

Application Package
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2. SsCPA Application
3. Proof of Neighborhood Workshop
4. Legal Description
5. Property Owner Affidavit
6. Deeds, Property Appraiser Datasheets, and Tax Records
7. Site Directions
8. SsCPA Justification Report
9. Boundary and Topographic Survey
10. Environmental Checklist and Report
11. Map Set

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December 30, 2025

Mr. Jeff Hays, AICP, Director
 Alachua County Department of Growth Management
 10 SW 2nd Ave
 Gainesville, FL 32601

Subject: 7816 SW Archer Road SsCPA & Rezoning Applications

Dear Mr. Hays:

Please find attached the following items for review:

- Check #1018 in the amount of \$7,680.00 for review fees and property owner notification fees
- SsCPA & Rezoning applications;
- Warranty Deed;
- Proof of Neighborhood Workshop;
- Legal description;
- Property owner's affidavit, notarized;
- Proof of payment of taxes;
- Detailed directions to the site;
- SsCPA and Rezoning justification reports, including:
 - Detailed description of request and an explanation of why the request is consistent with the County's Comprehensive Plan and Unified Land Development Code;
 - An analysis proposed development impacts on public facilities and services;
- Boundary and topographic survey;
- Environmental Resources Checklist and Environmental Assessment.

These applications are for ±8.04 acres on Alachua County tax parcel #07065-001-000 at the intersection of SW Archer Road and SW 79th Way in unincorporated Alachua County. The SsCPA requests amending the Future Land Use (FLU) from Medium Density Residential to Medium High Density Residential. The Rezoning application requests to rezone from R-1B Single Family Residential to R-2A Multi-Family Residential.

The requests are desired to both increase potential maximum residential density on the subject property from 4 to 8 dwelling units per acre (du/ac) to 8 to 14 du/ac, as well as allow multi-family housing, which increases the County's potential housing stock and variety of housing options. The desired housing density and type are compatible with adjacent development, including Mayfair and Park Lane apartments. The requests are consistent with the Alachua County Comprehensive Plan and comply with the County Unified Land Development Code (ULDC).

We trust you will find this submittal to be complete for review and approval. If you have any questions, or need additional information, please contact me at (352) 331-1976 or via email at ryan.thompson@nv5.com.

Sincerely,
 NV5, Inc.



Ryan Thompson, AICP
 Senior Project Manager

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

Submit Application to:
 Development Services Division

COMPREHENSIVE PLAN AMENDMENT APPLICATION

GENERAL INFORMATION (BY APPLICANT/ AGENT)

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

SUBJECT PROPERTY DESCRIPTION

Property Owner: Covefield LLC Property Address: 7816 SW Archer Rd
 City: Gainesville State: FL Zip: 32608 Phone: (352) 331 - 1976
 Tax Parcel #: 07065 - 001 - 000 Section: 29 Township: 10 Range: 19 Grant: _____
 Total Acreage: ±8.04 Zoning: R-1B Land Use: MDR

TYPE OF REQUEST

- Small-Scale Map Amendment From: Medium Density Residential To: Medium High Density Res.
- Large-Scale Map Amendment From: _____ To: _____
- Text 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: 12/30/25

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



REQUIRED ATTACHMENTS

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

Small-Scale Map Amendments

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

Large-Scale Map Amendments

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

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

Text Amendments

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

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Public Notice

Alachua County Legal Notices

Neighborhood Workshop Public Notice - Small-Scale Comprehensive Plan Amendment and Rezoning 7816 SW Archer Rd

Wed Dec 10th 6:00pm

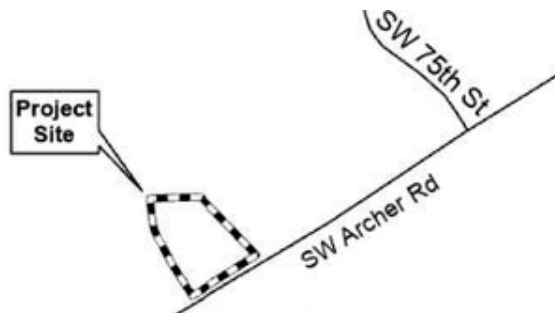
[Neighborhood-Workshop](#) [Growth-Management](#)

Tower Road Branch Library, 3020 SW 75TH St, Gainesville, FL 32608 [map](#) [directions](#)

Published November 26th, 2025

PUBLIC NOTICE: Neighborhood Workshop

A Neighborhood Workshop will be held to discuss a Small-Scale Comprehensive Plan Amendment and Rezoning application on ±8.04-acres in unincorporated Alachua County. The site is located at 7816 SW Archer Rd (Alachua County Tax Parcel 07065-001-000). The Small-scale Comprehensive Plan Amendment application requests to amend the Future Land Use on the site from Medium Density Residential to Medium Density High Residential. The Rezoning application requests to change the zoning on the parcel from R-1B Single Family Residential to R-2A Multi-Family Residential.



This is not a public hearing. The purpose of this workshop is to inform the public about the nature of the proposal and seek their comments.

Workshop Time/Date/Location: 6:00pm on Wednesday, December 10th at 3020 SW 75th St, Gainesville, FL 32608, Tower Road Branch Library.

Workshop Directions: From the Project Site, head east on SW Archer Rd. Turn left on SW 75th Street. The library is on the left shortly after you pass the Garrison Way development.

Contact: Ryan Thompson, AICP

Phone Number: (352) 331-1976

If Required Business Impact Attached

Mailed Memorandum

NEIGHBORHOOD WORKSHOP PUBLIC NOTICE

7816 SW Archer Rd SsCPA & Rezoning

25-0782

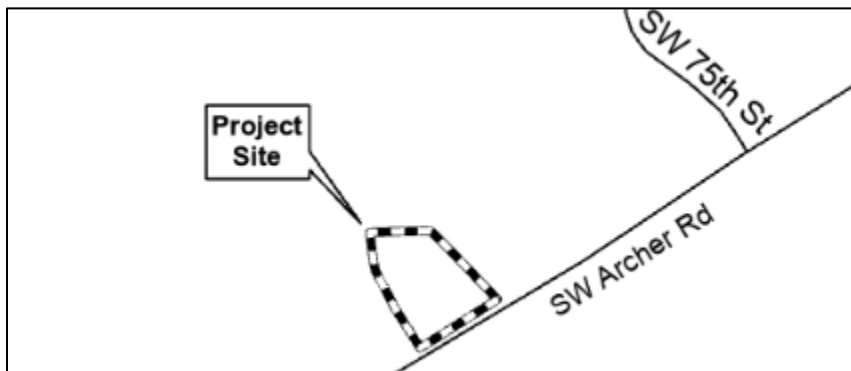


To: Neighbors of 7816 SW Archer Rd, Alachua County, Florida
From: April Dotson, Project Planner
Date: November 25, 2025
RE: Small-scale Comprehensive Plan Amendment and Rezoning Application -
Neighborhood Workshop Public Notice

A Neighborhood Workshop will be held to discuss Small-scale Comprehensive Plan Amendment (SsCPA) and Rezoning Applications on a ±8.04-acre site in unincorporated Alachua County on Alachua County Tax Parcel 07065-001-000.

The Small-scale Comprehensive Plan Amendment application requests to amend the Future Land Use on the site from Medium Density Residential to Medium Density High Residential. The Rezoning application requests to change the zoning on the parcel from R-1B Single Family Residential (4-8 du/ac) to R-2A Multi-Family Residential (8-14 du/ac).

The site is located at 7816 SW Archer Rd, Gainesville, Florida 32608.



This is not a public hearing. The purpose of this workshop is to inform the public about the nature of the proposal and seek their comments.

Time of workshop: December 10, 2025, at 6:00 PM

Meeting location: Tower Road Branch Library, 3020 SW 75th St, Gainesville, FL 32608

Contact: Ryan Thompson, AICP

Phone Number: (352) 331-1976

Address: 11801 Research Drive, Alachua, FL 32615

Email: Ryan.Thompson@NV5.com

If you are unable to attend the meeting, please contact NV5 using the information above and we will provide materials after the meeting is held. Comments may also be submitted in writing to the address or email above or by phone at the phone number above.

