

**Application Package**  
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- 1. Cover Letter / Description of Request**
- 2. PD Minor Amendment Application**
- 3. Property Owner Affidavits**
- 4. Legal Description**
- 5. Deeds, Property Appraiser Datasheets, and Tax Records**
- 6. Environmental Checklist and Report**
- 7. Site Directions**
- 8. School Concurrency Form**
- 9. Map Set**
- 10. Signed Zoning Master Plan**
- 11. Proposed PD Plan Set**
- 12. Consistency Memorandum**

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September 26, 2025

Mr. Jeff Hays, AICP, Director  
 Alachua County Department of Growth Management  
 10 SW 2<sup>nd</sup> Avenue, 3<sup>rd</sup> Floor  
 Gainesville, FL 32601-6294

Subject: Jonesville Mixed-Use Planned Development (PD) – PD Minor Amendment Application

Dear Jeff:

This application requests a Minor Amendment to the Jonesville Mixed-Use PD, which was approved in 2018 (ZOM 03-18). The intent is to permit the original planned residential units by removing the minimum residential lot dimensions (size and width) from the Zoning Master Plan (ZMP). Application materials include:

- PD Minor Amendment application materials:
  - Application;
  - Property Owner Affidavits;
  - Legal Description;
  - Deeds, Property Appraiser Datasheets, and Tax Records;
  - Environmental Report and Resources Checklist (c. 2018);
  - Site Directions;
  - School Concurrency Form;
  - Map Set; and
  - PD Plan Set.
- Check #1060 for the application fee in the amount of \$1,900.00.

The adopted PD permits a maximum of eight (8) single-family dwelling units in Developable Area ‘B’, per ZMP Condition #4. The Unified Land Development Code (ULDC) definitions for the requested unit types, single-family detached and single-family attached dwellings, require each unit to be platted individually. The adopted minimum lot dimensions (10,000 square feet (sf) and 80-foot wide) do not permit individually platted lots within Developable Area ‘B’.

The ULDC does not regulate minimum lot dimensions (size or width) for residential zoning districts. The request to remove the ZMP’s minimum lot dimensions in Developable Area ‘B’ is consistent with the current ULDC single-family residential standards in §403.07 and as depicted at the Board of County Commission (BOCC) adoption hearing.

We trust this submittal is sufficient for your review and recommendation for approval to the BOCC. If you have any questions, please contact me directly at 352-331-1976 or [ryan.thompson@nv5.com](mailto:ryan.thompson@nv5.com).

Sincerely,  
 NV5



C. Ryan Thompson  
 Sr. Project Manager

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

Submit Application to:  
**Development Services Division**

## ZONING APPLICATION

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

### GENERAL INFORMATION ( BY APPLICANT/ AGENT )

Applicant/Agent:   NV5   Contact Person:   Ryan Thompson, AICP    
 Address:   11801 Research Drive, Alachua, FL 32615   Phone: (   352   )   331   -   1976    
 Email address:   ryan.thompson@nv5.com  

### SUBJECT PROPERTY DESCRIPTION

  Shiffforward, Inc. and Newberry  

Property Owner:   13327 W Newberry Road, LLC   Property Address:   13327 W Newberry Rd    
 City:   Newberry   State:   Florida   Zip:   32669   Phone: (        )        -         
 Tax Parcel #:   4333-2 and 4333-2-1   Section:   02   Township:   10   Range:   18   Grant:             
 Total Acreage:   3.00   Zoning:   PD   Land Use:   Low Density Residential/    
  Commercial  

### TYPE OF REQUEST

- Rezoning From: \_\_\_\_\_ To: \_\_\_\_\_
- Special Use Permit For: \_\_\_\_\_
- Minor Special Use Permit For: \_\_\_\_\_
- Special Exception For: \_\_\_\_\_
- Minor Special Exception For: \_\_\_\_\_
- PD Minor Amendment For:   Removing minimum lot dimension standards for Developable Area B

### 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:   9/26/2025  

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

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Alachua County  
 Department of Growth Management  
 10 SW 2<sup>nd</sup> Avenue, Gainesville, FL 32601  
 Telephone (352) 374-5249  
 Alachua County Growth Management Website

Submit Affidavit to:  
 Development Services Division  
 Development Review Email

**PROPERTY OWNERS' AFFIDAVIT FOR DEVELOPMENT PLAN REVIEW**

PROJECT NAME: Jonesville Mixed-Use Minor PD Amendment

OWNER: Shiffforward, Inc.  
 (if additional owners provide a separate affidavit)

APPOINTED AGENT: NV5

PARCEL NUMBER(s): 4333-2

APPROXIMATE PROJECT ADDRESS: 13000 block of W NEWBERRY RD NEWBERRY, FL 32669

I, the property owner of the subject property, being duly sworn, depose and say the following:

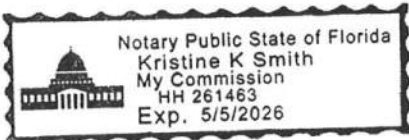
1. That I am the owner and record title holder of the property described in the attached application; and
2. That this property constitutes the property for which the above noted development plan review request is being made to Alachua County; and
3. That I, the undersigned, have appointed, and do appoint, the above noted person or 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 development plan review request; and
4. That I, the undersigned shall make available to Alachua County staff a means of reasonable access to the property for which an application has been submitted; and
5. That this affidavit has been executed to induce Alachua County to consider and act on the subject request; and
6. That I, the undersigned authority, hereby certify that the foregoing statements are true and correct.

Dale J Owner Signature Dale Tompkins Owner Printed Name

The foregoing instrument was acknowledged before me by means of  physical presence  online notarization, this 26<sup>th</sup> Day of August, 2025, by \_\_\_\_\_ who is  personally known or  has provided satisfactory identification \_\_\_\_\_.

STATE OF FLORIDA  
 COUNTY OF Columbia

Kristine K. Smith Signature of Notary Public  
KRISTINE K. SMITH Printed Name of Notary Public  
261463 Commission Number



(Notarial Stamp above)



Alachua County  
 Department of Growth Management  
 10 SW 2<sup>nd</sup> Avenue, Gainesville, FL 32601  
 Telephone (352) 374-5249  
[Alachua County Growth Management Website](#)

Submit Affidavit to:  
 Development Services Division  
[Development Review Email](#)

**PROPERTY OWNERS' AFFIDAVIT FOR DEVELOPMENT PLAN REVIEW**

PROJECT NAME: Jonesville Mixed-Use Minor PD Amendment

OWNER: Londontown Partners, Inc. (Manager, NEWBERRY 13327 W NEWBERRY ROAD LLC)  
 (if additional owners provide a separate affidavit)

APPOINTED AGENT: NV5; Limited to removing Minimum Lot Area and Minimum Lot Width in Development Standards for 'B'  
04333-002-001

PARCEL NUMBER(s): 13327 W NEWBERRY RD NEWBERRY, FL 32669

APPROXIMATE PROJECT ADDRESS: \_\_\_\_\_ I,

the property owner of the subject property, being duly sworn, depose and say the following:

1. That I am the owner and record title holder of the property described in the attached application; and
2. That this property constitutes the property for which the above noted development plan review request is being made to Alachua County; and
3. That I, the undersigned, have appointed, and do appoint, the above noted person or 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 development plan review request; and
4. That I, the undersigned shall make available to Alachua County staff a means of reasonable access to the property for which an application has been submitted; and
5. That this affidavit has been executed to induce Alachua County to consider and act on the subject request; and
6. That I, the undersigned authority, hereby certify that the foregoing statements are true and correct.

J. Everitt Drew Owner Signature J. EVERITT DREW Owner Printed Name  
PRESIDENT, LONDONTOWN PARTNERS, INC.

The foregoing instrument was acknowledged before me by means of  physical presence  online notarization, this

24th Day of September, 2025, by J. Everitt Drew who is

personally known or  has provided satisfactory identification \_\_\_\_\_.

STATE OF FLORIDA

COUNTY OF Leon

Linda K. Harrison Signature of Notary Public

Linda K. Harrison Printed Name of Notary Public

HH665810 Commission Number



(Notarial Stamp above)

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Alachua County Tax Parcel: 04333-002-000

COM AT NW COR OF SEC RUN N 89 DEG 50 MIN 60 SEC E  
1220.28 FT THENCE RUN S 1787.44 FT TO POB N 65 DEG 37 MIN  
E 300 FT S 24 - DEG 23 MIN E 290.4 FT S 65 DEG 37 MIN W 300 FT  
N 24 DEG 23 MIN W 290.4 FT TO POB (LESS R/W PER OR  
1956/2702) ALSO COM NW - COR SEC E 1220.28 FT S 1787.44 FT  
N 65 DEG E 300 FT S 24 DEG E 290.40 FT POB S 65 DEG W 300 FT  
S 24 DEG E 145.20 FT N - 65 DEG E 300 FT N 24 DEG W 145.20 FT  
POB OR 3430/1031

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6/14/2019 9:41 AM  
BOOK 4693 PAGE 23  
J.K. JESS IRBY, ESQ.

Clerk of the Court, Alachua County, Florida  
ERECORDED Receipt# 895247  
Doc Stamp-Mort: \$0.00  
Doc Stamp-Deed: \$15,605.10  
Intang. Tax: \$0.00

Prepared by:  
Brian A. Block, Esq.  
Providence Title Company, LLC  
720 SW 2<sup>nd</sup> Avenue, Suite 105  
Gainesville, FL 32601

The consideration paid by Grantee to Grantor hereunder is \$2,229,295.08. Documentary stamp tax in the amount of \$15,605.10 has been paid in connection with the recording of this instrument.

**SPECIAL WARRANTY DEED**

THIS INDENTURE, made and executed the 7<sup>th</sup> day of June, 2019, between CONCEPT DEVELOPMENT, INC., a Florida Corporation, having its principal place of business at 720 SW 2<sup>nd</sup> Avenue, Suite 105, Gainesville, FL 32601 ("Grantor") and Newberry 13327 W. Newberry Road, LLC, a Florida limited liability company, having its principal place of business at 250 John Knox Road, #6, Tallahassee, FL 32301 ("Grantee").

**WITNESSETH:** That the Grantor for and in consideration of the sum of \$2,229,295.08 to Grantor in hand paid by the Grantee, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, remised, released, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, remise, release, convey and confirm unto the Grantee that certain land, situate, lying and being in Alachua County, State of Florida, and being more particularly described on Exhibit "A".

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

**SUBJECT TO** taxes for the year 2019, and the encumbrances and exceptions as listed in Exhibit "B", attached hereto and made a part hereof.

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

**AND THE GRANTOR** does hereby covenant with Grantee that Grantor is well seized of the Property, has good right, title, and lawful authority to sell and convey the Property, and that Grantor fully warrants the title to the Property and will defend the same against the lawful claims of all persons claiming by, through and under the Grantor for claims arising during the period of time of Grantor's ownership of the Property, but against none other.

**IN WITNESS WHEREOF** the Grantor has caused these presents to be executed in its name, and its corporate seal to be hereunto affixed, by its proper officer thereunto duly authorized, the day and year first above written.

[Signature Page to Follow]

CONCEPT DEVELOPMENT, INC.,  
a Florida corporation

SPW  
Witness Print Name: Emily Williams

By: [Signature]  
Brian S. Crawford

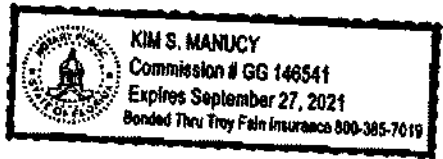
[Signature]  
Witness Print Name: Sarah W Lynch

Its: C.E.O.  
"Grantor"

STATE OF FLORIDA  
COUNTY OF ALACHUA

The foregoing instrument was acknowledged before me this 7<sup>th</sup> day of June, 2019, by Brian S. Crawford, as C.E.O. of Concept Development, Inc., a Florida corporation, on behalf of such corporation, who is personally known to me.

[Signature]  
Notary Public, State of Florida at Large  
My Commission Expires: 09-27-21



**EXHIBIT "A"**

A PORTION OF THAT PARCEL OF LAND AS DESCRIBED IN OFFICIAL RECORDS BOOK 3430, PAGE 1031 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, BEING SITUATED IN THE NORTH 1/2 OF SECTION 2, TOWNSHIP 10 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3430, PAGE 1031 AND THE SOUTHWEST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3453, PAGE 773 OF THE PUBLIC RECORDS OF ALACHUA COUNTY FLORIDA; THENCE NORTH 24°47'52" WEST ALONG THE WEST LINE OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3543, PAGE 773, AND THE EAST LINE OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3430, PAGE 1031 OF SAID PUBLIC RECORDS, A DISTANCE OF 230.76 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 24°47'52" WEST, ALONG SAID WEST AND EAST LINES, A DISTANCE OF 200.00 FEET, TO THE NORTHWEST CORNER OF SAID LANDS DESCRIBED IN SAID OFFICIAL RECORDS BOOK 3453, PAGE 773 AND THE NORTHEAST CORNER OF LANDS DESCRIBED IN SAID OFFICIAL RECORDS BOOK 3430, PAGE 1031, SAID POINT BEING ON THE SOUTH RIGHT OF WAY LINE OF STATE ROAD No. 26 (RIGHT OF WAY WIDTH VARIES); THENCE DEPARTING SAID WEST AND EAST LINES, SOUTH 65°13'08" WEST, ALONG SAID RIGHT OF WAY LINE, AND THE NORTH LINE OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3430, PAGE 1031, A DISTANCE OF 300.09 FEET, TO THE NORTHWEST CORNER OF SAID DESCRIBED LANDS; THENCE DEPARTING SAID RIGHT OF WAY LINE, SOUTH 24°47'50" EAST, ALONG THE WEST LINE OF SAID DESCRIBED LANDS, A DISTANCE OF 236.00 FEET; THENCE DEPARTING SAID WEST LINE, NORTH 65°13'08" EAST, A DISTANCE OF 86.54 FEET; THENCE NORTH 24°46'52" WEST, A DISTANCE OF 36.00 FEET; THENCE NORTH 65°13'08" EAST, A DISTANCE OF 213.54 FEET TO THE POINT OF BEGINNING.

