructure, energy resources, and existing public services, redevelopment of existing sites and buildings shall be encouraged. The County will encourage redevelopment by establishing strategies, such as mixed-use and increased densities, in the goals, objectives, and policies of the Future Land Use Element.



**Consistency:** The proposed PD amendment will allow compact, urban residential development and promotes efficient use of land, infrastructure, energy resources and existing public services within the Urban Cluster.

## **Public Facilities Analysis**

---

Necessary supporting public facilities are available to serve this site. The subject property will utilize existing centralized water and sewer systems abutting the subject property. Adequate level of service standards exist for this site and any transportation impacts shall be accommodated by the payment of the mobility fee as it would apply to specific proposed land uses. The property is well suited for infill development as it is located within the Urban Cluster.

The following level of service analysis provides consistency with the required County standards for provision of public facilities:

Transportation: The subject property is located within the Pine Glade PD, which allows up to 64 residential units. The proposed minor PD amendment will not affect the maximum development entitlements on the subject property and as such, there will not be an increase in impacts on the existing county transportation network. In addition, as required by Alachua County, any future development the property will be required to meet the concurrency requirements of the Comprehensive Plan and ULDC and must be demonstrated as part of any proposed future change of use. This may be accomplished through payment of the County mobility fee, which will fund the transportation facilities within the County's Capital Improvements Program.

Mass Transit: RTS bus service is currently available to serve the site along SW 24<sup>th</sup> Avenue via Route 76 (Haile Marketplace to UF Santa Fe College).

Water and Sewer: Centralized water and sewer systems provided by Gainesville Regional Utilities are available to serve the site.

Drainage: All development on-site will be required to meet the standard of 1 foot above the 100 year/24-hour storm elevation or the development will be flood proofed and all related County and Water Management District regulations.

Emergency Services: Fire suppression and emergency medical first response services are provided from Alachua County Fire Rescue Station #19 along SW 24<sup>th</sup> Avenue to the east.

Solid Waste: Any development on-site will not exceed the maximum capacity for service.

Recreation: The proposal does not increase the density above the previous PD or the underlying future land use designation and therefore, there will no additional impact on the adopted recreation level of service.

Schools: The proposal does not increase the density above the previous PD or the underlying future land use designation and therefore, there will no additional impact on the school system.

### **List of Adjacent Existing Land Uses, Future Land Use Designation and Zoning District**

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North: Parcel #: Multiple  
Existing Use: Residential  
Land Use Designation: Medium Density Residential  
Zoning: PD

East: Parcel #: Multiple  
Existing Use: Residential  
Land Use Designation: Medium Density Residential  
Zoning: PD

West: Parcel #: Multiple  
Existing Use: Residential  
Land Use Designation: Medium Density Residential  
Zoning: PD