Mailing Labels

07026-001-000
KANAPAHA PRESBYTERIAN CHURCH
6221 SW 75TH TER
GAINESVILLE, FL 32608-5611

07051-020-095
BAKER DEBORAH L LIFE ESTATE
8037 SW 60TH RD
GAINESVILLE, FL 32608

07051-020-096
BOBBA & KOLLI W/H
8053 SW 60TH RD
GAINESVILLE, FL 32608

07051-020-097
DARLING LISA TRUSTEE
8071 SW 60TH RD
GAINESVILLE, FL 32608

07051-020-098
ANDERSON JOHN CARL
2521 E MOUNTAIN VILLAGE DR...
WASILLA, AK 99654

07051-020-099
CHEN YU
8115 SW 60TH RD
GAINESVILLE, FL 32608

07051-020-100
LIU & WANG H/W
8133 SW 60TH RD
GAINESVILLE, FL 32608

07051-020-101
HERNANDEZ CLISVEL RINNER SILVA
7968 SW 62ND CT
GAINESVILLE, FL 32608

07051-020-102
RAMOS & WANG W/H
7980 SW 62ND CT
GAINESVILLE, DC 32608

07051-020-103
HUANG & YANG
7994 SW 62ND CT
GAINESVILLE, FL 32608

07051-020-104
ANDERSON JOHN CARL & CATHERINE
2521 E MOUNTAIN VILLAGE DR ...
WASILLA, AK 99654

07051-020-105
BEGUM & CHOWDHURY
10155 DOLPHIN GULL CIR
THONOTOSASSA, FL 33592-4007

07051-020-106
HSIAO HWEI CHING
1682 SW 16TH ST
GAINESVILLE, FL 32608

07051-020-107
SILLA VENKAT RAMANA
8015 SW 62ND CT
GAINESVILLE, FL 32608

07051-020-108
AVILAN & SOLA W/H
8001 SW 62ND CT
GAINESVILLE, FL 32608

07051-020-109
KADER & QUADER
7985 SW 62ND CT
GAINESVILLE, FL 32608

07051-020-110
YANYAN JIANG
7971 SW 62ND CT
GAINESVILLE, FL 32608-0169

07053-000-000
J&W PARKER PROPERTIES
21675 NW 75TH AVE RD
MICANOPY, FL 32667

07054-002-002
DAVIS WILLIAMS & SAPPHIRE BUILDERS
6110 NW 1ST PL STE B
GAINESVILLE, FL 32607-6019

07051-020-094
ALAS & LABORDE H/W
8019 SW 60TH RD
GAINESVILLE, FL 32608

07051-020-093
COAXUM JOZETTE BIANCA
612 SALEMS CT
MADISON, FL 39110-6561

07051-020-092
WANG ZHAOCHUAN & XI
904 LONGWOOD CT
CHALFONT, PA 18914-4427

07051-020-091
LI & YANG W/H
6826 SW 86TH TER
GAINESVILLE, FL 32608-5668

07051-020-090
GILLYARD TIMOTHY & SHARON
8074 SW 60TH RD
GAINESVILLE, FL 32608

07051-020-089
LIU & YUAN H/W
10447 SW 96TH LN
GAINESVILLE, FL 32608

07051-020-088
PHAN & TSAI W/H
8104 SW 60TH RD
GAINESVILLE, FL 32608

07051-020-087
FENELANDER DAVID DESILVA & MIRNA
1912 LEANING PINE WAY
LAS VEGAS, NV 89128-3173

07051-020-086
FLORES-FLORES & RODRIGUEZ-RIOS H/W
8136 SW 60TH RD
GAINESVILLE, FL 32608

07051-020-085
LOPEZ & ORTIZ W/H
8162 SW 60TH RD
GAINESVILLE, FL 32608

07051-020-084
SWORDS GABRIEL MICHAEL & NICOLE MARIE
7107 NIGHTSHADE DR
RIVERVIEW, FL 33578-8990

07051-020-083
CHEN & WEN H/W
8194 SW 60TH RD
GAINESVILLE, FL 32608

07051-020-082
CHEN & YAN H/W
8218 SW 60TH RD
GAINESVILLE, FL 32608

07051-020-081
BAO & NAKANDAKARE H/W & VERGARA
8234 SW 60TH RD
GAINESVILLE, FL 32608

07051-020-069
LI YANCHENG
4251 SW 21ST PL APT B
GAINESVILLE, FL 32607-5461

07051-020-036
COLEMAN-SPRADLEY & SPRADLEY W/H
8155 SW 60TH RD
GAINESVILLE, FL 32608

07051-020-035
IRIARTE ALEXANDRA RAQUEL
8167 SW 60TH RD
GAINESVILLE, FL 32608

07051-020-034
LANDAS MARK GEM AGNES & JEAN MARGARET CAJASKIEWICZ & LE H/W
8181 SW 60TH RD
GAINESVILLE, FL 32608

07051-020-033
8197 SW 60TH RD
GAINESVILLE, FL 32608

07051-020-032
KOLLURI AKHIL
8209 SW 60TH RD
GAINESVILLE, FL 32608

07051-020-031
FUENMAYOR & PEREZ W/H
8227 SW 60TH RD
GAINESVILLE, FL 32608

07051-020-000
CHESTNUT PLANTATION LLC
4210 CHASE AVE
MIAMI BEACH, FL 33140

07051-010-000
CHESNUT PLANTATION LLC
4210 CHASE AVE
MIAMI BEACH, FL 33140

07051-004-002
GAINESVILLE SHRINE CLUB HOLDIING CORP
8100 SW ARCHER RD
GAINESVILLE, FL 32608-5517

07054-100-003
SCHAEFER BRYON L & PAMELA J
8025 SW 63RD LANE
GAINESVILLE, FL 32608

07054-100-004
PULTZ PATRICK
8015 SW 63RD LN
GAINESVILLE, FL 32608

07054-100-005
SCARBOROUGH & SCARBOROUGH CO-TRUSTEES
8005 SW 63RD LN
GAINESVILLE, FL 32608-5583

07054-100-006
ADAMS & SCHEUERMANN
8008 SW 63RD LN
GAINESVILLE, FL 32608

07054-100-007
MAMPRE DAVID
8018 SW 63RD LN
GAINESVILLE, FL 32608

07054-100-013
PRIETO NORMA
8031 SW 62ND LN
GAINESVILLE, FL 32608-8501

07054-100-014
BOWES JOHN J & DOROTHY
8011 SW 62ND LN
GAINESVILLE, FL 32608-8501

07054-100-015
TRELOAR RICHARD W & TERESA J
8001 SW 62ND LN
GAINESVILLE, FL 32608-8501

07054-100-016
HAUGH SHERAME KAY
112 BENTLEY DR
HAWTHORNE, FL 32640-5738

07054-100-017
MARTIN CARI A LIFE ESTATE
8385 SW 90TH CT
OCALA, FL 34481-8194

07054-100-018
WADLOW & WADLOW
8026 SW 62ND LN
GAINESVILLE, FL 32608

07060-100-000
AMA GAINESVILLE INVESTMENTS
7475 SW 70TH LN
GAINESVILLE, FL 32608

07060-100-635
CORDOVEZ & MCCLAIN JR & MCCLAIN
6449 SW 77TH DR
GAINESVILLE, FL 32608

07060-100-636
SKOBEL ADAM
6435 SW 77TH DR
GAINESVILLE, FL 32608

07060-100-524
SKOBEL HOMES LLC
7475 SW 70TH LN
GAINESVILLE, FL 32608

07060-101-001
MMG FLORIDA PROPERTIES LLC
7475 SW 70TH LN
GAINESVILLE, FL 32608

07060-101-005
BAUMAN WAYNE C JR
7758 SW 64TH LN
GAINESVILLE, FL 32608

07061-001-000
GABB RAYMOND & ANNA M
6400 SW 78TH ST
GAINESVILLE, FL 32608-6151

07061-010-000
MENTON DEVELOPMENT OWNER'S ASSOCIATION
5522 NW 43RD ST, STE A
GAINESVILLE, FL 32653

07061-010-004
DIAZ YANITZA
8014 SW 65TH LN
GAINESVILLE, FL 32608

07061-010-005
VINTON WILLIAM R & MERILEA D
8004 SW 65TH LANE
GAINESVILLE, FL 32608

07061-010-006
BESSELLIEU CAROL B
6505 SW 80TH ST
GAINESVILLE, FL 32608-7512

07065-000-000
T PARKLANE LAND FL LLC
16600 DALLAS PARKWAY STE 300
DALLAS, TX 75248

07065-001-000
BEHL KALEY ANNE
8935 SW 85TH PL
GAINESVILLE, FL 32608

07065-002-001
T PARKLANE APTS FL LLC
16600 DALLAS PARKWAY STE 300
DALLAS, TX 75248

07066-003-000
PARK LANE MASTER ASSOCIATION
5911 TURKEY LAKE RD STE 303
ORLANDO, FL 32819-4220

07060-100-525
SKOBEL MICHAEL TRUSTEE
6404 SW 77TH DR
GAINESVILLE, FL 32608

07055-000-000
RAS MAYFAIR OWNER LLC & 2465 MAYFAIR OWN
6001 BROKEN SOUND PARKWAY S...
BOCA RATON, FL 33487

07060-001-000
KANAPAHA PRESBYTERIAN CHURCH
6221 SW 75TH ST
GAINESVILLE, FL 32608-5611

07063-018-000
CASSIDY GERARD K & VIDYA R
6509 SW 78TH ST
GAINESVILLE, FL 32608-5602

07063-019-000
RAFFERTY ALLEN JAMES & KATHLEEN ELIZABET
7016 SW 93RD AVE
GAINESVILLE, FL 32608

07063-020-000
KNOLES & RANKEILLOR & WOODBURY JR CO-TRU
29 NW 123RD ST
NEWBERRY, FL 32669

07063-021-000
HEISSENBERG & HEISSENBERG TRUSTEES
7632 SW 50TH RD
GAINESVILLE, FL 32608-7420

07063-022-000
HUNT BRYAN E
6500 SW 78TTH ST
GAINESVILLE, FL 32608

Workshop Presentation

7816 SW Archer Rd

Small-Scale Comprehensive Plan SsCPA and Rezoning Applications

Alachua County
Neighborhood Workshop
December 10, 2025



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<h3>APPLICATION REQUESTS:</h3> <ol style="list-style-type: none">1. Small-scale Comprehensive Plan Amendment (SsCPA):<ul style="list-style-type: none">• From Medium Density Residential• To Medium High Density Residential2. Rezoning:<ul style="list-style-type: none">• From R-1b (Single-family, Low Density)• To R-2a (Multi-family, Medium Density) 	<h3>APPLICATION INTENT:</h3> <p>Permit multi-family development at a medium-density (up to 14 dwelling units per acre)</p>
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2