**EXHIBIT "B"**

1. All phosphate and mineral rights reserved in deed from P. Broome to J.A. Jones recorded in Deed Book 79, Page 559, the right of surface entry having been terminated by operation of the Florida Marketable Record Title Act, Chapter 712, Florida Statutes.
2. Resolution 12-63 recorded in Book 4122, Page 1970.
3. Reciprocal Access Easement Agreement with Covenants and Restrictions, recorded in OR Book 4682, Page 2072.
4. Reciprocal Stormwater Discharge Easement Agreement, recorded in OR Book 4688, Page 1368.
5. Right-Of-Way Easement to Clay Electric Cooperative, Inc., recorded in OR Book 4673, Page 1300.
6. Easement to GRU, recorded in OR Book 4692, Page 1859.
7. Utility Easement between Concept Development, Inc, and TAC Land Holdings, LLC, recorded in OR Book 4692, Page 1856.
8. Agreement between Concept Development, Inc, and TAC Land Holdings, LLC, recorded in OR Book 4692 , Page 2451.

PREPARED BY AND RETURN TO:  
Brian Block, Esq.  
720 SW 2nd Avenue, Suite 105  
Gainesville, Florida 32601

**QUIT CLAIM DEED**

**THIS QUIT CLAIM DEED**, executed this 29<sup>th</sup> day of December, 2020, by **TAC LAND HOLDINGS, LLC**, a Florida limited liability company, with an address of 720 SW 2nd Avenue, Suite 105, Gainesville, Florida 32601 (Grantor) to **SHIFTFORWARD, INC.**, a Florida not-for-profit corporation with an address of 1452 SE County Road 349, Lake City, Florida 32025 (Grantee).

*(Wherever used herein the terms "grantor" and "grantee" 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 grantor, as a non-cash charitable contribution gift to a non-profit charity does hereby remise, release and quit-claim unto the grantee forever, all the right, title, interest, claim and demand which the grantor has in and to the following described lot, piece or parcel land, situate, lying and being the County of Alachua, State of Florida to wit: See attached Exhibit "A"

**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 for the grantor, either in law or equity, to the only proper use, benefit and behoof of the grantee 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 the presence of:

Witness: [Signature]  
Printed Name: JERRY L. SCHEER

**TAC LAND HOLDINGS, LLC**,  
a Florida limited liability company

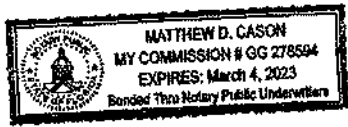
By: [Signature]  
Brian S. Crawford, Manager

Witness: [Signature]  
Printed Name: Jeffery Flanders

STATE OF FLORIDA  
COUNTY OF ALACHUA

The foregoing instrument was acknowledged before me by means of his [ X ] physical presence or [ ] via online notarization on this 29<sup>th</sup> day of December, 2020 by Brian S. Crawford, as Manager of **TAC LAND HOLDINGS, LLC**, a Florida limited liability company, on behalf of said company, who is personally known to me.

[Signature]  
Print Name: \_\_\_\_\_  
Notary Public – State of Florida  
Commission No.: \_\_\_\_\_  
My Commission Expires: \_\_\_\_\_



**EXHIBIT "A"**

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BEGIN AT THE SOUTHEAST CORNER OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3430, PAGE 1031 AND THE SOUTHWEST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3453, PAGE 773 OF THE PUBLIC RECORDS OF ALACHUA COUNTY FLORIDA; THENCE NORTH 24°47'52" WEST ALONG THE WEST LINE OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3543, PAGE 773, AND THE EAST LINE OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3430, PAGE 1031 OF SAID PUBLIC RECORDS, A DISTANCE OF 230.76 FEET; THENCE DEPARTING FROM SAID WEST AND EAST LINES, SOUTH 65°13'08" WEST, A DISTANCE OF 213.54 FEET; THENCE SOUTH 24°46'52" EAST, A DISTANCE OF 36.00 FEET; THENCE SOUTH 65°13'08" WEST, A DISTANCE OF 86.54 FEET TO THE WEST LINE OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3430, PAGE 1031; THENCE SOUTH 24°47'46" EAST, ALONG THE WEST LINE OF SAID DESCRIBED LANDS, A DISTANCE OF 194.65 FEET TO THE SOUTHWEST CORNER OF SAID LANDS; THENCE NORTH 65°14'29" EAST, ALONG THE SOUTH LINE OF SAID LANDS, A DISTANCE OF 300.10 FEET TO THE POINT OF BEGINNING.

## Storm / Calamity Damage Form

Storm / Calamity Damage Form

If you have experienced storm damage to your house, building or other structure we need to know about it.

Sign up for Title Alert

### Parcel Summary

**Parcel ID** 04333-002-000  
**Prop ID** 20957 No Image Available  
**Location Address** UNASSIGNED LOCATION RE  
**Neighborhood/Area** 215200.50  
**Subdivision**  
**Legal Description** COM AT NW COR OF SEC RUN N 89 DEG 50 MIN 60 SEC E  
1220.28 FT THENCE RUN S 1787.44 FT N 65 DEG 37 MIN E  
300 FT S 24 DEG W 436.76 FT POB N 24 DEG 47 MIN 52 SEC  
W 230.76 FT S 65 DEG 13 MIN 08 SEC W 213.54 FT S 24 DEG  
46 MIN 52 SEC E 36 FT S 65 DEG 13 MIN 08  
(Note: \*The Description above is not to be used on legal documents.)  
**Property Use Code** VACANT COMM (01000)  
**Sec/Twp/Rng** 02-10-18  
**Tax Area** SUWANNEE (0300)  
**Acres** 1.52  
**Homesteaded** False

[View Map](#)

### Millage Rate Value

**Millage Rate:** 19.1904

### Owner Information

SHIFTFORWARD INC  
1452 SE COUNTY ROAD 349  
LAKE CITY, FL 32025

### Valuation

Certified Year	2024	2023	2022	2021	2020
Just Market Value	\$83,600	\$83,600	\$83,600	\$83,600	\$83,600
Land Value	\$83,600	\$83,600	\$83,600	\$83,600	\$83,600
Agricultural (Market) Value	\$0	\$0	\$0	\$0	\$0
Agricultural Classified Value	\$0	\$0	\$0	\$0	\$0
Improvement Value	\$0	\$0	\$0	\$0	\$0
Non School Assessed Value	\$83,600	\$83,600	\$83,600	\$83,600	\$83,600
School Assessed Value	\$83,600	\$83,600	\$83,600	\$83,600	\$83,600
Exempt Value	\$0	\$0	\$0	\$0	\$0
Non School Taxable Value	\$83,600	\$83,600	\$83,600	\$83,600	\$83,600
School Taxable Value	\$83,600	\$83,600	\$83,600	\$83,600	\$83,600
Save Our Homes Deferred Value	\$0	\$0	\$0	\$0	\$0
Non-Save Our Homes Deferred Value	\$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

2024 TRIM Notice (PDF)

2023 TRIM Notice (PDF)

## Storm / Calamity Damage Form

Storm / Calamity Damage Form

If you have experienced storm damage to your house, building or other structure we need to know about it.

Sign up for Title Alert

### Parcel Summary

**Parcel ID** 04333-002-001  
**Prop ID** 400164  
**Location Address** 13327 W NEWBERRY RD  
NEWBERRY, FL 32669  
**Neighborhood/Area** 215200.50  
**Subdivision**  
**Legal Description** COM AT NW COR OF SEC RUN N 89 DEG 50 MIN 60 SEC E  
1220.28 FT THENCE RUN S 1787.44 FT POB N 65 DEG 37  
MIN E 300.09 FT S 24 DEG 47 MIN 52 SEC E 200 FT S 65 DEG  
13 MIN 08 SEC W 213.54 FT S 24 DEG 46 MIN 52 SEC E 36 FT  
S 65 DEG 13 MIN 08 SEC W 86.54 FT N 24 D  
**Property Use Code** STORES (01100)  
**Sec/Twp/Rng** 02-10-18  
**Tax Area** SUWANNEE (0300)  
**Acres** 1.45  
**Homesteaded** False

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

[View Map](#)

### Millage Rate Value

Millage Rate: 19.15

### Owner Information

NEWBERRY 13327 W NEWBERRY ROAD LLC  
250 JOHN KNOX ROAD  
#6  
TALLAHASSEE, FL 32301

### Working Valuation

	2025 Working Values
Improvement Value	\$386,595
Land Value	\$189,486
Land Agricultural Value	\$0
Agricultural (Market) Value	\$0
Just (Market) Value	\$576,081
Assessed Value	\$538,667
Exempt Value	\$0
Taxable Value	\$538,667
Maximum Save Our Homes Portability	\$37,414

"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.

### Valuation

Certified Year	2024	2023	2022	2021	2020
Just Market Value	\$539,028	\$448,657	\$449,366	\$453,420	\$457,475
Land Value	\$110,000	\$110,000	\$110,000	\$110,000	\$110,000
Agricultural (Market) Value	\$0	\$0	\$0	\$0	\$0
Agricultural Classified Value	\$0	\$0	\$0	\$0	\$0
Improvement Value	\$429,028	\$338,657	\$339,366	\$343,420	\$347,475
Non School Assessed Value	\$491,487	\$448,657	\$415,809	\$379,982	\$457,475
School Assessed Value	\$539,028	\$448,657	\$449,366	\$453,420	\$457,475

Certified Year	2024	2023	2022	2021	2020
Exempt Value	\$0	\$0	\$0	\$0	\$0
Non School Taxable Value	\$491,487	\$448,657	\$415,809	\$379,982	\$457,475
School Taxable Value	\$539,028	\$448,657	\$449,366	\$453,420	\$457,475
Save Our Homes Deferred Value	\$0	\$0	\$0	\$0	\$0
Non-Save Our Homes Deferred Value	\$47,541	\$0	\$33,557	\$73,438	\$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

[2025 TRIM Notice \(PDF\)](#)

[2024 TRIM Notice \(PDF\)](#)

[2023 TRIM Notice \(PDF\)](#)

## Land Information

Land Use	Land Use Desc	Acres	Square Feet	Eff. Frontage	Depth	Zoning
1100	STORE 1 FLOOR	1.45	63162	0	0	PD

## Building Information

Type	STORE DISCOUNT	Heat	ELECTRIC
Total Area	9,636	HC&V	FORCED AIR
Heated Area	9,531	HVAC	ROOF TOP AIR
Exterior Walls	CB STUCCO	Bathrooms	
Interior Walls	DRYWALL	Bedrooms	
Roofing	TAR & GRAVEL	Total Rooms	
Roof Type	FLAT	Stories	1.0
Frame	STEEL	Actual Year Built	2019
Floor Cover	FIN CONCRETE	Effective Year Built	2019

Type	NSOH MISC	Heat	
Total Area	11,066	HC&V	
Heated Area		HVAC	
Exterior Walls		Bathrooms	
Interior Walls		Bedrooms	
Roofing		Total Rooms	
Roof Type		Stories	1.0
Frame		Actual Year Built	2019
Floor Cover		Effective Year Built	2019

## Sub Area

Type	Description	Sq. Footage	Act Year	Eff Year	Quality	Imprv Use	Imprv Use Descr
3541	CANOPY 1	105	2019	2019	3	3600	STORE DISCOUNT
BAS	BASE AREA	9,531	2019	2019	3	3600	STORE DISCOUNT

Type	Description	Sq. Footage	Act Year	Eff Year	Quality	Imprv Use	Imprv Use Descr
3800	DRIVE/WALK	2,038	2019	2019	3	3600	STORE DISCOUNT
3882	FENCE CB	24	2019	2019		3600	STORE DISCOUNT
4420	LIGHTS	4	2019	2019	3	3600	STORE DISCOUNT
4680	PAVING 1	9,000	2019	2019		3600	STORE DISCOUNT

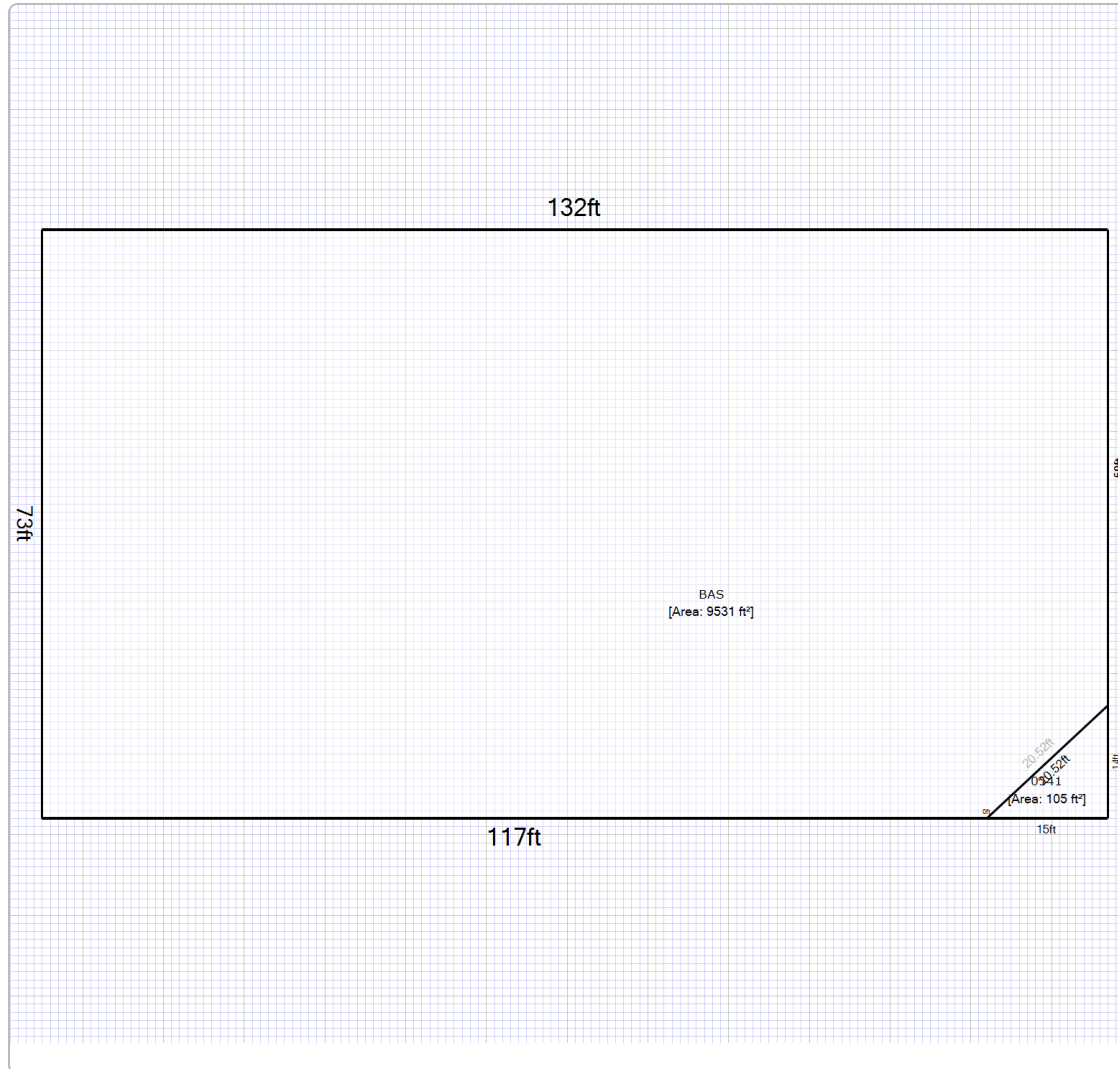
## Sales

Sale Date	Sale Price	Instrument	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee	Link to Official Records
6/7/2019	\$2,229,300	SD	4693	0023	Qualified (Q)	Improved	CONCEPT DEVELOPMENT INC	NEWBERRY 13327 W NEWBERRY ROAD	<a href="#">Link (Clerk)</a>
8/31/2018	\$575,000	WD	4627	0744	Qualified (Q)	Vacant		CONCEPT DEVELOPMENT INC	<a href="#">Link (Clerk)</a>
7/25/2006	\$630,000	WD	3430	1031	Qualified (Q)	Improved	* RICHTER HARRY M	* SMITH JR & SMITH	<a href="#">Link (Clerk)</a>
9/28/2000	\$100	MS	2315	201	Unqualified (U)	Improved	* CHARLES E KENNEDY DEBORAH A	* RICHTER HARRY M	<a href="#">Link (Clerk)</a>
9/28/2000	\$250,000	MS	2315	199	Unqualified (U)	Improved	* LARRY N JACOBS MARITA S JACO	* CHARLES E KENNEDY DEBORAH A	<a href="#">Link (Clerk)</a>