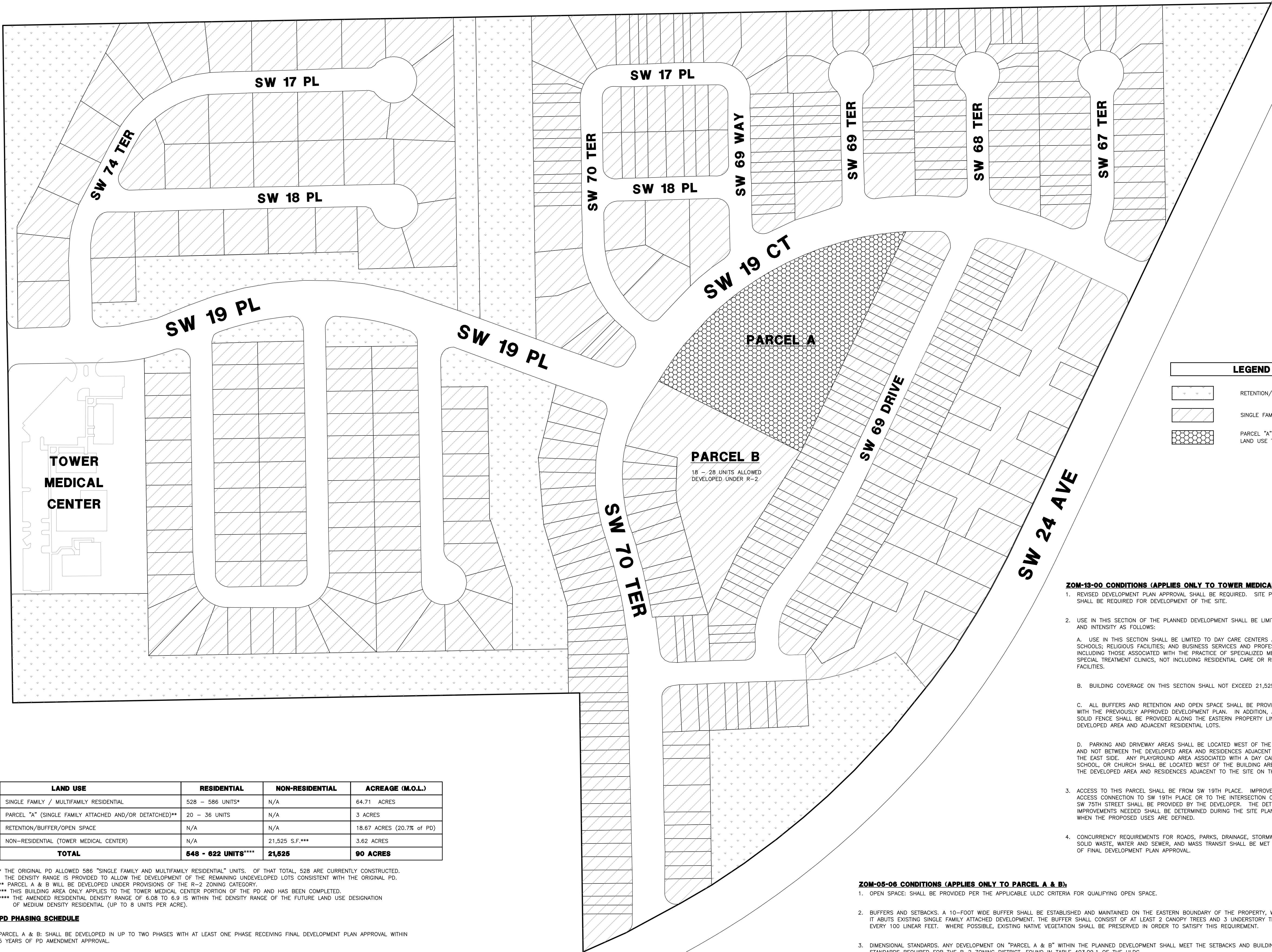
South: Parcel #: Multiple  
Existing Uses: Residential  
Land Use Designation: Medium Density Residential  
Zoning: PD





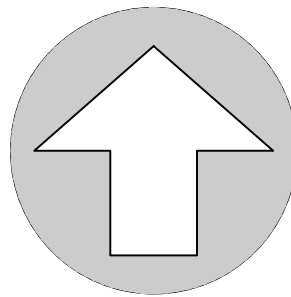
\\server3\engprojects\Upcoming\Tower Oaks - Haitham Boughannam 6678-10-39\Plans\Current DWG\Updated Pine Glade ZMP\T23154umz1.DWG, C800 - UZMP, 11/17/2023 1:41:25 PM, TAR

SW 75 ST



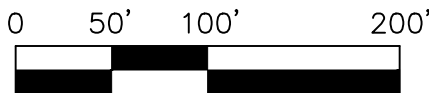
LEGEND

RETENTION/BUFFER/OPEN SPACE
 SINGLE FAMILY/MULTIFAMILY
 PARCEL "A" (MULTIFAMILY SEE LAND USE TABLE)



NORTH

SCALE: 1" = 100'



GRAPHIC SCALE

No.	Date	Comment

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY SERGIO J. REYES, P.E. ON THE DATE ADJACENT TO THE SEAL. PRINTED COPIES OF THE DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

Professional Engineer of Record:

Sergio J. Reyes, P.E. 47311  
Engineer Certificate No.