ESTIMATED TIMELINE SSCPA AND REZONING APPLICATIONS

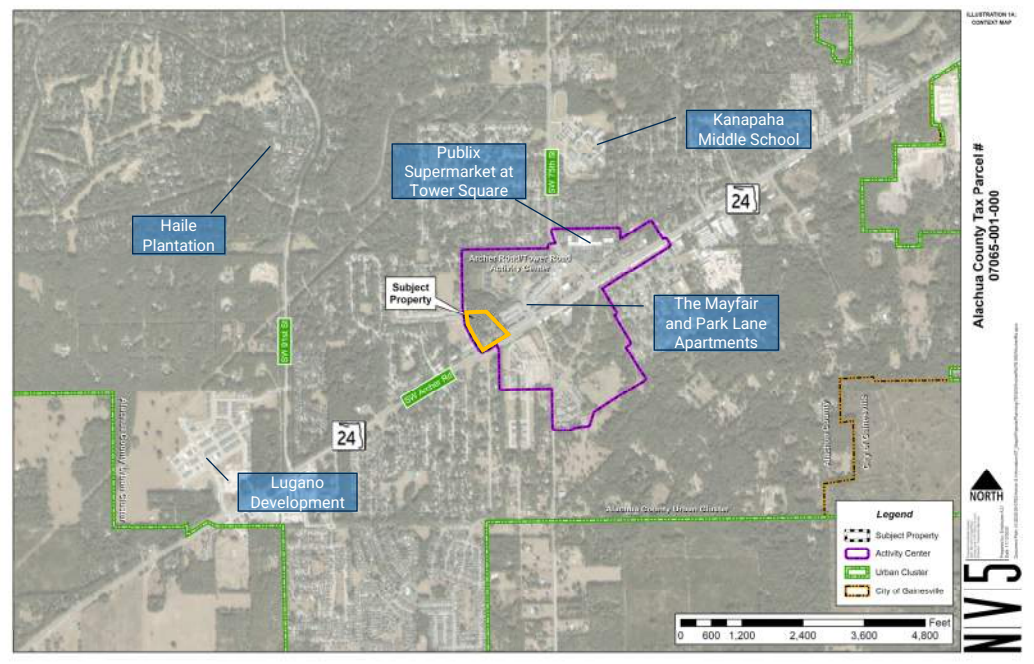


5

CONTEXT MAP

The site is on the north side of SW Archer Rd, abutting Mayfair and Park Lane apartments.

The site is within the Archer Road/ Tower Road Activity Center.



NV5 Beyond Engineering

6

AERIAL MAP

There is currently a single-family home on the site.

Abutting properties are apartments or rights-of-way

Site will access SW 79th Way and both Mayfair and Park Lane Apartments

Legend

- Subject Property
- Alachua County Tax Parcels

Alachua County Tax Parcel # 07065-001-000

NV5 Beyond Engineering

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EXISTING FUTURE LAND USE MAP (FLUM)

Existing FLU: Medium Density Residential

Legend

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

Alachua County Tax Parcel # 07065-001-000

NV5 Beyond Engineering

8



9



10



11

Contact Information:
Ryan Thompson, AICP
Ryan.Thompson@NV5.com
352.331.1976

NV5
INFRASTRUCTURE FLORIDA

12

Sign-in Sheet

SIGN-IN SHEET

25-0768, 7816 SW Archer Rd

Event: Neighborhood Workshop

Location: 3020 SW 75th St, Gainesville, FL 32608 (Tower Road Branch Library)

Date: December 10, 2025

Re: SsCPA & Rezoning



#	PRINT NAME	PHYSICAL ADDRESS	SIGNATURE
1	NEIL EUCLAND	3914 SW 95 TH DR	
2	Yibin Yan yiyi9656@gmail.com	8218 SW 60th Rd.	
3	Josh Wilkin	10737 SW 20th Pl.	
4			
5			
6			
7			
8			
9			
10			
11			
12			
13			
14			
15			

Workshop Minutes
ULDC §402.18(c)

NEIGHBORHOOD WORKSHOP MINUTES

7816 SW Archer Rd
25-0782



Event: Neighborhood Workshop
Date/Time: December 10, 2025 @ 6:00 PM
Place: 3020 SW 75th St, Gainesville, FL 32608 (Tower Road Branch Library)
Re: SsCPA and Rezoning Application

NV5 (Agent) Attendees: Ryan Thompson, AICP; April Dotson
Covefield, LLC (Applicant) Attendees: Neil Euliano, Josh Williams
Public Attendees: Yibin Yan

NV5, on behalf of Covefield, LLC, hosted the required Neighborhood Workshop and presented the following: the meeting's purpose; the application's request and intent; and maps illustrating the site's regulatory and physical characteristics. One (1) member of the public attended the meeting. Attendees' questions and comments are described below, with agent responses.

No questions.

Please note, this document is not meant to act as a verbatim transcript. However, participants' questions and concerns were diligently recorded and represented herein.

The meeting was adjourned at approximately 6:10pm.

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Legal Description

Commence at the NE corner of Section 29, Township 10 South, Range 19 East and run S 0°20'44" W along the East line of said Section 1099.96' to the Northerly right of way of S.R. No. 24, as it stood on May 21, 1980; thence run S 59°01' W along said right of way 1001.74' to a concrete monument and the Point of Beginning, thence run N 43°16'31" W 620.75' to an iron pipe, thence run S 89°50'30" W 378.11' to an iron pipe, thence run S 3°31'06" E 252.98' to an iron pipe, thence run S 30°44'26" E 436.56' to an iron pipe, thence run S 30°05'26" E 139.88' to an iron pipe on the Northerly right of way of S.R. No. 24, thence run N 59°01' E along said right of way 578.78' to the Point of Beginning. Being and lying in Section 29, Township 10 South, Range 19 East, Alachua County, Florida.

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Alachua County
 Department of Growth Management
 10 SW 2nd Avenue, Gainesville, FL 32601
 Telephone (352) 374-5249
[Alachua County Growth Management Website](http://www.alachua.org/growthmanagement)

Submit Affidavit to:
 Development Services Division
[Development Review Email](mailto:development@alachua.org)

PROPERTY OWNERS' AFFIDAVIT FOR DEVELOPMENT PLAN REVIEW

PROJECT NAME: 7816 SW Archer Rd SsCPA & Rezoning

OWNER: Covelfield LLC

(if additional owners provide a separate affidavit)

APPOINTED AGENT: NV5, Inc.

PARCEL NUMBER(s): 07065-001-000

APPROXIMATE PROJECT ADDRESS: 7816 SW Archer Rd, Gainesville, FL 32608

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.

Owner Signature Neil Euliano Owner Printed Name

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

11 Day of December, 2025, by Neil Euliano who is

personally known or has provided satisfactory identification _____.