Sale Date	Sale Price	Instrument	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee	Link to Official Records
12/11/1998	\$72,500	MS	2207	858	Unqualified (U)	Improved	* KENNEDY CHARLES E DEBORAH	* LARRY N JACOBS MARITA S JACO	<a href="#">Link (Clerk)</a>
8/1/1987	\$7,000	WD	1671	635	Unqualified (U)	Vacant	* HOWARD WOODROW J LIZZIE M //	* KENNEDY CHARLES E DEBORAH	<a href="#">Link (Clerk)</a>
10/1/1985	\$72,500	WD	1606	1478	Qualified (Q)	Improved	* (PREVIOUS DEEDS DB 347/78 OR	* HOWARD WOODROW J LIZZIE M	<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.

### Sketches



[Print Sketches](#)

Map



Photos



[Print Photos](#)

No data available for the following modules: Working in Progress Parcel, Extra Features, Permits.

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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## Land Information

Land Use	Land Use Desc	Acres	Square Feet	Eff. Frontage	Depth	Zoning
1100	STORE 1 FLOOR	1.52	66211.2	0	0	PD

## Sales

Sale Date	Sale Price	Instrument	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee	Link to Official Records
12/29/2020	\$100	QC	4845	1671	Unqualified (U)	Improved	TAC LAND HOLDINGS LLC	SHIFFTFORWARD INC	<a href="#">Link (Clerk)</a>
5/1/2019	\$100	QC	4681	1469	Unqualified (U)	Improved	CONCEPT DEVELOPMENT INC	TAC LAND HOLDINGS LLC	<a href="#">Link (Clerk)</a>
8/31/2018	\$575,000	WD	4627	0744	Qualified (Q)	Vacant		CONCEPT DEVELOPMENT INC	<a href="#">Link (Clerk)</a>
7/25/2006	\$630,000	WD	3430	1031	Qualified (Q)	Improved	* RICHTER HARRY M	* SMITH JR & SMITH	<a href="#">Link (Clerk)</a>
9/28/2000	\$100	MS	2315	201	Unqualified (U)	Improved	* CHARLES E KENNEDY DEBORAH A	* RICHTER HARRY M	<a href="#">Link (Clerk)</a>
9/28/2000	\$250,000	MS	2315	199	Unqualified (U)	Improved	* LARRY N JACOBS MARITA S JACO	* CHARLES E KENNEDY DEBORAH A	<a href="#">Link (Clerk)</a>
12/11/1998	\$72,500	MS	2207	858	Unqualified (U)	Improved	* KENNEDY CHARLES E DEBORAH	* LARRY N JACOBS MARITA S JACO	<a href="#">Link (Clerk)</a>
8/1/1987	\$7,000	WD	1671	635	Unqualified (U)	Vacant	* HOWARD WOODROW J LIZZIE M //	* KENNEDY CHARLES E DEBORAH	<a href="#">Link (Clerk)</a>
10/1/1985	\$72,500	WD	1606	1478	Qualified (Q)	Improved	* (PREVIOUS DEEDS DB 347/78 OR	* HOWARD WOODROW J LIZZIE M	<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
2019020250	MECHANICAL	Yes	No	2/14/2019	\$0
2019010037	SIGN PERMIT	Yes	No	1/14/2019	\$0
2019010038	SIGN PERMIT	Yes	No	1/14/2019	\$0
2018110532	MISCELLANEOUS	Yes	No	1/8/2019	\$0
2018100386	AMUSEMENT/SOCIAL/REC.	Yes	No	11/27/2018	\$326,792
2016080507	DEMOLISH SFR	Yes	No	8/23/2016	\$1,000
2002100037	ROOFING	Yes	No	10/3/2002	\$5,550
2002060194	RES. ALTER./REPAIR	Yes	No	7/5/2002	\$10,506
97070094	SIGN PERMIT	Yes	No	7/15/1997	\$2,400
000078192	ROOFING	Yes	No	12/14/1993	\$5,000
000074057	SCREEN ROOM	Yes	No	7/22/1992	\$5,000

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: Working in Progress Parcel, 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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[Search](#) > Account Summary

## Real Estate Account #04333 002 001

**Owner:**  
NEWBERRY 13327 W NEWBERRY ROAD LLC

**Situs:**  
13327 W NEWBERRY RD  
NEWBERRY 32669

[Parcel details](#)  
[Property Appraiser](#)



[Get bills by email](#)

### Amount Due

Your account is **paid in full**. There is nothing due at this time.  
Your most recent payment was made on **11/05/2024** for **\$10,763.88**.

### Account History

BILL	AMOUNT DUE	STATUS		ACTION
<a href="#">2024 Annual Bill</a> ⓘ	\$0.00	<b>Paid</b> \$10,763.88	11/05/2024	<b>Receipt</b> #24-0005090 <a href="#">Print (PDF)</a>
<a href="#">2023 Annual Bill</a> ⓘ	\$0.00	<b>Paid</b> \$9,569.60	11/16/2023	<b>Receipt</b> #23-0022259 <a href="#">Print (PDF)</a>
<a href="#">2022 Annual Bill</a> ⓘ	\$0.00	<b>Paid</b> \$9,155.97	11/08/2022	<b>Receipt</b> #22-0009721 <a href="#">Print (PDF)</a>
<a href="#">2021 Annual Bill</a> ⓘ	\$0.00	<b>Paid</b> \$9,036.28	11/08/2021	<b>Receipt</b> #21-0010484 <a href="#">Print (PDF)</a>
<a href="#">2020 Annual Bill</a> ⓘ	\$0.00	<b>Paid</b> \$6,796.53	02/05/2021	<b>Receipt</b> #20-0101368 <a href="#">Print (PDF)</a>
		<b>Payment</b> \$2,431.76	11/20/2020	<b>Receipt</b> #20-0026694
<a href="#">2019 Annual Bill</a> ⓘ	\$0.00	<b>Paid</b> \$2,446.46	11/20/2019	<b>Receipt</b> #19-0026769 <a href="#">Print (PDF)</a>
<b>Total Amount Due</b>	<b>\$0.00</b>			



[Search](#) > Account Summary

## Real Estate Account #04333 002 000

**Owner:**  
SHIFTFORWARD INC

**Situs:**  
13327 W NEWBERRY RD

[Parcel details](#)  
[Property Appraiser](#)



[Get bills by email](#)

### Amount Due

Your account is **paid in full**. There is nothing due at this time.  
Your most recent payment was made on **02/12/2025** for **\$1,685.77**.

### Account History

BILL	AMOUNT DUE	STATUS			ACTION
<a href="#">2024 Annual Bill</a> ⓘ	\$0.00	<b>Paid</b> \$1,685.77	02/12/2025	<b>Receipt</b> #24-0108498	<a href="#">Print (PDF)</a>
<a href="#">2023 Annual Bill</a> ⓘ	\$0.00	<b>Paid</b> \$1,654.08	11/29/2023	<b>Receipt</b> #23-0043721	<a href="#">Print (PDF)</a>
<a href="#">2022 Annual Bill</a> ⓘ	\$0.00	<b>Paid</b> \$1,824.72	05/14/2023	<b>Receipt</b> #22-0168380	<a href="#">Print (PDF)</a>
<a href="#">2021</a> ⓘ					
<a href="#">2021 Annual Bill</a>	\$0.00	<b>Paid</b> \$1,840.22	04/28/2022	<b>Receipt</b> #21-0158490	
<a href="#">Tax Deed Application #220203</a>		<b>Paid off</b>	04/28/2022		
		<b>Paid \$1,840.22</b>			
<a href="#">2020</a> ⓘ					
<a href="#">2020 Annual Bill</a>	\$0.00	<b>Paid</b> \$2,964.78	04/28/2022	<b>Receipt</b> #21-0158490	
<a href="#">Tax Deed Application #220203</a>		<b>Paid off</b>	04/28/2022		
		<b>Paid \$2,964.78</b>			
<a href="#">2019</a> ⓘ					
<a href="#">2019 Annual Bill</a>	\$0.00	<b>Paid</b> \$2,390.94	04/28/2022	<b>Receipt</b> #21-0158490	
<a href="#">2019 TDA Fees Bill</a> ⓘ	\$0.00	<b>Paid</b> \$425.00	04/28/2022	<b>Receipt</b> #21-0158490	
Refund	\$250.00		06/30/2022	<b>To</b> Jeremy Scheer	
<a href="#">Tax Deed Application #220203</a>		<b>Paid off</b>	04/28/2022		
		<b>Paid \$2,815.94</b>			
<a href="#">2018</a> ⓘ					
<a href="#">2018 Annual Bill</a>	\$0.00	<b>Paid</b> \$7,754.40	06/20/2019	<b>Receipt</b> #18-0195874	<a href="#">Print (PDF)</a>
<a href="#">Certificate #1150</a>		<b>Redeemed</b>	06/20/2019	<b>Face</b> \$7,379.19, <b>Rate</b> 0.25%	
		<b>Paid \$7,754.40</b>			
<a href="#">2017 Annual Bill</a> ⓘ	\$0.00	<b>Paid</b> \$3,946.69	04/09/2018	<b>Receipt</b> #17-0150695	<a href="#">Print (PDF)</a>
<a href="#">2016 Annual Bill</a> ⓘ	\$0.00	<b>Paid</b> \$5,792.67	03/24/2017	<b>Receipt</b> #16-0131596	<a href="#">Print (PDF)</a>
<a href="#">2015 Annual Bill</a> ⓘ	\$0.00	<b>Paid</b> \$5,863.81	03/30/2016	<b>Receipt</b> #15-0125651	<a href="#">Print (PDF)</a>
<a href="#">2014 Annual Bill</a> ⓘ	\$0.00	<b>Paid</b> \$5,690.83	12/19/2014	<b>Receipt</b> #14-0055149	<a href="#">Print (PDF)</a>
<a href="#">2013 Annual Bill</a> ⓘ	\$0.00	<b>Paid</b> \$5,688.48	12/10/2013	<b>Receipt</b> #13-0047559	<a href="#">Print (PDF)</a>
<a href="#">2012 Annual Bill</a> ⓘ	\$0.00	<b>Paid</b> \$5,735.76	03/21/2013	<b>Receipt</b> #12-0107418	<a href="#">Print (PDF)</a>
<a href="#">2011 Annual Bill</a> ⓘ	\$0.00	<b>Paid</b> \$6,116.82	03/23/2012	<b>Receipt</b> #2011-1058601	<a href="#">Print (PDF)</a>
<a href="#">2010 Annual Bill</a> ⓘ	\$0.00	<b>Paid</b> \$6,139.79	02/16/2011	<b>Receipt</b> #2010-3026826	<a href="#">Print (PDF)</a>
<a href="#">2009 Annual Bill</a> ⓘ	\$0.00	<b>Paid</b> \$6,439.60	03/30/2010	<b>Receipt</b> #2009-1030471	<a href="#">Print (PDF)</a>
<a href="#">2008 Annual Bill</a> ⓘ	\$0.00	<b>Paid</b> \$6,224.65	03/20/2009	<b>Receipt</b> #2008-9030490	<a href="#">Print (PDF)</a>
<a href="#">2007 Annual Bill</a> ⓘ	\$0.00	<b>Paid</b> \$3,283.02	03/21/2008	<b>Receipt</b> #2007-7020008	<a href="#">Print (PDF)</a>
<a href="#">2006</a> ⓘ					

<a href="#">2006 Annual Bill</a>	\$0.00	<b>Paid</b> \$2,714.68	09/17/2007	<b>Receipt</b> #2006-6029096	 <a href="#">Print (PDF)</a>
<a href="#">Certificate #1062</a>		<b>Redeemed</b>	09/17/2007	<b>Face</b> \$2,456.34, <b>Rate</b> 0.25%	
		<b>Paid \$2,714.68</b>			
<a href="#">2005 Annual Bill</a> ⓘ	\$0.00	<b>Paid</b> \$2,137.57	11/21/2005	<b>Receipt</b> #2005-9043012	 <a href="#">Print (PDF)</a>
<a href="#">2004 Annual Bill</a> ⓘ	\$0.00	<b>Paid</b> \$2,079.68	11/12/2004	<b>Receipt</b> #2004-4003951	 <a href="#">Print (PDF)</a>
<a href="#">2003 Annual Bill</a> ⓘ	\$0.00	<b>Paid</b> \$1,731.29	11/07/2003	<b>Receipt</b> #2003-3003095	 <a href="#">Print (PDF)</a>
<a href="#">2002 Annual Bill</a> ⓘ	\$0.00	<b>Paid</b> \$1,563.15	11/08/2002	<b>Receipt</b> #2002-0203893	 <a href="#">Print (PDF)</a>
<b>Total Amount Due</b>	<b>\$0.00</b>				

**Application Package**  
**Table of Contents**

1. Cover Letter / Description of Request
2. PD Minor Amendment Application
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11. Proposed PD Plan Set
12. Consistency Memorandum



### 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  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 Resource 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: 1/26/10

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

# Environmental Resource Assessment Report

**To:** Steve Lachnicht, AICP, Director  
Alachua County Department of Growth Management

**From:** Ryan Thompson, AICP, Project Manager

**Date:** January 29<sup>th</sup>, 2018

**RE:** Jonesville Mixed-Use – PD Rezoning Application

PN# 17-0506

The attached Environmental Resources Assessment Report corresponds to a request to rezone ±3.00 acres of unincorporated Alachua County (tax parcel 04333-002-000) from Business, Retail (BR) and Single Family Residential (R-1A) to Planned Development (PD), identified as “Project Site” in Figure 1. The application’s intent is to permit the development of a mixed-use facility with shared infrastructure between uses.