Project No: 23-154

Project phase: PD AMENDMENT

Project title:

PINE GLADE PLANNED  
DEVELOPMENT  
ALACHUA COUNTY,  
FLORIDA

Sheet title:

ZONING MASTER PLAN

Designed: ---	Sheet No:
Drawn: TAR	C800
Checked: TAR	
Date: 11/27/23	

LAND USE	RESIDENTIAL	NON-RESIDENTIAL	ACREAGE (M.O.L.)
SINGLE FAMILY / MULTIFAMILY RESIDENTIAL	528 - 586 UNITS*	N/A	64.71 ACRES
PARCEL "A" (SINGLE FAMILY ATTACHED AND/OR DETACHED)**	20 - 36 UNITS	N/A	3 ACRES
RETENTION/BUFFER/OPEN SPACE	N/A	N/A	18.67 ACRES (20.7% of PD)
NON-RESIDENTIAL (TOWER MEDICAL CENTER)	N/A	21,525 S.F.***	3.62 ACRES
<b>TOTAL</b>	<b>548 - 622 UNITS****</b>	<b>21,525</b>	<b>90 ACRES</b>

\* THE ORIGINAL PD ALLOWED 586 "SINGLE FAMILY AND MULTIFAMILY RESIDENTIAL" UNITS. OF THAT TOTAL, 528 ARE CURRENTLY CONSTRUCTED. THE DENSITY RANGE IS PROVIDED TO ALLOW THE DEVELOPMENT OF THE REMAINING UNDEVELOPED LOTS CONSISTENT WITH THE ORIGINAL PD.

\*\* PARCEL A & B WILL BE DEVELOPED UNDER PROVISIONS OF THE R-2 ZONING CATEGORY.

\*\*\* THIS BUILDING AREA ONLY APPLIES TO THE TOWER MEDICAL CENTER PORTION OF THE PD AND HAS BEEN COMPLETED.

\*\*\*\* THE AMENDED RESIDENTIAL DENSITY RANGE OF 6.08 TO 6.9 IS WITHIN THE DENSITY RANGE OF THE FUTURE LAND USE DESIGNATION OF MEDIUM DENSITY RESIDENTIAL (UP TO 8 UNITS PER ACRE).

PD PHASING SCHEDULE

PARCEL A & B: SHALL BE DEVELOPED IN UP TO TWO PHASES WITH AT LEAST ONE PHASE RECEIVING FINAL DEVELOPMENT PLAN APPROVAL WITHIN 5 YEARS OF PD AMENDMENT APPROVAL.

ZOM-13-00 CONDITIONS (APPLIES ONLY TO TOWER MEDICAL CENTER):