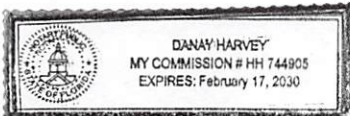
STATE OF FLORIDA

COUNTY OF Alachua

Signature of Notary Public

Printed Name of Notary Public

HH 744905 Commission Number



(Notarial Stamp above)

Application Package
Table of Contents

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7. Site Directions
8. SsCPA Justification Report
9. Boundary and Topographic Survey
10. Environmental Checklist and Report
11. Map Set

Prepared By and Return To: Kimberly G. Bosshardt, Esq.
Bosshardt Title Insurance Agency, LLC
5532 NW 43rd Street
Gainesville, FL 32653

For the issuance of title insurance, file #: 25-394

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 3656686 2 PG(S)
11/5/2025 2:55 PM
BOOK 5241 PAGE 3172
J.K. JESS IRBY, ESQ.
Clerk of the Court, Alachua County, Florida
ERECORDED Receipt # 1295625
Doc Stamp-Mort: \$0.00
Doc Stamp-Deed: \$10,150.00
Intang. Tax: \$0.00

[Space Above This Line For Recording Data]

WARRANTY DEED

This Warranty Deed made November 4, 2025 between **Kaley Anne Behl**, whose address is: 8935 Southwest 85th Place, Gainesville, FL 32608, hereinafter called the grantor, to **Covefield LLC, a Florida Limited Liability Company**, whose post office address is: 3914 Southwest 95 Drive, Gainesville, FL 32608, hereinafter called the grantee:

Witnesseth, that said grantor, for and in consideration of the sum of Ten Dollars and no/cents (\$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:

Commence at the Northeast corner of Section 29, Township 10 South, Range 19 East and run South 0 degrees 20 minutes 44 seconds West along the East line of said section 1099.96 feet to the Northerly right of way of State Road No. 24, as it stood on May 21, 1980; thence run South 59 degrees 01 minutes West along said right of way 1001.74 feet to a concrete monument and the Point of Beginning, thence run North 43 degrees 16 minutes 31 seconds West 620.75 feet to an iron pipe, thence run South 89 degrees 50 minutes 30 seconds West 378.11 feet to an iron pipe, thence run South 3 degrees 13 minutes 06 seconds East 252.98 feet to an iron pipe, thence run South 30 degrees 44 minutes 26 seconds East 436.56 feet to an iron pipe, thence run South 30 degrees 05 minutes 26 seconds East 139.88 feet to an iron pipe on the Northerly right of way of State Road No. 24, thence run North 59 degrees 01 minutes East along said right of way 578.78 feet to the Point of Beginning. Being and lying in Section 29, Township 10 South, Range 19 East, Alachua County, Florida.

Tax Parcel ID# 07065-001-000

Said property is not the homestead of the GRANTOR under the laws and constitution of the State of Florida in that neither GRANTOR nor any member of the household of GRANTOR reside thereon.

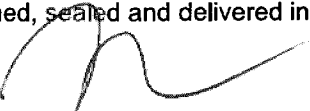
Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

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

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever, and that land is free of all encumbrances subject to taxes for **2026** and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations and limitations of record, if any.

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:



1st Witness Signature

Kim Bosshardt


1st Witness Printed Name



Kaley Anne Behl

5532 NW 43rd Street, Gainesville, FL 32653

1st Witness Post Office Address



2nd Witness Signature

Bruce Steider

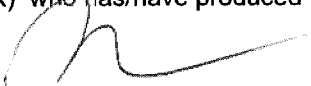
2nd Witness Printed Name

5532 NW 43rd Street, Gainesville, FL 32653

2nd Witness Post Office Address

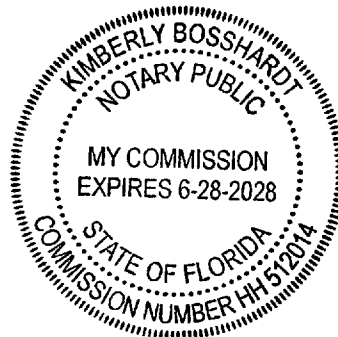
STATE OF FLORIDA
COUNTY OF ALACHUA

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 29th of October 2025, by Kaley Anne Behl, who is/are personally known to me or who has/have produced Drivers License as identification.



Signature of Notary Public

Print, Type/Stamp Name of Notary



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 07065-001-000
Prop ID 64476
Location Address 7816 SW ARCHER RD
 GAINESVILLE, FL 32608
Neighborhood/Area 125329.01
Subdivision
Legal Description COM NE COR OF SEC THEN S 1099.96 FT TO N RW LINE SR 24 S 59 DEG W 1001.74 FT TO POB N 43 DEG W 620.75 FT S 89 DEG W 378.11 FT S 3 DEG E 252.98 FT S 30 DEG E 252.98 FT S 30 DEG E 436.56 FT S 30 DEG 139.88 FT N 59 DEG E ALONG RW SR 24 578.78 FT TO POB OR 52
(Note: *The Description above is not to be used on legal documents.)
Property Use Code SINGLE FAMILY (00100)
Sec/Twp/Rng 29-10-19
Tax Area ST. JOHN'S (0400)
Acres 7
Homesteaded No

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



[View Map](#)

Millage Rate Value

Millage Rate: 18.9855

Owner Information

[COVEFIELD LLC](#)
 3914 SW 95TH DR
 GAINESVILLE, FL 32608

Valuation

Certified Year	2025	2024
Just Market Value	\$294,619	\$303,664
Land Value	\$42,000	\$42,000
Agricultural (Market) Value	\$0	\$0
Agricultural Classified Value	\$0	\$0
Improvement Value	\$252,619	\$261,664
Non School Assessed Value	\$210,476	\$192,632
School Assessed Value	\$294,619	\$303,664
Exempt Value	\$0	\$0
Non School Taxable Value	\$210,476	\$192,632
School Taxable Value	\$294,619	\$303,664
Save Our Homes Deferred Value	\$0	\$0
Non-Save Our Homes Deferred Value	\$84,143	\$111,032

"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	Zoning
0100		7.00	304920	R-1B

Building Information

Type	SINGLE FAMILY	Heat	ELECTRIC
Total Area	2865	HC&V	FORCED AIR
Heated Area	2319	HVAC	CENTRAL
Exterior Walls	CONCRETE BLOCK	Bathrooms	2-Baths
Interior Walls	PLASTER	Bedrooms	4- Bedrooms
Roofing	ASPHALT	Total Rooms	
Roof Type	GABLE/HIP	Stories	1.0
Frame		Actual Year Built	1976
Floor Cover	SHEET VINYL; CARPET	Effective Year Built	1995

Type	SOH MISC	Heat	
Total Area	3637	HC&V	
Heated Area		HVAC	
Exterior Walls		Bathrooms	
Interior Walls		Bedrooms	
Roofing		Total Rooms	
Roof Type		Stories	1.0
Frame		Actual Year Built	0
Floor Cover		Effective Year Built	1988

Sub Area

Type	Description	Sq. Footage	Act Year	Eff Year	Quality	Imprv Use
BAS	BASE AREA	2,319	1976	1995	3	0100
FGR	FINISHED GARAGE	546	1976	1995	3	0100

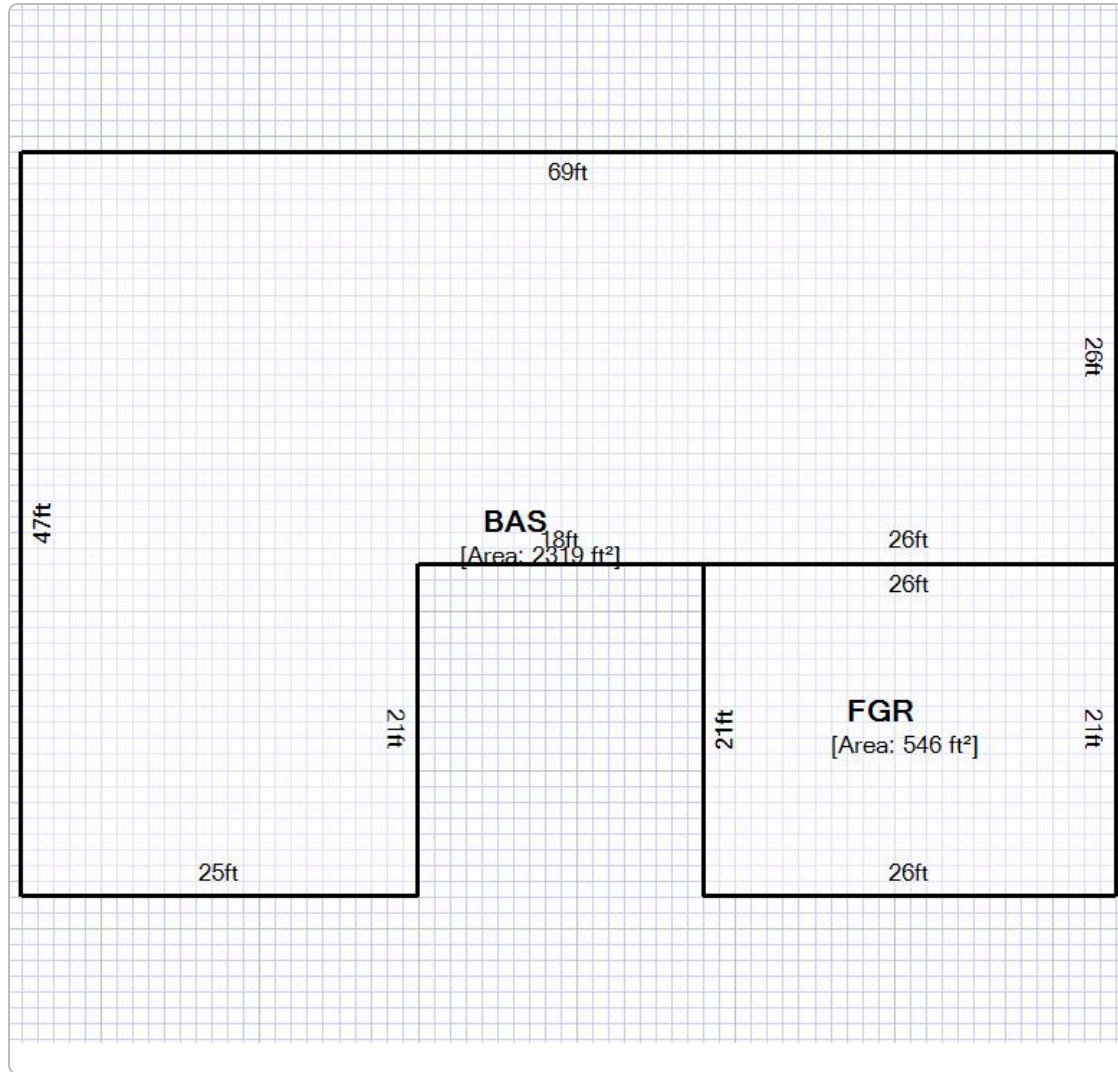
Type	Description	Sq. Footage	Act Year	Eff Year	Quality	Imprv Use
0221	BARN 1	1,728	1988	1988		R2
0800	DRIVE/WALK	752	1985	1985		R1
0958	FP 1	1	1976	1976		R7
1762	POOL 2	1	1988	1988		R3
1960	SCREEN ENC	1,155	1988	1988		R5