Figure 1: Aerial Map

Wetland, Floodplain, & Topography

Figure 2 illustrates the site's environmental features, which was derived from National Wetland Inventory, FEMA 2006, and LiDAR data. The site does not contain wetland features. The project area is located within FEMA Flood Zone X and does not contain a floodplain according to available FEMA 2006 Floodplain data. The site's topography ranges from 93 to 85 feet from south to north, respectively.

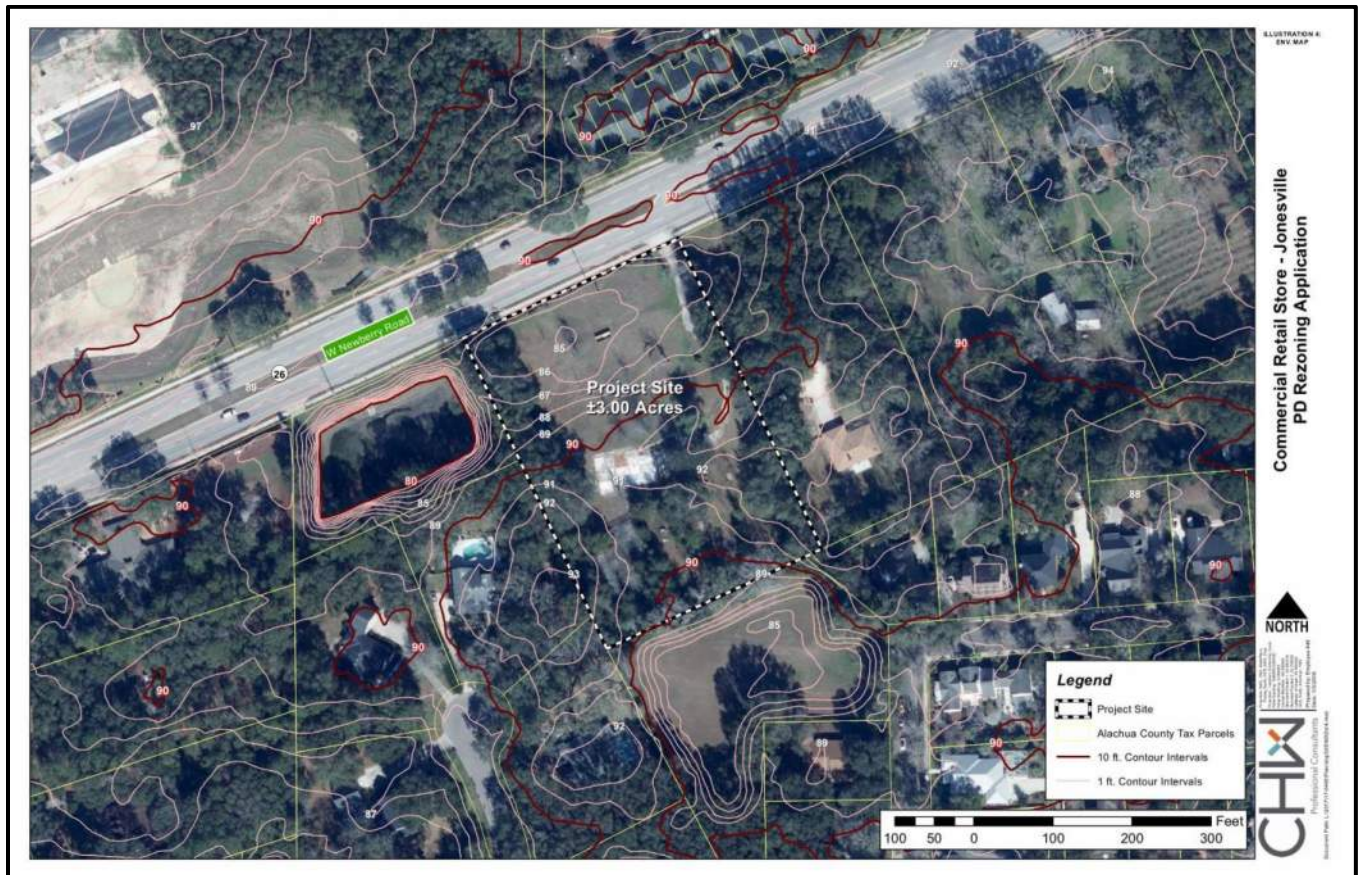


Figure 2: Topography, Wetlands, & Flood Zones

## Soils

The subject property possesses two soil types as identified by the National Resource Conservation Service. The site's majority consists of Millhopper Sand, 0 to 5 Percent Slopes, which is classified as Hydrologic Group: A. The site also features Bonneau Fine Sand: 2 to 5 Percent Slopes, and is classified as Hydrologic Group: C. Both soil types are suitable for the intended mixed-use facility and its associated infrastructure as evidenced by adjacent and nearby uses found on similar or identical soil types. *Figure 3* illustrates the division of onsite soils.



Figure 3: Soils Map

## High Aquifer Recharge Areas

As illustrated by Figure 4, the site is within a “high vulnerability” generalized vulnerability rating in the Floridan Aquifer High Recharge Area<sup>1</sup>. High vulnerability aquifer recharge areas are afforded additional regulatory protection, notably through the 2011-2030 Comprehensive Plan’s Stormwater Management (SME) and Conservation & Open Space Elements (COS). All requirements for regulatory high aquifer recharge areas will be met and enforced through the Preliminary Development Plan (PDP) and Final Development Plan (FDP) approval processes.

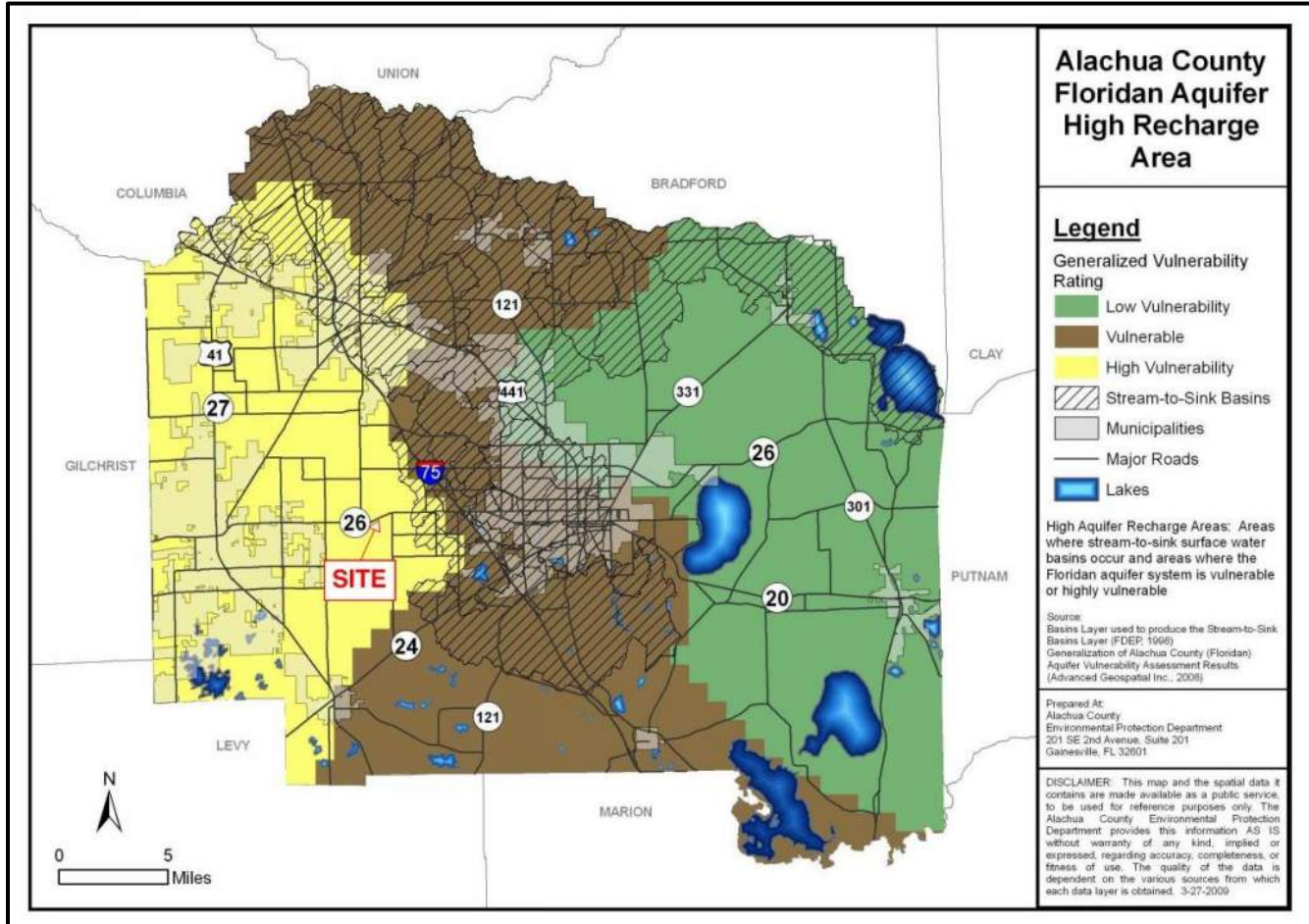


Figure 4: Floridan Aquifer High Recharge Area

<sup>1</sup> Source: Alachua County Growth Management

Significant Habitat

Figure 5 indicates that the site has a low potential for habitat richness. The site is comprised of a mix of low habitat richness levels between '0' to '4' out of a high of '13.' The Florida Fish & Wildlife Conservation Commission (FWC) identified species' potential habitats in their 2009 Wildlife Habitat Conservation Needs in Florida report.

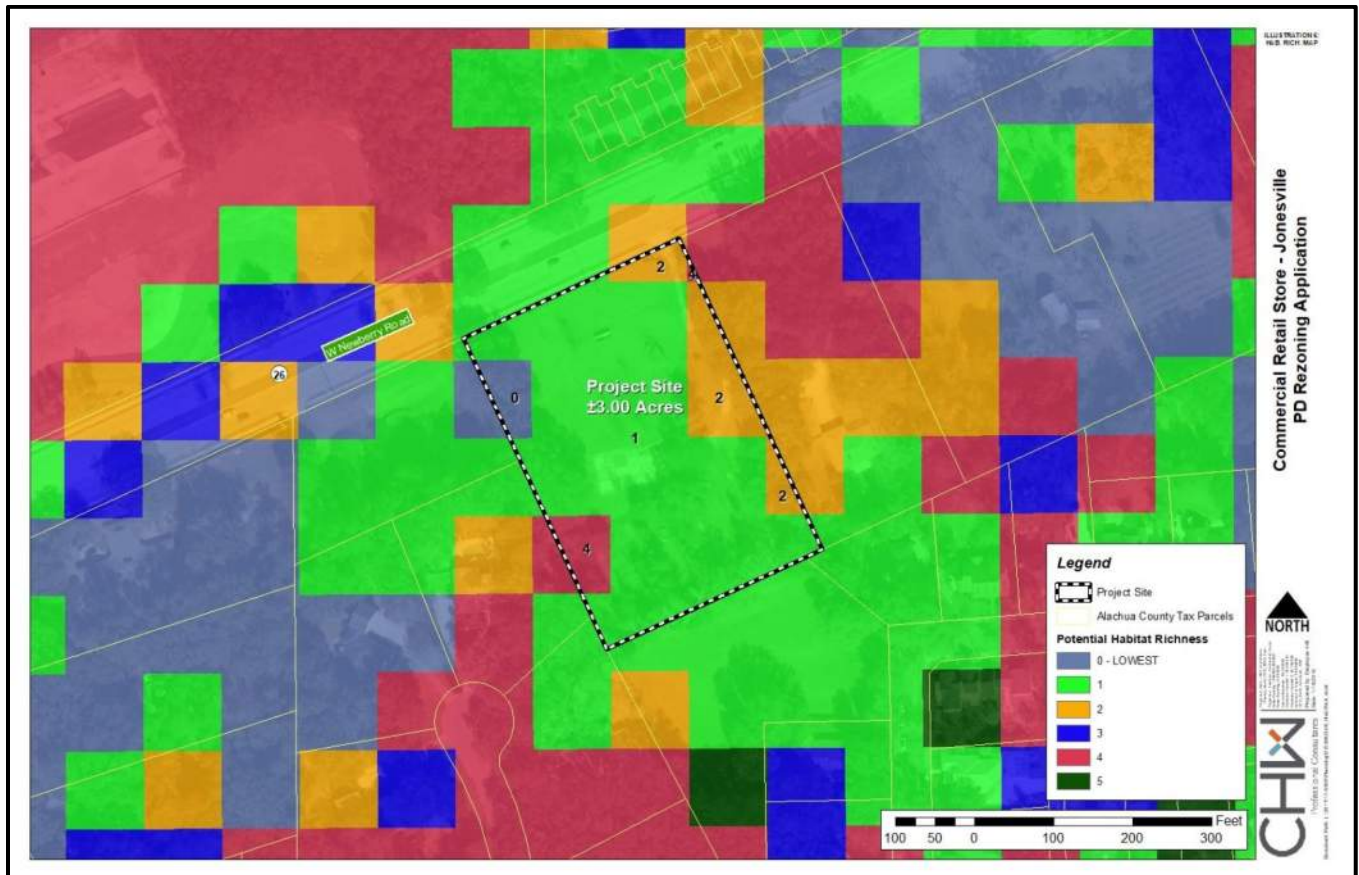


Figure 5: Potential Habitat Richness

Listed Species/Listed Species Habitat

As highlighted in *Figure 6*, a portion of the site is identified as Priority 4 on the Florida Natural Area Inventory's Rare Species Habitat Conservation Priorities (RSHCP) scale. Priority 4 on the RSHCP scale is relatively low, as the scale ranges from a high of '1' to a low of '6'. The remainder of the site does not feature additional priority areas. Individual species maps are weighted according to conservation need and overlaid to reflect values for both rarity and richness.