- REVISED DEVELOPMENT PLAN APPROVAL SHALL BE REQUIRED. SITE PLAN REVIEW SHALL BE REQUIRED FOR DEVELOPMENT OF THE SITE.
- USE IN THIS SECTION OF THE PLANNED DEVELOPMENT SHALL BE LIMITED TO THE USES AND INTENSITY AS FOLLOWS:
  - USE IN THIS SECTION SHALL BE LIMITED TO DAY CARE CENTERS AND NURSERY SCHOOLS; RELIGIOUS FACILITIES; AND BUSINESS SERVICES AND PROFESSIONAL SERVICES; INCLUDING THOSE ASSOCIATED WITH THE PRACTICE OF SPECIALIZED MEDICINE, OR SPECIAL TREATMENT CLINICS, NOT INCLUDING RESIDENTIAL CARE OR REHABILITATION FACILITIES.
  - BUILDING COVERAGE ON THIS SECTION SHALL NOT EXCEED 21,525 SQUARE FEET.
  - ALL BUFFERS AND RETENTION AND OPEN SPACE SHALL BE PROVIDED IN ACCORDANCE WITH THE PREVIOUSLY APPROVED DEVELOPMENT PLAN. IN ADDITION, A SIX-FOOT HIGH SOLID FENCE SHALL BE PROVIDED ALONG THE EASTERN PROPERTY LINE BETWEEN THE DEVELOPED AREA AND ADJACENT RESIDENTIAL LOTS.
  - PARKING AND DRIVEWAY AREAS SHALL BE LOCATED WEST OF THE BUILDING AREA, AND NOT BETWEEN THE DEVELOPED AREA AND RESIDENCES ADJACENT TO THE SITE ON THE EAST SIDE. ANY PLAYGROUND AREA ASSOCIATED WITH A DAY CARE CENTER, NURSERY SCHOOL, OR CHURCH SHALL BE LOCATED WEST OF THE BUILDING AREA, AND NOT BETWEEN THE DEVELOPED AREA AND RESIDENCES ADJACENT TO THE SITE ON THE EAST SIDE.
- ACCESS TO THIS PARCEL SHALL BE FROM SW 19TH PLACE. IMPROVEMENTS NEEDED FOR THE ACCESS CONNECTION TO SW 19TH PLACE OR TO THE INTERSECTION OF SW 19TH PLACE AND SW 75TH STREET SHALL BE PROVIDED BY THE DEVELOPER. THE DETERMINATION OF SPECIFIC IMPROVEMENTS NEEDED SHALL BE DETERMINED DURING THE SITE PLAN REVIEW PROCESS WHEN THE PROPOSED USES ARE DEFINED.
- CONCURRENCY REQUIREMENTS FOR ROADS, PARKS, DRAINAGE, STORMWATER MANAGEMENT, SOLID WASTE, WATER AND SEWER, AND MASS TRANSIT SHALL BE MET AS A CONDITION OF FINAL DEVELOPMENT PLAN APPROVAL.

ZOM-05-06 CONDITIONS (APPLIES ONLY TO PARCEL A & B):

- OPEN SPACE: SHALL BE PROVIDED PER THE APPLICABLE ULDC CRITERIA FOR QUALIFYING OPEN SPACE.
- BUFFERS AND SETBACKS. A 10-FOOT WIDE BUFFER SHALL BE ESTABLISHED AND MAINTAINED ON THE EASTERN BOUNDARY OF THE PROPERTY, WHERE IT ABUTS EXISTING SINGLE FAMILY ATTACHED DEVELOPMENT. THE BUFFER SHALL CONSIST OF AT LEAST 2 CANOPY TREES AND 3 UNDERSTORY TREES EVERY 100 LINEAR FEET. WHERE POSSIBLE, EXISTING NATIVE VEGETATION SHALL BE PRESERVED IN ORDER TO SATISFY THIS REQUIREMENT.
- DIMENSIONAL STANDARDS. ANY DEVELOPMENT ON "PARCEL A & B" WITHIN THE PLANNED DEVELOPMENT SHALL MEET THE SETBACKS AND BUILDING STANDARDS REQUIRED FOR THE R-2 ZONING DISTRICT, FOUND IN TABLE 403.09.1 OF THE ULDC.





**Alachua County Board of County Commissioners**  
**Department of Growth Management**

10 SW 2<sup>nd</sup> Ave., Gainesville, FL 32601  
[Website: https://growth-management.alachuacounty.us](https://growth-management.alachuacounty.us)

Submit application to: **Development Review**

Tel. 352.374.5249

[Email: developmentreview@alachuacounty.us](mailto:developmentreview@alachuacounty.us)