Sales

Sale Date	Sale Price	Instrument	Book	Page	Link to Official Records
10/29/2025	\$1,450,000	WD	5241	3172	Link (Clerk)
7/24/2015	\$0	DD	4367	2173	Link (Clerk)
5/5/2015	\$0	OD	4348	999	Link (Clerk)
2/28/1994	\$100	MS	1951	2195	Link (Clerk)

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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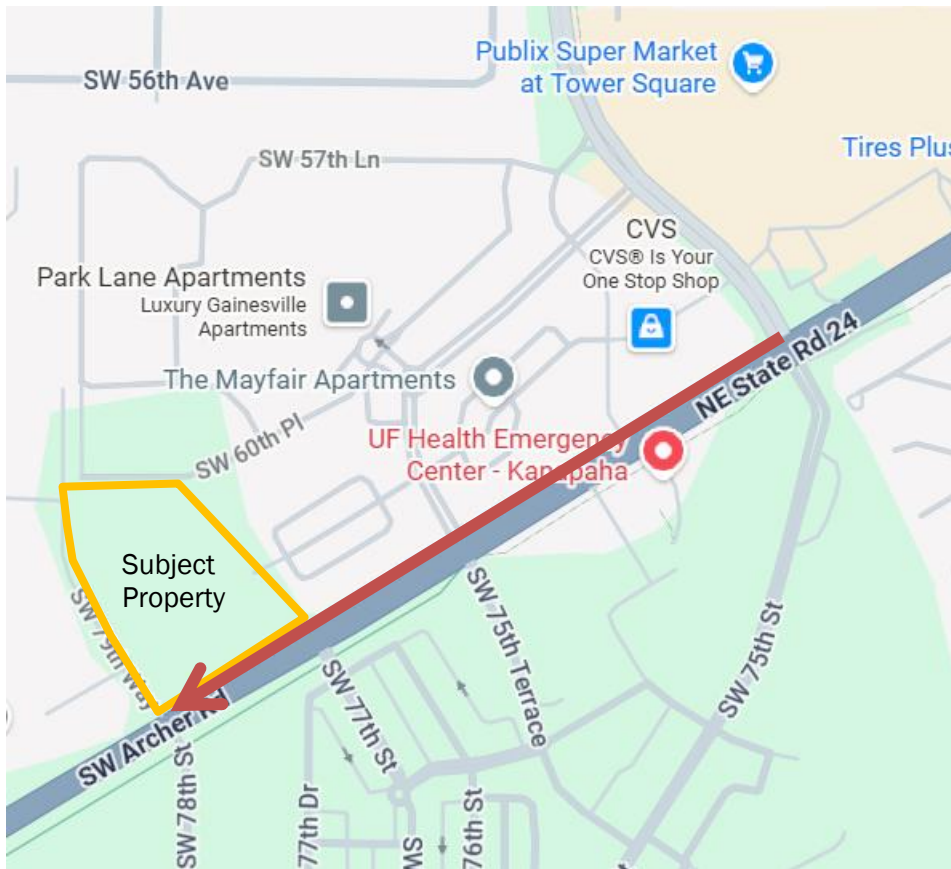
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Site Directions

The following directions are given for ±8.04 acres on Alachua County tax parcel 07065-001-000, which is located at 7816 SW Archer Rd, Gainesville, FL 32608 in unincorporated Alachua County.

Directions: From the intersection of SW 75th Street and SW Archer Road, travel southwest on SW Archer Rd. The site is on the northeast corner of the intersection of SW Archer Road and SW 79th Way.



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7816 SW Archer Rd

Small-scale Comprehensive Plan Amendment – Justification Report Alachua County

December 2025

Prepared for:
Alachua County Department of Growth Management

Prepared on behalf of:
Covefield, LLC

N:\2025\25-0782\Departments\02_Planning\Reports\Justification Reports\RPT 251210 7816 SW Archer Rd - SsCPA JR.docx



11801 Research Drive, Alachua, Florida 32615
(352) 331-1976
www.NV5.com

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1. EXECUTIVE SUMMARY

To: Mr. Jeff Hays, AICP, Alachua County Department of Growth Management, Director
From: Ryan Thompson, AICP
Date: December 30, 2025
Re: 7816 SW Archer Rd - Small-scale Comprehensive Plan Amendment (SsCPA)

<p><u>Jurisdiction:</u> Alachua County</p>	<p><u>Intent of Application:</u> Small-scale Comprehensive Plan Amendment to amend the Future Land Use (FLU) from Medium Density Residential (>4-8 du/ac) to Medium-High Density Residential (>8-14 du/ac).</p>
<p><u>Description of Location:</u> 7816 SW Archer Rd, Gainesville, FL 32608</p>	
<p><u>Parcel Number:</u> 07065-001-000</p>	<p><u>Acres:</u> ±8.04 <i>(Source: Boundary and Topographic Survey by Pickett and Associates, Inc.)</i></p>
<p><u>Existing Future Land Use (FLU):</u> <i>Medium Density Residential (>4-8 du/ac) (±8.04-ac)</i> The Medium Density Residential FLU shall be allowed to include flexible and mixed minimum lot sizes, relying on design standards and gross density. This 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). Medium Density residential development shall provide for small lot single family residential detached and attached dwellings, and multi-family residential dwellings. It 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. Medium density residential areas shall be located in the urban cluster.</p>	<p><u>Proposed Future Land Use (FLU):</u> <i>Medium-High Density Residential (>8-14 du/ac) (±8.04-ac)</i> The Medium-High Density FLU shall provide for a gross density of 8 to 14 dwelling units per acre, except as provided for in Transit Oriented Development (TOD) and Traditional Neighborhood Development (TND). This residential land use category shall provide for small lot single family residential detached and attached dwellings, and multiple family residential dwellings.</p>

<p>Existing Zoning District: <i>R-1B: Single Family Residential (±8.04-ac)</i> The single family residential zoning districts implement the estate residential, urban residential, and rural cluster policies of the Comprehensive Plan and the associated designations of the Future Land Use Map. The R-1B zoning district permits density of 4 to 8 dwelling units per acre.</p>	<p>Proposed Zoning District: <i>R-2A: Multi-Family Residential (±8.04-ac)</i> The multiple-family residential zoning districts implement the Urban Residential policies of the Future Land Use Element of the Comprehensive Plan. Multi-family districts shall be allowed only in those areas designated Medium, Medium-High, or High Density Residential on the Future Land Use Map. The R-2A zoning district permits 8 to 14 dwelling units per acre.</p>
<p>Activity Center <i>Archer Road/Tower Road Activity Center</i> It is the intent of this Activity Center Plan to promote the area around the intersection of Archer Road (State Road 24) and Tower Road (SW 75th Street) as a Low-Medium Activity Center/Retail intensity focal point. In so doing, it should be developed as a mixed-use center, allowing the general land use classifications identified on the Activity Center Plan map. As a Low/Medium Activity Center, development orders should be issued consistent with the policies and standards of this Low-Medium Activity Center/Retail plan.</p>	
<p>Existing Max Permitted Density: 8 dwelling units per acre * ±8.04 acre = 64 dwelling units</p>	<p>Proposed Max Permitted Density: 14 dwelling units per acre * ±8.04 acre = 112 dwelling units</p>
<p>Net Change Approval of this SsCPA application will permit a maximum increase of 48 dwelling units compared to what is currently allowed by the onsite FLU categories.</p> <p>The companion R-2A Multi-Family Residential Rezoning is required to ensure consistency between the Comprehensive Plan’s Future Land Use Map (FLUM) and the zoning district in the Land Development Code, and R-2A zoning permits the same maximum density as the Medium High Density Residential FLU.</p>	

2. STATEMENT OF PROPOSED CHANGE

This Small-scale Comprehensive Plan Amendment (SsCPA) application requests amending the Future Land Use Map (FLUM) designation on Alachua County tax parcel 07065-001-000. The parcel consists of ±8.04 acres in unincorporated Alachua County. The subject property is on the northeast corner of SW Archer Rd and SW 79th Way. **Figure 1** below shows an aerial view of the subject property.