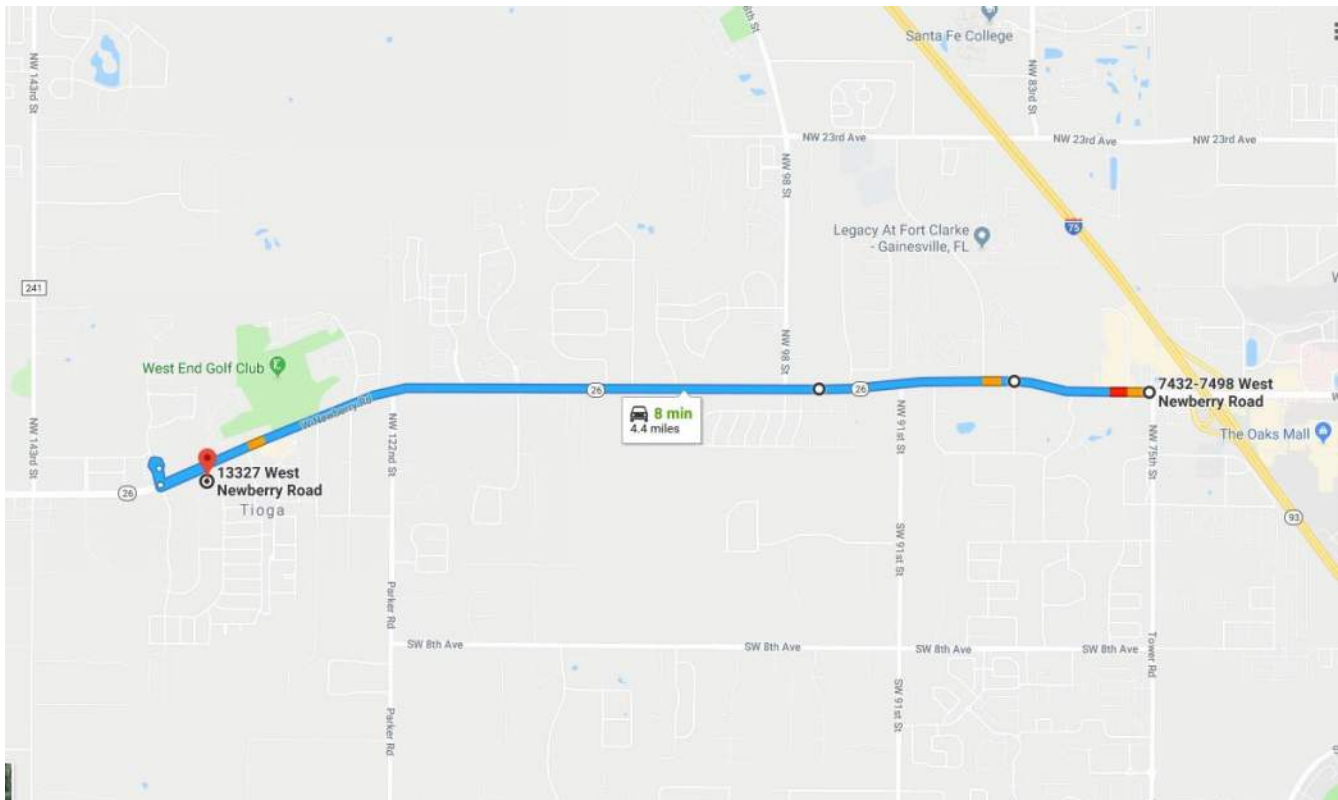
**Figure 6: Rare Species Habitat Conservation Priorities Map**

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## SITE DIRECTIONS

**Directions to Site:** From the Newberry Road (SR 26) and SW 75<sup>th</sup> Street (Tower Road) intersection, head west approximately 4.4 miles. The destination, 13327 W Newberry Road, will be on your left.



**Application Package**  
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- 8. School Concurrency Form**
9. Map Set
10. Signed Zoning Master Plan
11. Proposed PD Plan Set
12. Consistency Memorandum



## PUBLIC SCHOOL STUDENT GENERATION CALCULATION FORM

Project #  Application Date

NAME & DESCRIPTION OF PROJECT

**PROPERTY DESCRIPTION**

Street Address (contact 911 Addressing at 338-7361)

Tax Parcel Numbers  Acreage

**DEVELOPMENT DATA** (check all that apply)

Single Family Residential       Multi Family Residential       Exempt (Confirm exemption with local Government staff, then no need to fill in data)

Number of Units       Number of Units

**LEVEL OF REVIEW:**  Preliminary     Final     Revised Preliminary     Revised Final

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

**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. General Maps of the SCSAs can be obtained from the Alachua County School Board website [http://www.sbac.edu/files/\\_zVAcq\\_/45471f67b9d8b7003745a49013852ec4/CSA\\_MAPS.pdf](http://www.sbac.edu/files/_zVAcq_/45471f67b9d8b7003745a49013852ec4/CSA_MAPS.pdf) To determine the SCSAs for a specific parcel go to <http://mapgenius.alachuacounty.us/#scsa>

Elementary  Middle  High

**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, in order to correctly assess the impact on the **School Concurrency Service Area (SCSA)** for each school type (Elementary, Middle and High School).

**SINGLE FAMILY RESIDENTIAL DEVELOPMENT STUDENT GENERATION CALCULATIONS**

ELEMENTARY	<input type="text" value="8"/>	units	X	0.15*	Elementary School Multiplier	=	<input type="text" value="1"/>	Student Stations
MIDDLE	<input type="text" value="8"/>	units	X	0.07*	Middle School Multiplier	=	<input type="text" value="1"/>	Student Stations
HIGH	<input type="text" value="8"/>	units	X	0.09*	High School Multiplier	=	<input type="text" value="1"/>	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 2015-2016 Five Year District Facilities Plan

**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 October 3, 2008 effective date for public school concurrency in unincorporated Alachua County, or had received preliminary 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 October 3, 2008 effective date for public school concurrency in unincorporated Alachua County, 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 and the Interlocal Agreement for Public School Facility Planning (ILA).
- Group quarters that do not generate public school students, as described in the ILA

**AUTHORIZED AGENT:**

Name: NV5

Mailing Address: 11801Research Drive,  
Alachua, FL 32615

Phone: (352) 331-1976  
 Email: ryan.thompson@NV5.com

**PROPERTY OWNER:**

Name: Shiffforward, Inc.

Mailing Address: CONTACT AGENT

Phone: CONTACT AGENT  
 Email: CONTACT AGENT

**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 determination has been made:

**Approved** based upon the following information and findings by School Board staff:

**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 Required:

Capacity Available Available Capacity

Capacity Available in 3 yrs Available Capacity

Capacity Available in Adjacent SCSA Available Capacity

**OR,**

**Denied** for reasons stated:

**Approved by:**

**Alachua County Staff**

**School Board Staff Certification**

**A complete application for the development project was accepted on:**

**Date:** \_\_\_\_\_

**Vicki McGrath, Director, Community Planning  
School Board of Alachua County  
352 955 7400 x 1423**

**Signed:** \_\_\_\_\_

**Date of Approval:**

\_\_\_\_\_

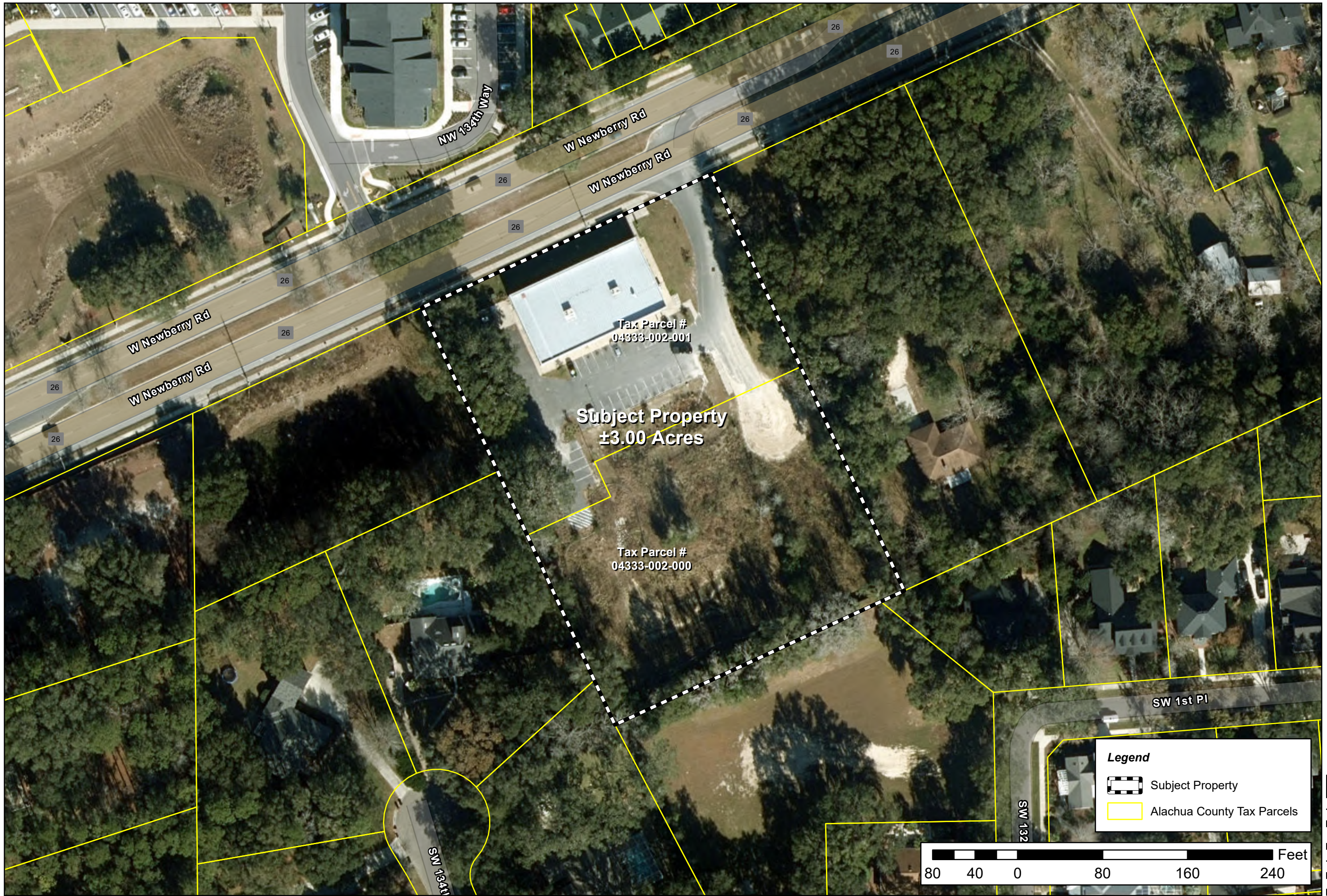
Printed name

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Alachua County Tax Parcel #'s 4333-2 and 4333-2-1  
Alachua County, FL





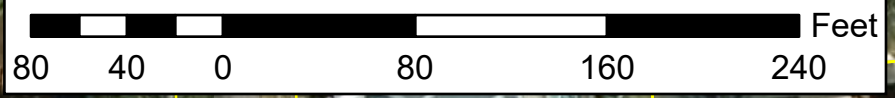
Subject Property  
±3.00 Acres

Tax Parcel #  
04333-002-001

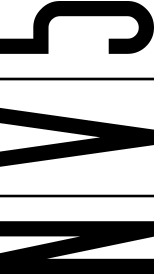
Tax Parcel #  
04333-002-000

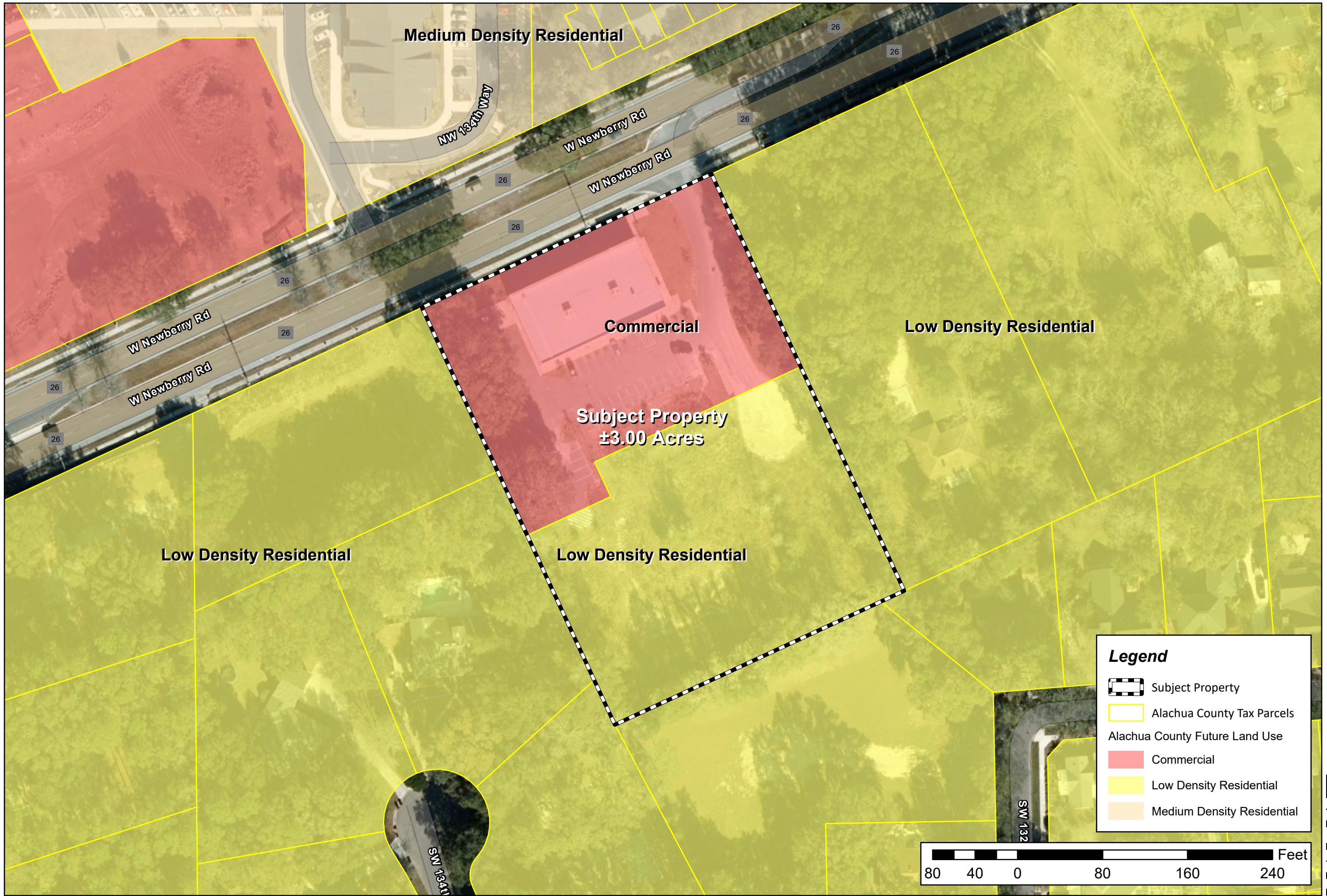
**Legend**

-  Subject Property
-  Alachua County Tax Parcels



Prepared by: Employee #  
Date: 9/3/2025  
Document Path: N:\2024\24-0688\Admin & Information\07\_Maps\Projects\JMU PD\JMU PD.aprx