## ENVIRONMENTAL RESOURCES ASSESSMENT CHECKLIST

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

### Natural Resources Checklist:

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

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

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

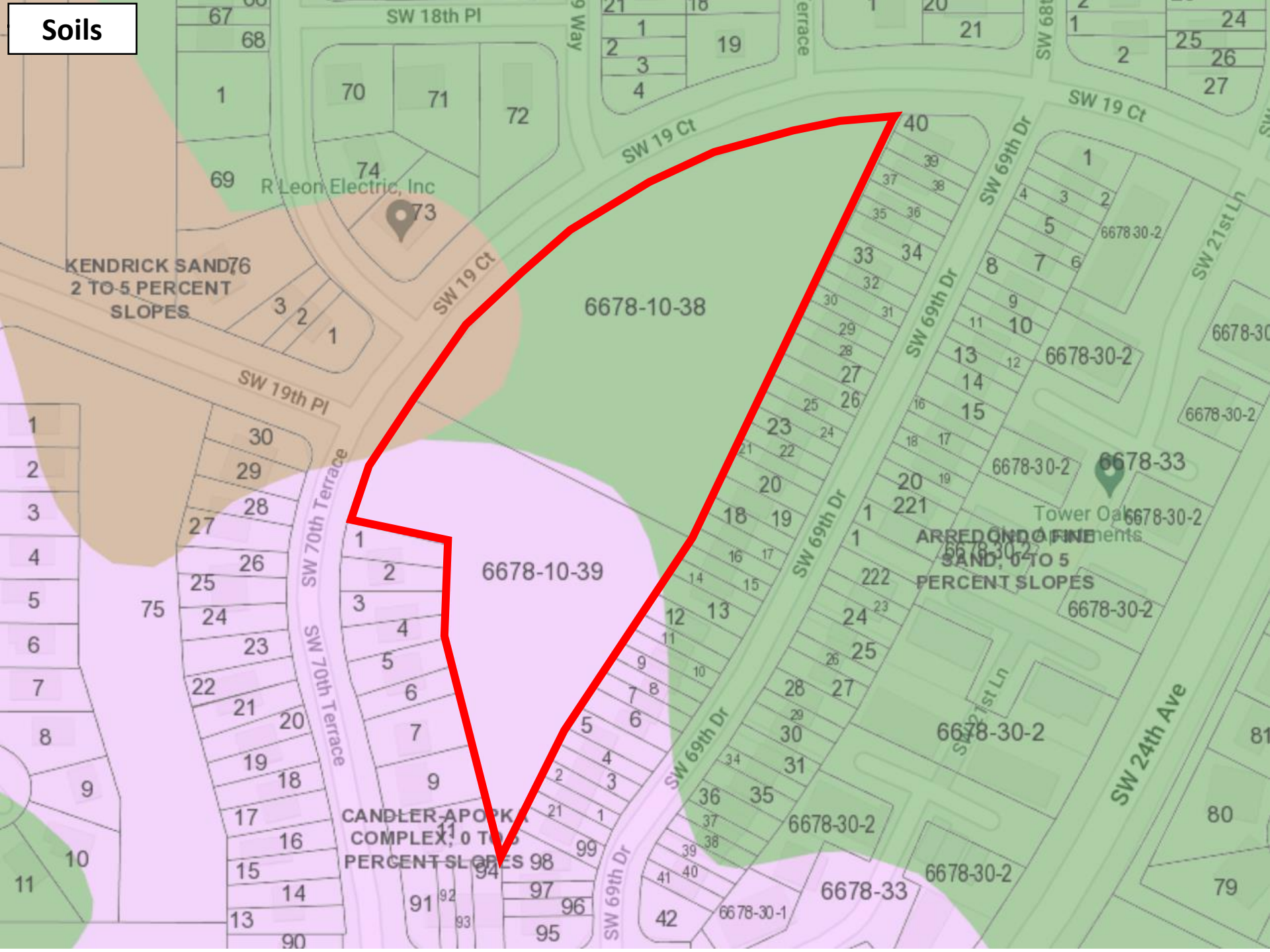
**Signed:** \_\_\_\_\_ **Project #:** \_\_\_\_\_ **Date:** \_\_\_\_\_

For assistance in completing this form, please visit the Alachua County Environmental Protection Department (ACEPD) website at <http://alachuacounty.us/Depts/EPD/Pages/EPD.aspx> or contact ACEPD at (352) 264-6800.