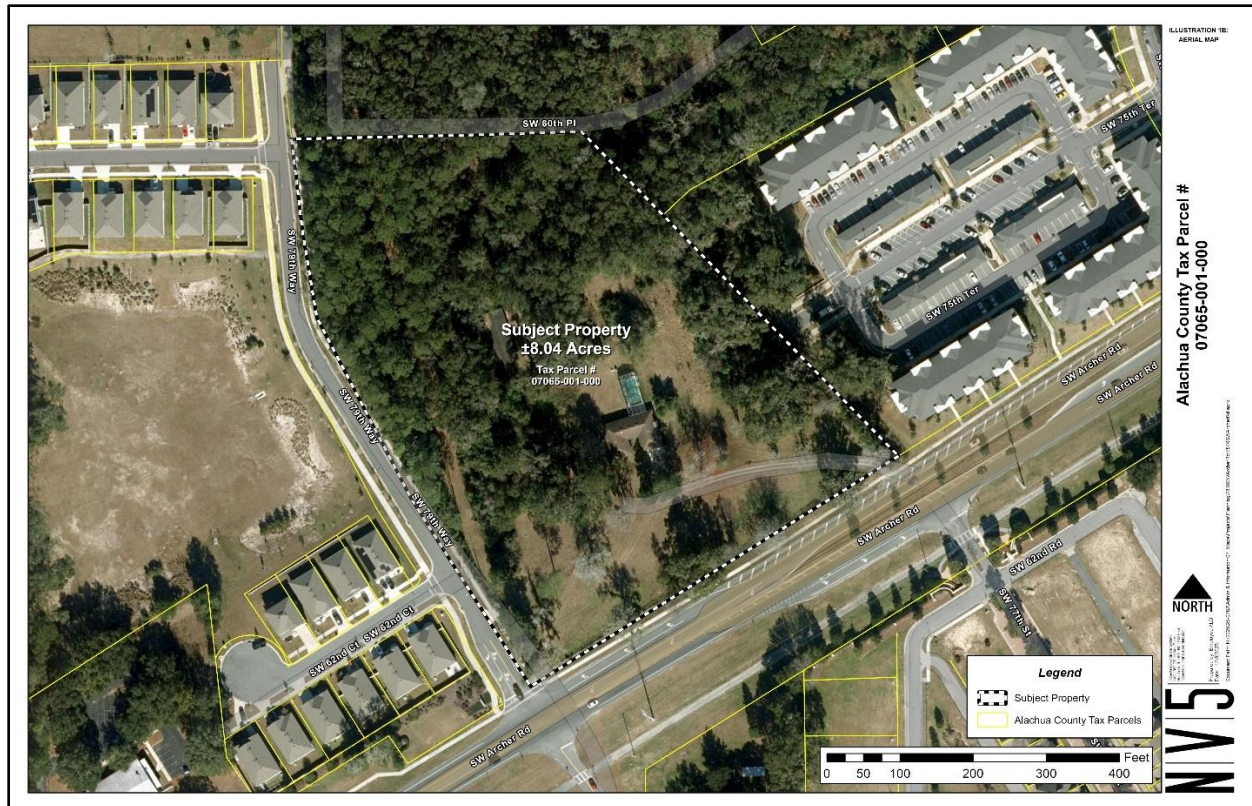


Figure 1: Aerial Map

This application requests to amend the Future Land Use (FLU) designation on the property from Medium Density Residential to Medium High Density Residential. It is submitted with a companion rezoning application to rezone the subject property from the R-1B Single Family Residential to the R-2A Multi-Family Residential. These applications are intended to be reviewed and considered concurrently.

Amending the subject property's FLU designation to Medium High Density Residential will increase potential maximum residential density on the subject property from 4 to 8 dwelling units per acre (du/ac) to 8 to 14 du/ac. The companion request for R-2A Multi-Family Residential zoning implements the requested FLU designation, as well as allows multi-family housing, which increases the County's potential housing stock and variety of housing options. As shown in **Figure 2** below, the requested FLU designation and corresponding zoning category is consistent with abutting development which includes low-rise apartment complexes to the north and east.

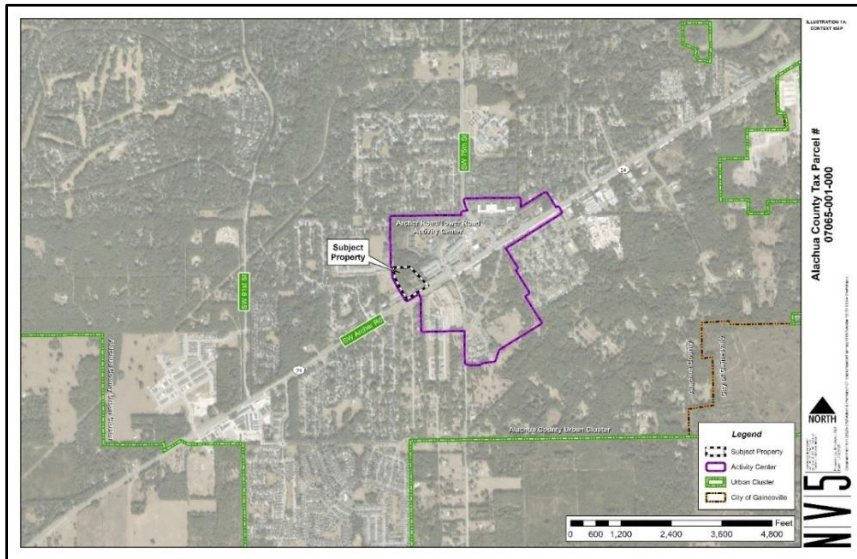


Figure 2: Context Map

As shown in **Figure 2**, the subject property is within the Archer Road/Tower Road Activity Center. Policy 2.2.5 of the Alachua County Comprehensive Plan identifies the Archer Road/Tower Road Activity Center as a Low-Medium Activity Center. Alachua County’s Unified Land Development Code (ULDC) defines low intensity activity centers:

“Low intensity activity centers are intended for commercial, employment, institutional, and light industrial uses of a scale and type that typically serve a community or group of neighborhoods. Low activity centers shall also contain residential uses which are phased and interconnected with the non-residential uses in the activity center. Low intensity activity centers attract commercial customers or employees primarily from within Alachua County; are generally less than two hundred (200) total acres in area; have access to at least one (1) arterial and one (1) collector roadway, and are near existing or planned bus, express transit, or rapid transit routes.”

The proposed Medium High Density Residential FLU category is consistent with the intent of the Archer Road/Tower Road Activity Center by locating residential development near commercial and office uses. It will connect to the Park Lane apartments to the north and the Mayfair Apartments to the east to improve connectivity in accordance with Activity Center goals. The subject property is also within 0.5 miles of the nearest RTS bus stop which will promote transit use by future residents. Per the Archer Road/Tower Road Activity Center master plan shown in the Alachua County Comprehensive Plan, Medium High Density Residential is an encouraged use within the activity center.

Existing FLU and Zoning designations of adjacent parcels are identified in **Table 1** and illustrated in **Figures 3 and 4**. The proposed FLU and Zoning District are illustrated in **Figures 5 and 6**, respectively.

Table 1: Surrounding Future Land Use and Zoning Designations

Direction	Future Land Use Designation	Zoning Designation
North	Medium Density Residential	PD
East	Medium Density Residential	PD
South	N/A (SW Archer Rd ROW)	N/A (SW Archer Rd ROW)
West	N/A (SW 79 th Way ROW)	N/A (SW 79 th Way ROW)