**Legend**

- Subject Property
- Alachua County Tax Parcels
- Alachua County Future Land Use
  - Commercial
  - Low Density Residential
  - Medium Density Residential



Prepared by: Employee ###  
Date: 9/3/2025

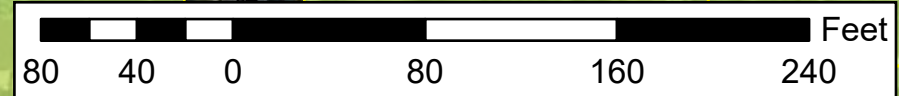


Alachua County Tax Parcel #'s 4333-2 and 4333-2-1  
Alachua County, FL



**Legend**

- Subject Property
- Alachua County Tax Parcels
- Alachua County Zoning**
- (PD) Planned Development
- (R-1A) Single Family Residential
- (RE-1) Residential-Estate







Prepared by: Employee ###  
Date: 9/3/2025  
Document Path: N:\2024\24-0688\Admin & Information\07\_Maps\Projects\JMU PD\JMU PD.aprx





**Legend**

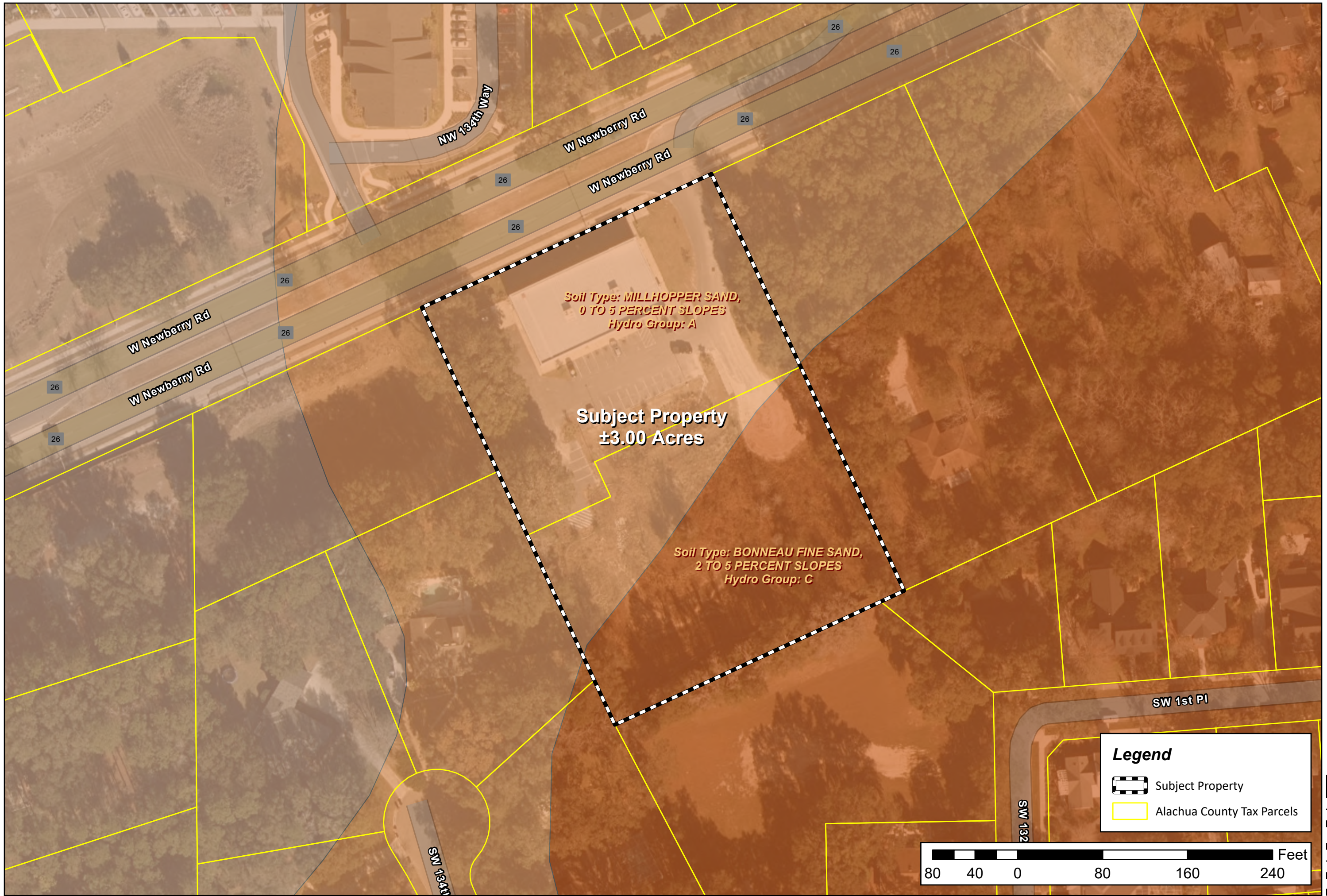
-  Subject Property
-  Alachua County Tax Parcels
-  10 ft. Contour Intervals
-  1 ft. Contour Intervals



Prepared by: Employee #  
Date: 9/3/2025  
Document Path: N:\2024\24-0688\Admin & Information\07\_Maps\Projects\JMU PD\JMU PD.aprx

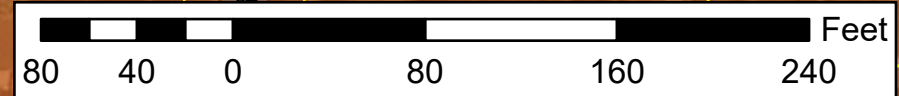


**Alachua County Tax Parcel #'s 4333-2 and 4333-2-1  
Alachua County, FL**



**Legend**

- Subject Property
- Alachua County Tax Parcels



Prepared by: Employee ##  
Date: 9/3/2025  
Document Path: N:\2024\24-0688\Admin & Information\07\_Maps\Projects\JMU PD\JMU PD.aprx



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# JONESVILLE MIXED-USE ZONING MASTER PLAN

11801 Research Drive  
Alachua, Florida 32615  
www.chw-inc.com  
est. 1988 FLORIDA CA-5075

**CHW**  
Professional Consultants

SCALE: 1" = 40'  
VERTICAL SCALE  
BAR IS ONE INCH ON  
GRAPHIC DRAWING 1"  
IF NOT ONE INCH ON  
THIS SHEET, ADJUST  
SCALE ACCORDINGLY

SUBMITTALS: CONSTRUCTION/REVISIONS  
SUBMITTAL - PD ZONING APPLICATION, JANUARY 29, 2018  
RESUBMITTAL - UPDATED PER BOCC, APRIL 10, 2018

CLIENT: JONESVILLE MIXED-USE  
PROJECT: PLANNED DEVELOPMENT  
SHEET TITLE: ZONING MASTER PLAN

TECHNICAL: N. HILL  
DESIGNER: N. HILL  
QUALITY CONTROL: R. THOMPSON  
PROJECT NUMBER: 17-0306

SHEET NO.: 1 of 2

- GENERAL NOTES**
- THE LAND USE AREA BOUNDARIES ARE APPROXIMATE AND MAY BE SHIFTED CONTIGUOUSLY FROM THEIR EXISTING POSITION DURING DEVELOPMENT PLAN APPROVAL.
  - SHARED STORMWATER MANAGEMENT FACILITIES (SMF), ACCESS, AND VEHICULAR PARKING AREAS ARE PERMITTED WITHIN LAND USE AREAS 'A' AND/OR 'B'.

- CONDITIONS**
- DEVELOPABLE AREA "A" AS SHOWN ON THE ZONING MASTER PLAN SHALL ALLOW FOR USES IN THE "BR" ZONING DISTRICT. MAXIMUM SQUARE FOOTAGE OF BR USES IN AREA "A" SHALL BE LIMITED TO 12,000 SQ. FT.
  - HOURS OF OPERATION SHALL BE LIMITED FROM 7:00 AM TO 10:00 PM. COMMERCIAL DELIVERIES SHALL BE LIMITED FROM 7:00 AM TO 7:00 PM.
  - A 40 FOOT WIDE, HIGH-DENSITY BUFFER SHALL EXTEND ALONG THE ENTIRE WESTERN BOUNDARY OF PHASE I AND ALSO ALONG THE EASTERN BOUNDARY OF PHASE 1, EXCLUDING THE AREA OCCUPYING THE ACCESS DRIVEWAY. ANY PARKING AREAS THAT EXTEND INTO PHASE 2 SHALL CONTINUE THE 40 FOOT WIDE, HIGH DENSITY BUFFER IN PHASE 1 UP TO THE SOUTHERN EDGE OF THE EXTENDED PARKING AREA, AS SHOWN ON AN APPROVED DEVELOPMENT PLAN. A 10 FOOT WIDE ARTERIAL ROAD BUFFER SHALL FRONT THE SITE ALONG NEWBERRY RD.
  - A MAXIMUM OF 8 SINGLE-FAMILY DWELLING UNITS ARE ALLOWED IN DEVELOPABLE AREA "B", AS SHOWN ON THE ZONING MASTER PLAN.
  - AN 8 FOOT HIGH (MINIMUM) OPAQUE PRIVACY FENCE (NOT CHAIN LINK WITH SLATS) SHALL BE ERRECTED AT THE PROPERTY SETBACK LINE/OR CURRENT CHAIN LINK FENCE LOCATION AT THE TIME OF NON-RESIDENTIAL CONSTRUCTION ALONG THE SOUTH PARCEL BOUNDARY AND A SIX FOOT HIGH (MINIMUM) OPAQUE PRIVACY FENCE (NOT CHAIN LINK WITH SLATS) ALONG THE EAST AND WEST PARCEL BOUNDARIES EXCEPT FOR THOSE AREAS ALONG NEWBERRY ROAD WHERE NOT PERMITTED DUE TO TRAFFIC SAFETY CONCERNS. IN ADDITION, A SIMILAR PRIVACY SIX FOOT HIGH PRIVACY FENCE SHALL BE ERRECTED DURING RESIDENTIAL CONSTRUCTION BETWEEN THE NON-RESIDENTIAL AND RESIDENTIAL PORTIONS OF THE PD EXCEPT WHERE REQUIRED FOR INGRESS AND EGRESS.
  - HEIGHT LIMIT IN THE RESIDENTIAL PORTION OF THE PD (DESIGNATED 'B' ON THE ZONING MASTER PLAN) SHALL BE 30 FEET. NO SECOND STORY BALCONIES SHALL BE PERMITTED.
  - A 15 FOOT WIDE LOW DENSITY BUFFER SHALL BE INCORPORATED ALONG ALL PORTIONS OF THE PD WHERE THE 40 WIDE HIGH DENSITY BUFFER DOES NOT EXIST. THIS BUFFER SHALL, AT A MINIMUM, RETAIN THE TREE CANOPY LINE FOUND ALONG THE SOUTH PARCEL BOUNDARY.
  - ALL LOADING AND UNLOADING ACTIVITIES FOR PROPOSED RETAIL USES SHALL OCCUR ON THE WEST SIDE OF THE BUILDING.
  - ALL LIGHTING SHALL BE SHIELDED AND AIMED TO ENSURE NO SPILLAGE INTO ADJOINING RESIDENTIAL AREAS PER CHAPTER 407, ARTICLE 14 OF THE UNIFIED LAND DEVELOPMENT CODE.