# Soils



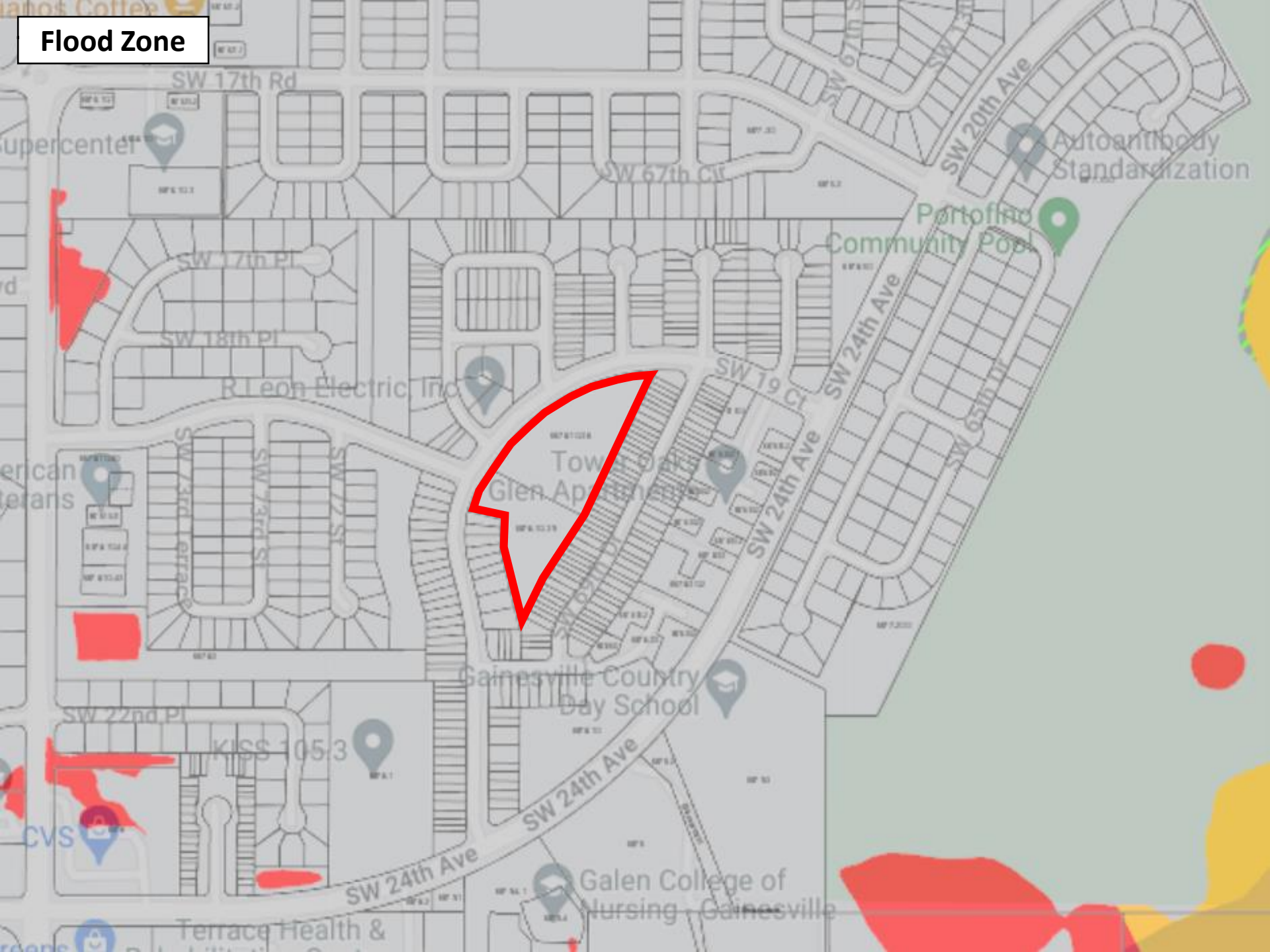


**Topography**

This topographic map shows a residential area in Miami, Florida, centered around SW 70th Terrace. A red boundary line is drawn across the map, enclosing a large area. The map includes various street names such as SW 18th Pl, SW 19th Pl, SW 19th Ct, SW 70th Terrace, SW 69th Dr, SW 21st Ln, SW 24th Ave, and SW 22nd Ln. Numerous lot numbers are visible, including 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100. The map also shows contour lines and elevation markers, indicating a hilly area. A red location pin is placed near the center of the red boundary line. The map is labeled with 'Topography' in the top left corner.