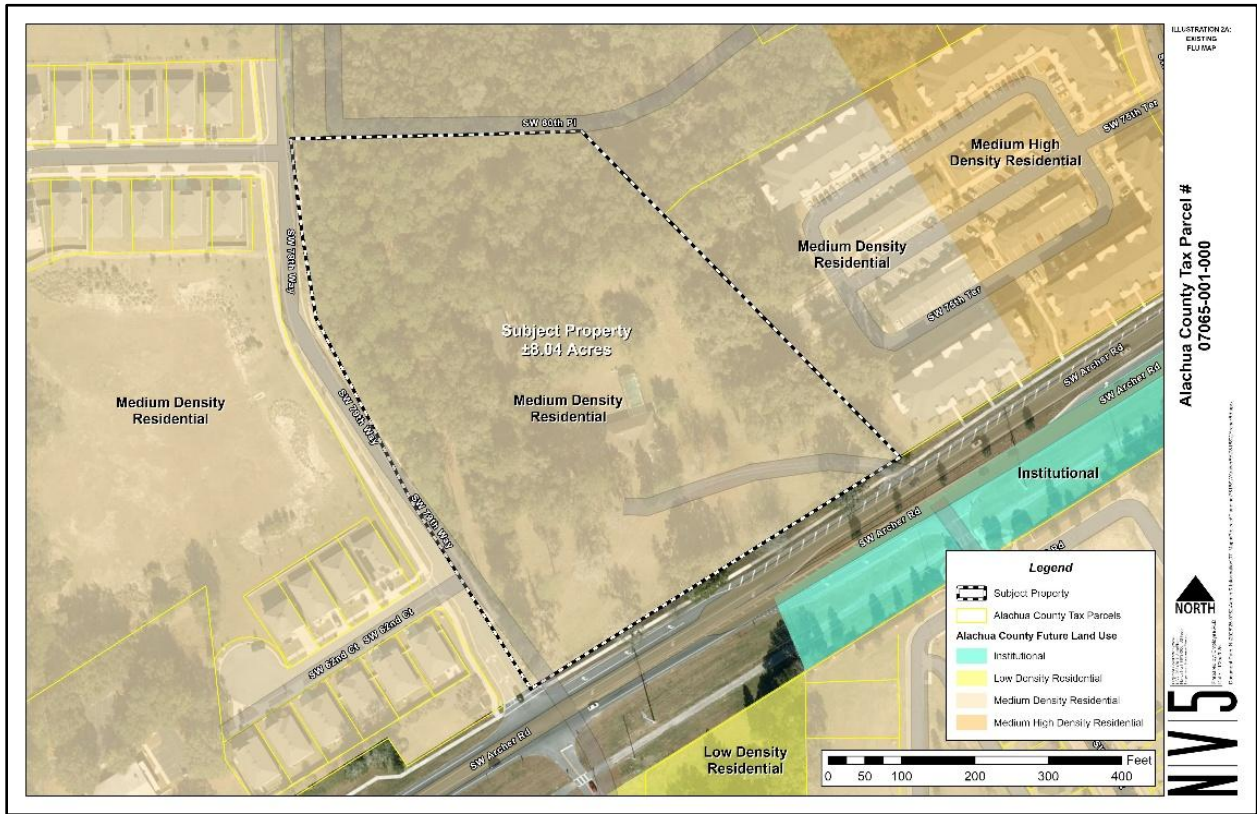


Figure 3: Existing Future Land Use Map

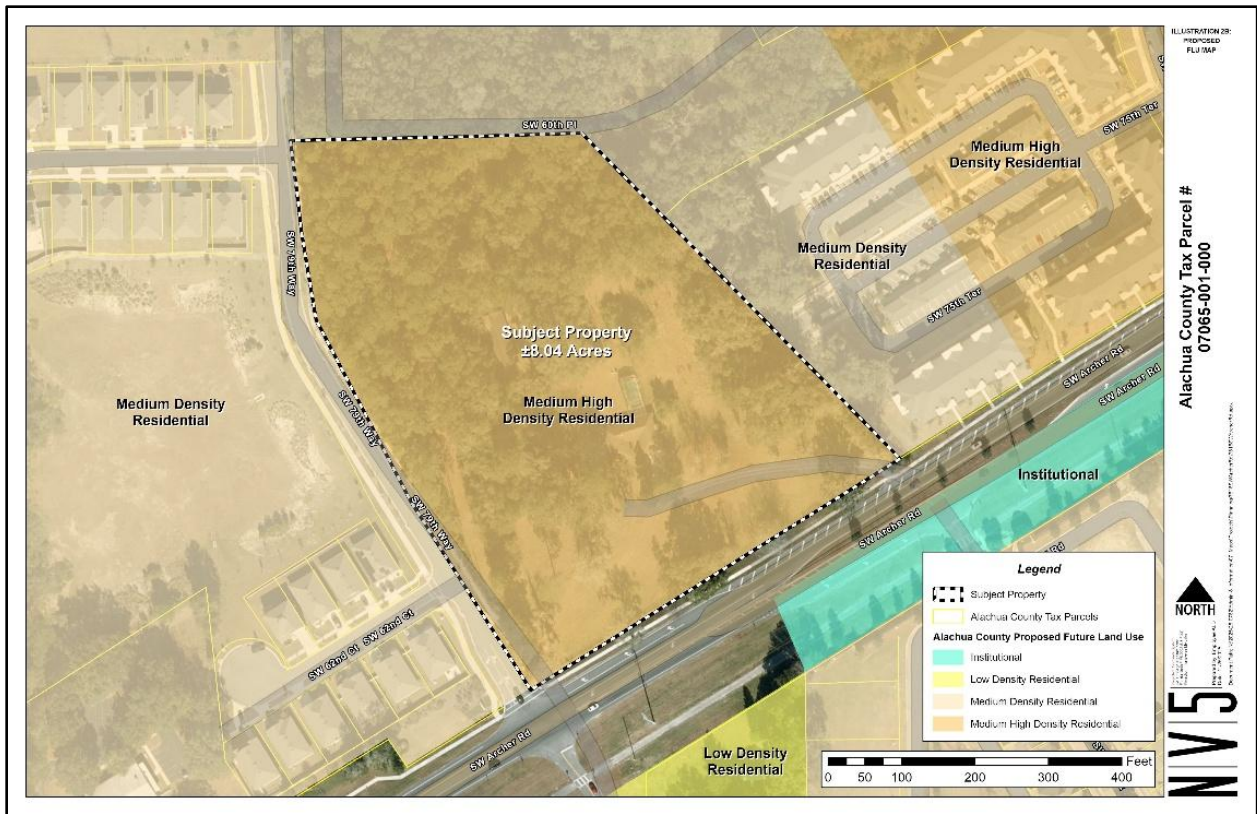


Figure 4: Proposed Future Land Use Map



Figure 5: Existing Zoning Map



Figure 6: Proposed Zoning Map

3. IMPACT ANALYSIS

ENVIRONMENTAL FEATURES

Figure 7 shows the environmental features of the subject property. The subject property generally slopes downward from northeast to southwest. The National Wetland Inventory identifies no wetlands on the property. The subject property is within FEMA Flood Zone X, which is defined as an area outside the 0.2% annual chance flood hazard, or special flood hazard area (SFHA).



Figure 7: Environmental Map

According to data from the Natural Resources Conservation Service (NRCS), the subject property primarily consists of Apopka Sand, 0 to 5 percent slopes. There are also smaller portions consisting of Millhopper Sand, 0 to 5 percent slopes, Norfolk Loamy Sand, 2 to 5 percent slopes, and Candler Fine Sand, 0 to 5 percent slopes. The NRCS identifies these soil types as suitable for residential development. The approximate locations of each soil type are shown in **Figure 8**. Soil types and qualities will be confirmed via geotechnical analysis at the time of development plan review.

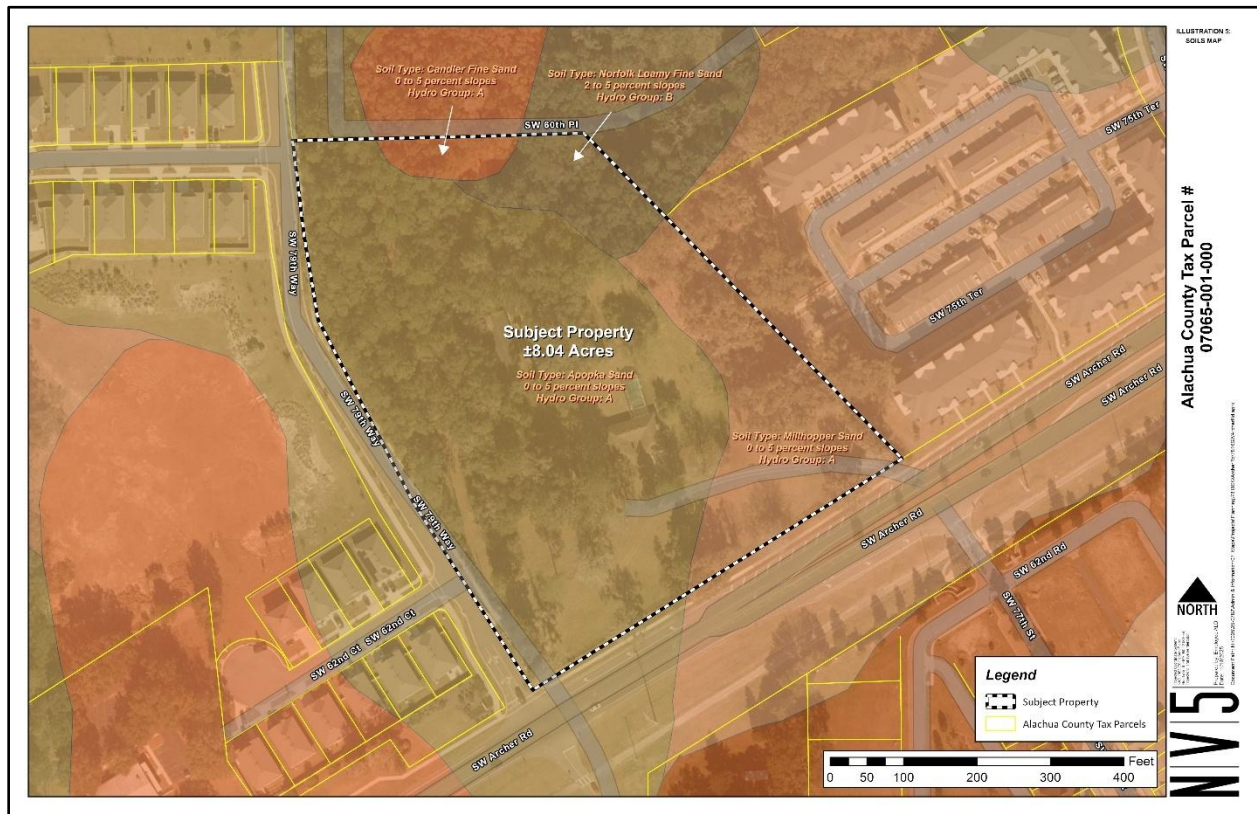


Figure 8: Natural Resources Conservation Service (NRCS) Soils Map

LEVEL OF SERVICE CONCURRENCY

This application requests to change the ±8.04-acre site’s existing Future Land Use (FLU) from Medium Density Residential to Medium-High Density Residential.