**LAND USE DATA**

HATCH PATTERN	LAND USE AREA	AREA	
		(AC)	(%)
[Dotted]	PROJECT SITE	3.00	100%
[Diagonal Lines]	DEVELOPABLE AREA A	0.76	25%
[Horizontal Lines]	DEVELOPABLE AREA B	1.63	55%
[Cross-hatch]	BUFFER AREAS	0.61	20%

**PHASING SCHEDULE**

PHASE NUMBER	BEGIN DATE	COMPLETION DATE	AREA (AC)
PHASE I	MAY 2018	MAY 2020	1.87
PHASE II	MAY 2020	MAY 2028	1.13

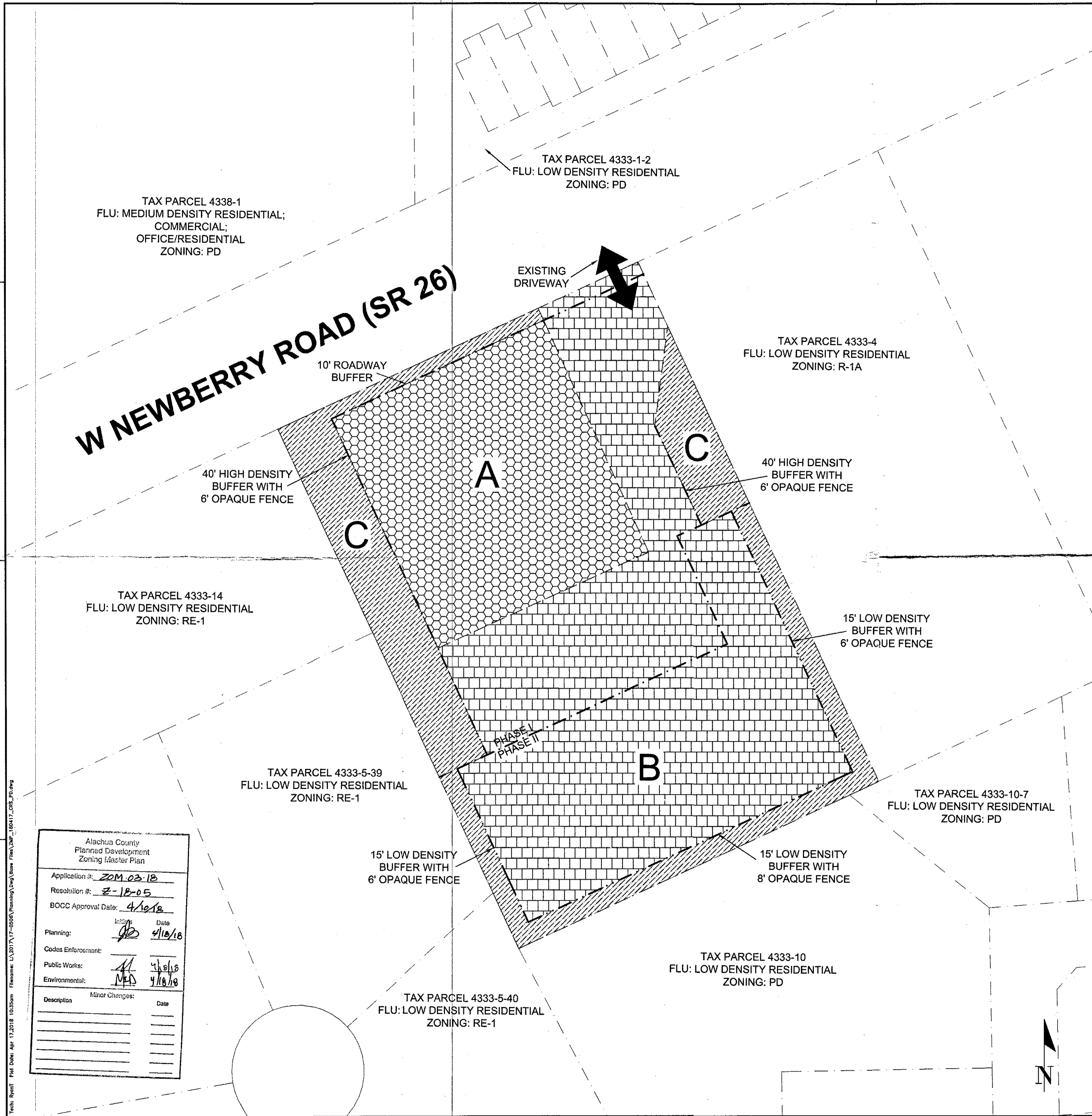
**DEVELOPMENT STANDARDS FOR 'A'**

MINIMUM AREA (FT)	5,000
<b>SETBACKS:</b>	
FRONT, MIN. (FT)	25
REAR, MIN. (FT)	5
INTERIOR SIDE, MIN. (FT)	5
STREET SIDE, MIN. (FT)	25
<b>BUILDING AND INFRASTRUCTURE:</b>	
BUILDING HEIGHT, MAX. (FT)	65
BUILDING COVERAGE, MAX. (SF)	N/A
GROSS FLOOR AREA, MAX. (SF)*	12,000

**DEVELOPMENT STANDARDS FOR 'B'**

MINIMUM LOT AREA (FT)	10,000
MINIMUM LOT WIDTH (FT)	80
<b>SETBACKS:</b>	
FRONT, MIN. (FT)	10
GARAGE FRONT, MIN. (FT)	20
REAR, MIN. (FT)	10
SIDE, MIN. (FT)	5*
<b>BUILDING AND INFRASTRUCTURE:</b>	
BUILDING HEIGHT, MAX. (FT)	30
MAX. DWELLING UNITS PERMITTED	8**

\*PHASE I DEVELOPMENT  
\*\*PHASE II DEVELOPMENT



Atachua County  
Planned Development  
Zoning Master Plan

Application #: ZOM-03-18  
Resolution #: Z-18-05  
BOCC Approval Date: 4/10/18

Planning: [Signature] Date: 4/10/18  
Codes Enforcement:  
Public Works: [Signature] Date: 4/10/18  
Environment: [Signature] Date: 4/10/18

Description	Minor Changes	Date

Tech: Brent Pitt Date: Apr 11, 2018 10:35am File Name: L:\2017-2020\Planning\Zoning Master Plan\2017-03-18.dwg

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# JONESVILLE MIXED-USE ZONING MASTER PLAN

11801 Research Dr. | Alachua, FL 32615  
(352) 331-1976 | www.nv5.com  
EBR2005

## NV5

SCALE: 1" = 40'  
GRAPHIC SCALE ON ORIGINAL DRAWING  
THIS SCALE DOES NOT APPLY TO ALL ELEMENTS OF THE PLAN. SCALES ACCORDINGLY.

CONSTRUCTION/REV. REVISIONS

DATE: JONESVILLE MIXED-USE  
SUBMITTAL - September 5, 2025

PROJECT: JONESVILLE MIXED-USE  
PLANNED DEVELOPMENT

TECHNICAL: R. THOMPSON  
DESIGNER: B. THOMPSON  
QUALITY CONTROL: C. BRASHER  
PROJECT NUMBER: 24-0688

SHEET NO.: 1 of 2

- GENERAL NOTES**
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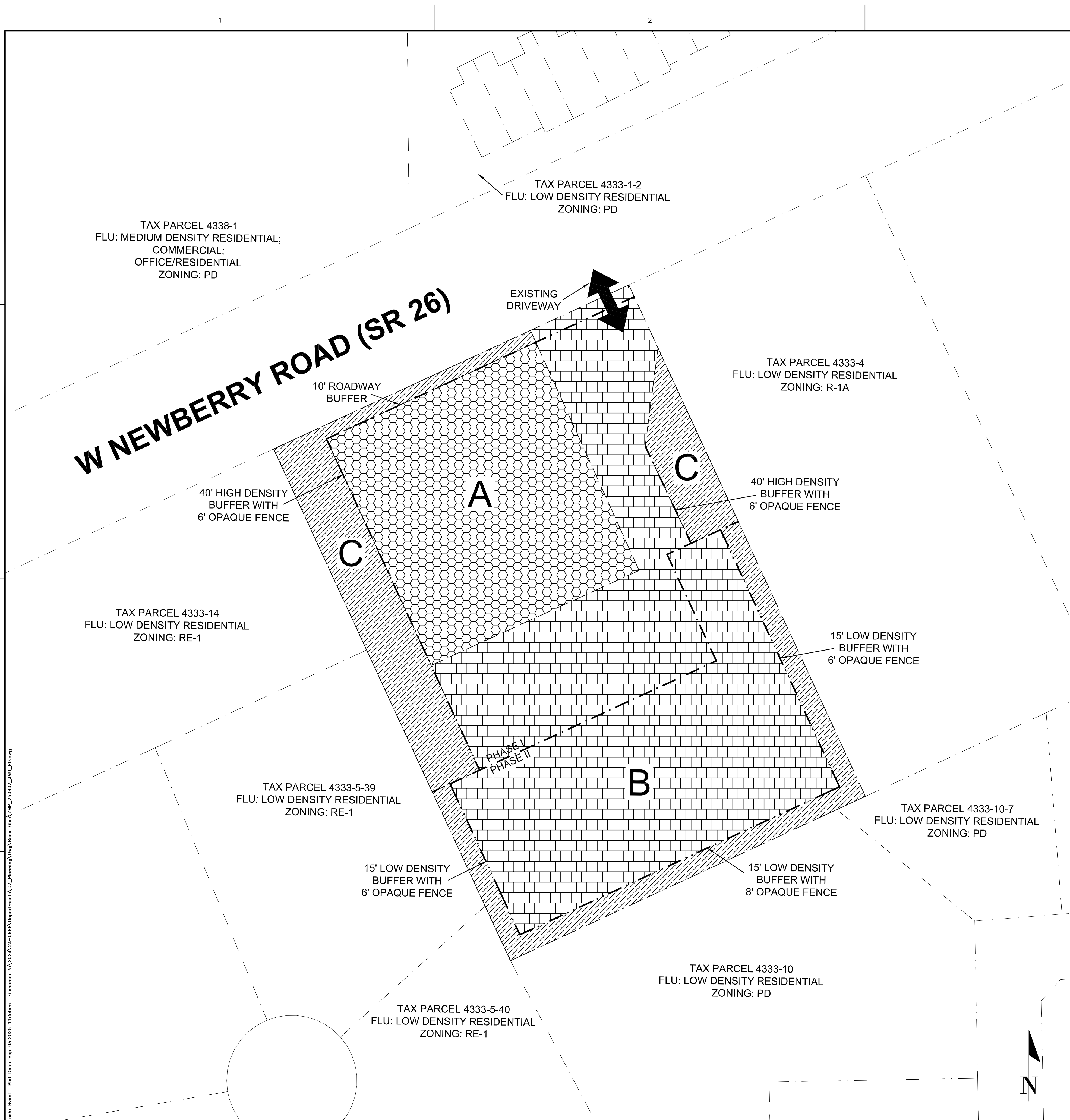
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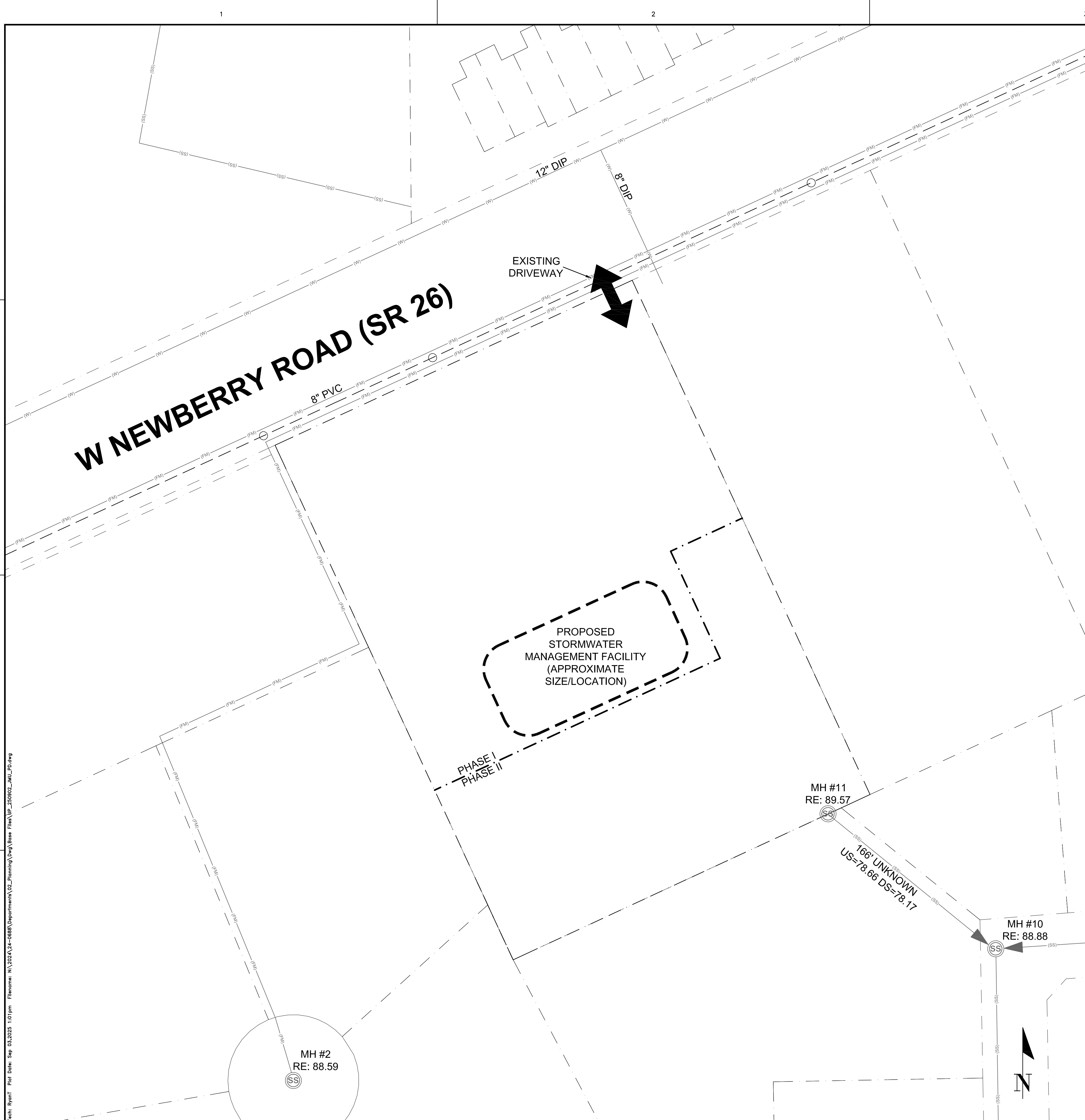
DEVELOPMENT STANDARDS FOR 'A'	
MINIMUM LOT AREA (FT)	5,000
<b>SETBACKS:</b>	
FRONT, MIN. (FT)	25
REAR, MIN. (FT)	5
INTERIOR SIDE, MIN. (FT)	5
STREET SIDE, MIN. (FT)	25
<b>BUILDING AND INFRASTRUCTURE:</b>	
BUILDING HEIGHT, MAX. (FT)	65
BUILDING COVERAGE, MAX. (SF)	N/A
GROSS FLOOR AREA, MAX. (SF)*	12,000