# Flood Zone

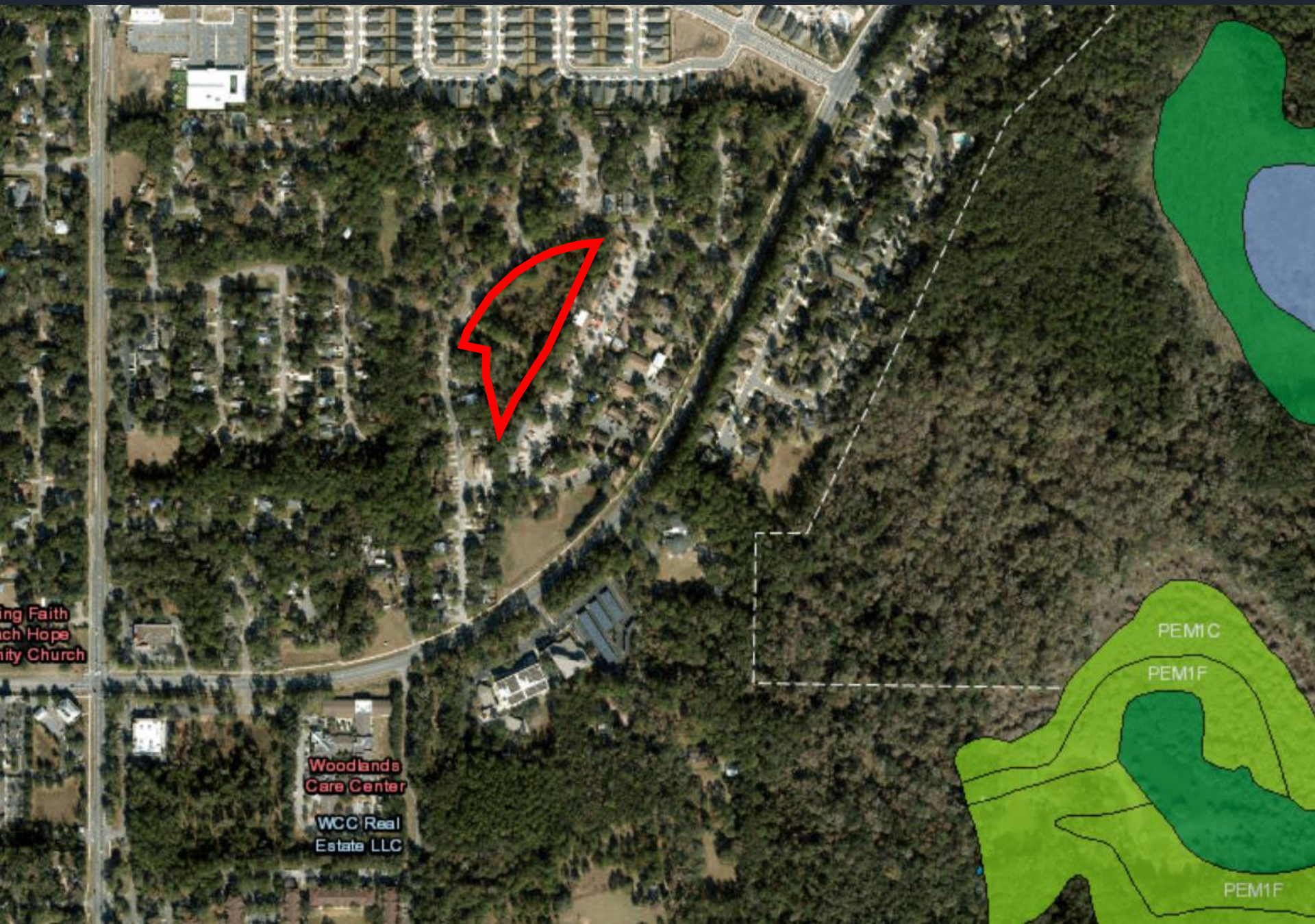






# National Wetlands Inventory

surface waters and wetlands





## Strategic Ecosystem