DEVELOPMENT STANDARDS FOR 'B'	
MINIMUM LOT AREA (FT)	NONE
MINIMUM LOT WIDTH (FT)	NONE
<b>SETBACKS:</b>	
FRONT, MIN. (FT)	10
GARAGE FRONT, MIN. (FT)	20
REAR, MIN. (FT)	10
SIDE, MIN. (FT)	5*
<b>BUILDING AND INFRASTRUCTURE:</b>	
BUILDING HEIGHT, MAX. (FT)	30
MAX. DWELLING UNITS PERMITTED	8**

\*PHASE I DEVELOPMENT  
\*\*PHASE II DEVELOPMENT



Tech: Ryan Prof: Bobe Sep 03, 2025 11:54am File: N:\2024\4-0688\Department\02\_Planning\Draw\Site\Plan\_ZMP\_250902\_A01.dwg



# JONESVILLE MIXED-USE CONCEPTUAL UTILITY SERVICE PLAN

- GENERAL NOTES**
1. THE SITE WILL BE SERVED BY GAINESVILLE REGIONAL UTILITIES (GRU) SYSTEMS.
  2. EXISTING AREA UTILITIES CONSISTS OF:
    - 2.A. ELECTRIC - AN OVERHEAD LINE RUNS PARALLEL ALONG THE SOUTHERN SIDE OF THE W NEWBERRY ROAD RIGHT-OF-WAY (R.O.W.)
    - 2.B. POTABLE WATER - 12" DUCTILE IRON PIPE (DIP) WATER MAIN IS LOCATED ON THE NORTHERN SIDE OF THE W NEWBERRY ROAD R.O.W.
    - 2.C. SANITARY SEWER - A GRAVITY MAIN IS LOCATED ON THE SOUTHEAST BOUNDARY OF THE SITE AS WELL AS AN 8" POLYVINYL CHLORIDE (PVC) FORCE MAIN LOCATED ALONG THE SOUTH SIDE OF W NEWBERRY ROAD.
    - 2.D. STORMWATER - STORMWATER RUNOFF GENERATED FROM THE PROPOSED DEVELOPMENT WILL BE MITIGATED VIA AN ONSITE STORMWATER MANAGEMENT FACILITY (SMF) CONSISTENT WITH ALACHUA COUNTY ULDC CHAPTER 407, ARTICLE 9 STANDARDS. THIS PLAN DOES NOT SPECIFY ACTUAL SIZE AND LOCATION OF THE PROPOSED SMF.
    - 2.D.A. ADDITIONAL STORMWATER MANAGEMENT FACILITIES MAY BE LOCATED WITHIN THE DEVELOPABLE AREA AND/OR BUFFERS, AS LONG AS THE REQUIRED VEGETATION CAN BE ACHIEVED.

11801 Research Dr.   Alachua, FL 32615 (352) 331-1976   www.nv5.com <b>NV5</b> EBR2005	
SCALE: 1" = 40' BLANK SCALE ON ORIGINAL DRAWING THIS SCALE MAY VARY FROM INDUSTRY SCALES ACCORDINGLY.	SUBMITTALS: SUBMITTAL - September 5, 2025 CONSTRUCTION/ADD REVISIONS:
CLIENT: JONESVILLE MIXED-USE PROJECT: PLANNED DEVELOPMENT SHEET TITLE: CONCEPTUAL UTILITY SERVICE PLAN	SHEET NO.: 17-0506 2 of 2

Tech: Ryan | Prof: Bobe | Sep 03, 2025 1:01pm | Filename: N:\2024\24-0688\Department\A\24\Planning\Utility\Draw\Plan\17-0506\_17-0506.dwg

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11. PD Plan Set
- 12. Consistency Memorandum**




---

**To:** Gerald L. Brewington, Senior Planner, Alachua County Growth Management  
**From:** Ryan Thompson, AICP, Sr. Project Manager  
**Date:** October 6, 2025  
**RE:** Jonesville Mixed-Use Planned Development Amendment – Comprehensive Plan and ULDC Consistency Analysis

---

This application requests a Minor Amendment to the Jonesville Mixed-Use PD, which was approved in 2018 (ZOM 03-18), to remove the minimum residential lot dimensions (size and width) from the Zoning Master Plan (ZMP) Developable Area 'B'. The request is consistent with the current Unified Land Development Code (ULDC) single-family residential standards in §403.07 and as depicted at the Board of County Commission (BOCC) adoption hearing.

**Consistency with Alachua County Comprehensive Plan**

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

**FUTURE LAND USE ELEMENT**

Policy 1.3.7. Low Density Residential land use category shall provide for a gross density of one to four 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.

**Response: No change in onsite density is being requested as part of this application. The PD permits up to eight (8) dwelling units (du) in Developable Area 'B', which is less than four (4) dwelling units per acre (du/ac).**

Policy 1.3.7.1. Low Density residential land use category shall provide for single residential detached and attached dwellings. In addition, traditional neighborhood developments (TND), transit oriented developments (TOD) and planned developments may include mixed housing types and mixed uses.

**Response: The site's existing Low Density Residential FLU designation correlates to PD Developable Area 'B', which is intended to develop as single-family housing.**

Policy 1.3.7.2. The Low Density residential land use category shall provide for various housing types, such as conventional site-built single-family homes, accessory living units, attached structures including townhouses, multi-family developments in planned developments, dwellings with zero lot line orientation, factory-built modular units, manufactured homes, or mobile homes.

**Response: The residential portion of the planned development will consist of eight (8) single-family dwelling units, which is consistent with the housing types permitted for the site's underlying Low Density Residential FLU.**

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.

**Response: This PD Amendment application is a request to eliminate the minimum lot size and width requirements defined in the adopted ZMP. Approval of this application enables flexibility in design, which is the purpose of this policy.**

### **CONSERVATION AND OPEN SPACE ELEMENT**

Policy 5.2.1. Open Space shall be provided on at least ten percent of every development, except as specified in Policy 5.2.5.

**Response: No change to open space is proposed with this amendment. As demonstrated on the adopted and revised ZMP, a minimum of 20% of the site will be dedicated to landscape buffers.**

### **Consistency with Alachua County Unified Land Development Code**

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

ULDC §403.17          Planned Development (PD) District

ULDC §403.17(a). *Purpose.* It is the purpose of this district to promote the development of land as phased planned communities and the utilization of creative concepts for development planning not otherwise provided in this ULDC, in a manner that is consistent with the Comprehensive Plan.

**Response: The Jonesville Mixed-Use PD, previously approved under permit number ZOM 03-18, is a ±3.00-acre mixed-use development consistent with the site's underlying Commercial and Low Density Residential FLU designations. The purpose of the PD zoning is to allow the shared use of infrastructure (e.g. roadway, parking, and Stormwater management Facilities (SMFs)). This PD Minor Amendment application requests to remove the minimum lot requirements, which is not required by Alachua County's Comprehensive Plan or ULDC.**

ULDC §403.17(b). *Planned Development District Requirements*

1. Development Standards

The development standards and expiration dates shall be established by the zoning master plan and development order approved for each district. Permitted uses and residential densities approved by the Board of County Commissioners shall be consistent with the designations on the Future Land Use Map. For the purpose of this Section, dimensional standards shall include, but not be limited to such requirements as:

- a. minimum lot area;
- b. minimum lot width and depth;
- c. minimum and maximum density;
- d. maximum building height;
- e. minimum setbacks and standards for encroachment into the public R.O.W;
- f. maximum building coverage;
- g. maximum building size; and
- h. similar standards applicable to the placement, bulk and scale of structures and uses.

**Response: The amended ZMP submitted with this report illustrates that the site's developable area is split into two (2) sections. Developable Area 'A' comprises ±1.00 acre of onsite area and is located within the Commercial FLU portion of the site. This portion of the development has already been constructed per the Developable Area 'A' development standards.**

**Developable Area 'B' is ±2.00 acres and located within the Low Density Residential FLU portion of the site and has development standards associated with single-family housing. This application requests to remove the minimum lot area and lot width requirements on the adopted ZMP. The ULDC definitions for the requested unit types, single-family detached and single-family attached dwellings, require each unit to be platted individually. The adopted minimum lot dimensions (10,000 square feet (sf) and 80-foot wide) do not permit individually platted lots within Developable Area 'B'.**

**The ULDC does not regulate minimum lot dimensions (size or width) for residential zoning districts. Therefore, the proposed amendment will allow the site to be developed in accordance with standard ULDC requirements and consistent with the vision presented to the Board of County Commissioners (BOCC) when the PD was originally approved.**

**2. Underground Utilities**

All utilities, excluding necessary service boxes and similar installations, shall be located underground. This requirement shall not apply to overhead lines located along the perimeter of a planned development.

**Response: As described on the accompanying Utility Service Plan, onsite utilities shall be underground.**

**3. Phased Development**

a. A planned development may be required to be developed in phases of up to two years for each phase, based on the availability of public services.

**Response: As illustrated in the proposed ZMP submitted with this report, the PD's development is split into two (2) phases. The first phase of the PD was constructed as a commercial retail store with associated infrastructure. The second phase consists of single-family dwelling units platted on individual lots. This PD Amendment application will make no changes to the originally approved density and consequent utility demand. GRU utility infrastructure is currently available for connection to the site.**

- b. The zoning master plan or the development order approval for a planned development shall set forth the phasing plan, including:
1. the location of each development phase;
  2. the number of acres within each phase;
  3. the number and type of dwelling units within each phase, if applicable;
  4. the number of nonresidential square feet of development within each phase, if applicable;
  5. the date when the phasing plan is to begin;
  6. the overall phasing plan, indicating the approximate date when development of each phase will begin and the completion date of each phase, including an indication that each phase will be viable with regard to proper access, circulation, drainage, open space and utilities; and
  7. the final completion date of the project.

**Response: The ZMP submitted with this application includes a phasing plan, which includes items 1-7 of ULDC §403.17(b).3.b. No changes are being made to phasing.**

- c. A development plan for each phase shall be reviewed separately by the Development Review Committee and shall be designed to include proper access, traffic circulation, natural resource protection, stormwater management, open space, recreation and utilities to ensure viability of each and all stages of development.

**Response: Phase 1 was constructed with supporting infrastructure, including access, circulation, resource protection, stormwater management, open space, and utilities. Phase 2 will be designed to share infrastructure where possible and provide additional infrastructure to ensure the development's needs are adequately met.**

ULDC §406.14(b)(1) Development plans and subdivision plats must retain a minimum of twenty (20) percent of the existing tree canopy.

**Response: During the development review process, it will be illustrated that the subject property will retain at least 20% of the site's existing tree canopy. No change is made to open space and buffers as a result of this request's approval.**

ULDC §407.43 Required Buffers

ULDC §407.43(a)1. Buffers on residential developments shall be designated as common areas and shall not be included within lots.

**Response: As established by ULDC Table 407.43.1., buffers are not required between the site's intended residential development and adjacent single-family homes. This application does not request changes to onsite open space or buffes.**

ULDC §407.43(a)2. Buffers on nonresidential sites may be included within lots and counted towards setback requirements.

**Response: As detailed on the ZMP, a 40' high density buffer is between the commercial development and adjacent single-family homes, consistent with this ULDC section.**

ULDC §407.43(a)3. The following are permitted in buffers:

- a. Fire hydrants, concrete valve markers, underground utility markers, switches.
- b. Bus shelters or benches.
- c. Incidental signs not exceeding two (2) square feet in area.
- d. Screening.
- e. Portions of above-ground stormwater management systems provided the character and intent of the buffer is not diminished. At a minimum, the buffer shall include all the required plantings at the normal grade of the site at the property line.
- f. Pedestrian access through a buffer to adjacent uses.
- g. Utility line crossings provided that the amount of buffer compromised is minimized and the specified number of plantings required in Table 407.43.2 is provided.
- h. Trails provided the character and intent of the buffer is not diminished.

**Response: No structures other than those listed by ULDC §407.44(a)3. shall be constructed inside any onsite buffer area.**

- ULDC §407.43(a)4. The following are not permitted in buffers:
- a. Structures, except those specified above in (a)(3)a.—d.
  - b. All parking.

**Response: No parking or structures except those specified previously will be provided within any onsite perimeter buffers. All onsite development will be restricted to areas designated as Developable Area 'A' and 'B' on the revised ZMP submitted with this application.**

ULDC §407.43(a)5. Existing non-invasive vegetation may be used to fulfill buffering and screening requirements if it is of sufficient height and opacity or can be augmented to reach a sufficient height and opacity to provide an effective visual and acoustical buffer giving consideration to the existing and proposed uses.

**Response: Existing onsite, non-invasive vegetation shall be retained to the maximum extent practicable when fulfilling onsite buffer requirements.**

ULDC §407.43(b)2. *Required Project Boundary Buffers.* Minimum buffer types required on property boundaries between zoning districts are shown in Table 407.43.1.

**Response: As shown within this ULDC table, no buffering will be required where the intended single-family housing is adjacent to other single-family districts. However, a 40-ft. high density buffer is where the commercial retail store is adjacent to single family uses. Onsite buffers are illustrated on the proposed ZMP. No changes are proposed with this application.**

ULDC §407.43(d)2. All developments located along either an arterial or a collector street shall be required to provide one of the following buffers along the entire street frontage. Arterial and collector street buffers shall average ten feet in width provided that no portion of the street buffer shall be less than five feet in width.

- a. Three canopy trees per 100 linear feet of property frontage, located within a ten-foot wide landscape buffer; or
- b. Two canopy trees and two understory trees per 100 linear feet of property frontage, located within a ten-foot wide landscape buffer; or
- c. Under utility lines only, four understory trees per 100 linear feet of property frontage, located within a ten-foot wide landscape buffer.

**Response: The site is located adjacent to W Newberry Road, which is considered a major arterial roadway. Therefore, a roadway buffer averaging 10-ft. in width is provided between the site and W Newberry Road.**

ULDC §407.52      Minimum Open Space Requirement

At least ten (10) percent of the area of any development shall be designated as open space and delineated on development plans and plats except as provided for in Subsections (a) and (b) below. Multiphase developments shall designate the required open space for all phases with the first final development plan or an instrument acceptable to the County Attorney that details timing of improvements and management of the open space. Open space shall not be contained on lots except as provided in Subsection (b) below. No provision of this Article shall be interpreted to reduce the protection of conservation areas or significant habitats as provided for in [Chapter 406](#).

**Response: As shown on the ZMP submitted with this report, a minimum of 20% of the site's total area is designated as open space/buffers. Open space for all phases of the development was designated at the time that the PD was adopted, and the requested PD Amendment does not propose to alter the open space areas as previously designated.**