This impact analysis is based on net change to maximum permitted development potential of the proposed FLU category. The companion rezoning application is necessary to ensure consistency between the FLU and zoning designations on the parcel, and the requested zoning also permits 8-14 du/ac.

FLU category’s maximum permitted density: 14 du/ac * 8.04 ac = 112 dwelling units

Trip generation figures are based on the Institute of Transportation Engineers (ITE) Trip Generation Manual, 12th Edition. Data for subsequent tables are from the Alachua County Comprehensive Plan and Florida Administrative Code (FAC).

Roadways / Transportation

The subject property abuts SW Archer Road to the south and SW 79th Way to the west. Future development plans present an opportunity to connect to the Park Lane Apartments to the north and the Mayfair Apartments to the east. This will allow future development to have three points of access to the site without the need for direct connection to SW Archer Road.

Table 2 shows estimated trip generation for the site under the current Medium Density Residential FLU and the proposed Medium High Density Residential FLU.

Table 2: Estimated Trip Generation Projection

Trip Generation									
Land Use ¹	ITE LU Code	Variable, Units	Daily	AM Peak			PM Peak		
			Total	Total	In	Out	Total	In	Out
Existing (Maximum Potential)									
Single-Family Detached Housing	215 ¹	64	420	36	8	28	33	21	12
Proposed (Maximum Potential)									
Multifamily Housing (Low-Rise)	220 ²	112	696	53	14	39	69	42	27
Net Total			276	17	6	11	36	21	15

1. Average rate of 6.57 was utilized to calculate Daily Total for ITE 215; average rates of 0.57 and 0.52 were utilized to calculate AM and PM Peak, respectively. AM Peak has directional distribution of 23%/77%. PM Peak has a directional distribution of 63%/37%. Variable units are per dwelling unit.
2. Average rate of 6.21 was utilized to calculate Daily total for ITE 220; average rates of 0.47 and 0.62 were utilized to calculate AM and PM Peak, respectively. AM Peak has directional distribution of 62%/38%. PM Peak has a directional distribution of 60%/40%. Variable units are per dwelling unit.

Conclusion: At maximum theoretical density on the subject property, the proposed FLU amendment and corresponding rezoning will result in a net potential increase of 276 Average Annual Daily Trips (AADT) and a net potential increase of 36 AADT at PM Peak.

The subject property is within an Activity Center. Alachua County ULDC Sec. 405.07(d)(1) outlines transit requirements for developments other than TNDs or TODs in an Activity Center and requires that “any development plan with required parking of more than 200 spaces shall be required to provide on-site transit facilities if such facilities are not located within one-quarter (0.25) mile of the development site.” Per ULDC Table 407.14.1, multi-family dwelling units with two or more bedrooms require two (2) parking spaces per dwelling unit plus 1 per 10 bedrooms. A multifamily development with 112 dwelling units, which is the maximum potential on the subject property under the proposed FLU, would require more than 200 parking spaces. Therefore, a transit facility such as a bus stop may be required along the site’s frontage, depending on the number of housing units proposed through a future development plan.

Potable Water

The subject property is within the Urban Cluster. As shown in **Figure 9**, Gainesville Regional Utilities (GRU) potable water service is available for connection to the subject property. Estimated potable water demand is calculated in **Table 3**.

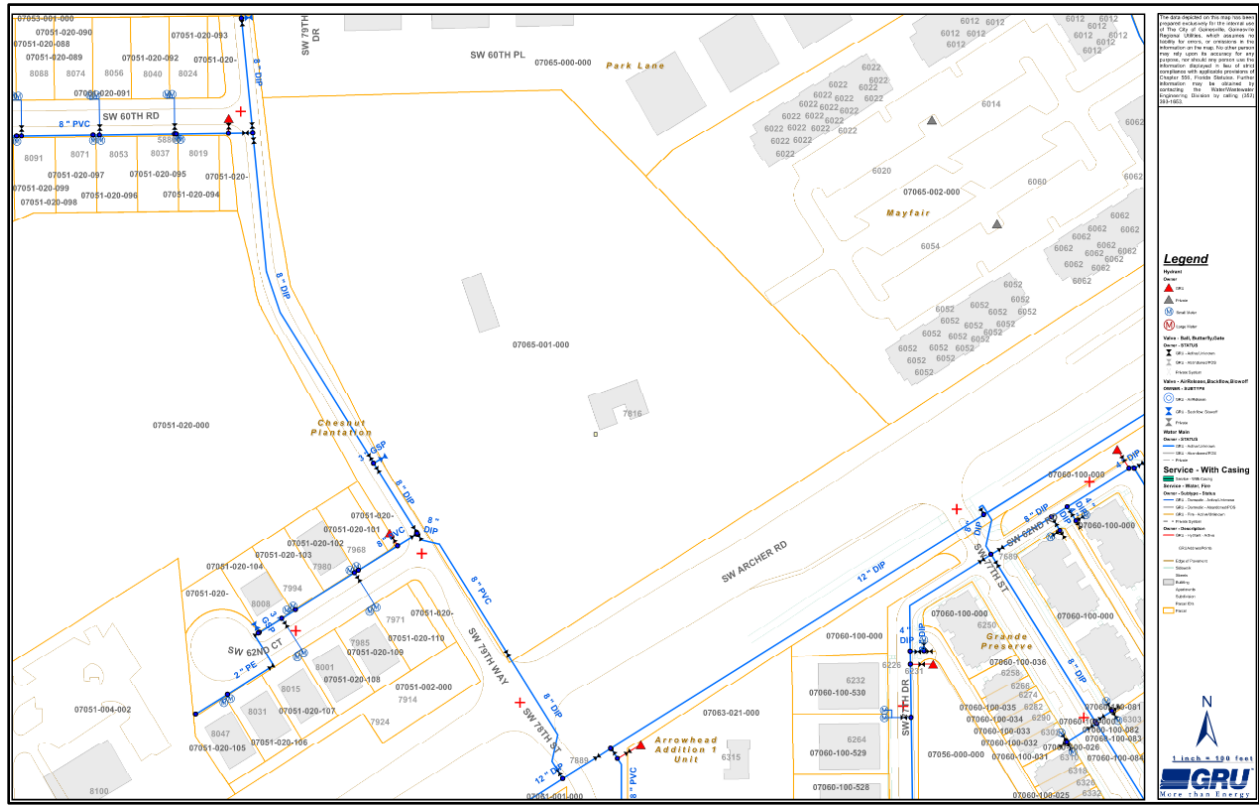


Figure 9: GRU Potable Water Utilities Map

Table 3: Estimated Potable Water Demand (Maximum Potential)

Land Use	Per Capita ¹	Generation Rate ^{2,3}	Estimated Demand (GPD)
Existing			
Residential	149	200 gallons / per capita / day	29,800
Proposed			
Residential	261	200 gallons / per capita / day	52,200
Net Total			22,400

1. Per capita = # dwelling units x 2.33 persons per unit, Potable Water and Wastewater Data & Analysis Report
2. Alachua County Comprehensive Plan Potable Water and Sanitary Sewer Element
3. Residential number of units and gpd estimated to be 2.33 person per unit, per 2023 U.S. Census data for Alachua County and Alachua County Potable Water and Sanitary Sewer Element (Formula: # dwelling units x 2.33 x generation rate).

Conclusion: At maximum theoretical density on the subject property, the proposed FLU amendment and corresponding rezoning will result in a net potential increase of 22,400 GPD of potable water demand. This **will not** cause the GRU potable water system to operate below the adopted level of service (LOS).

Sanitary Sewer

The subject property is within the Urban Cluster. As shown in **Figure 10**, GRU sanitary sewer is available for connection to the subject property. Estimated sanitary sewer demand is calculated in **Table 4**.

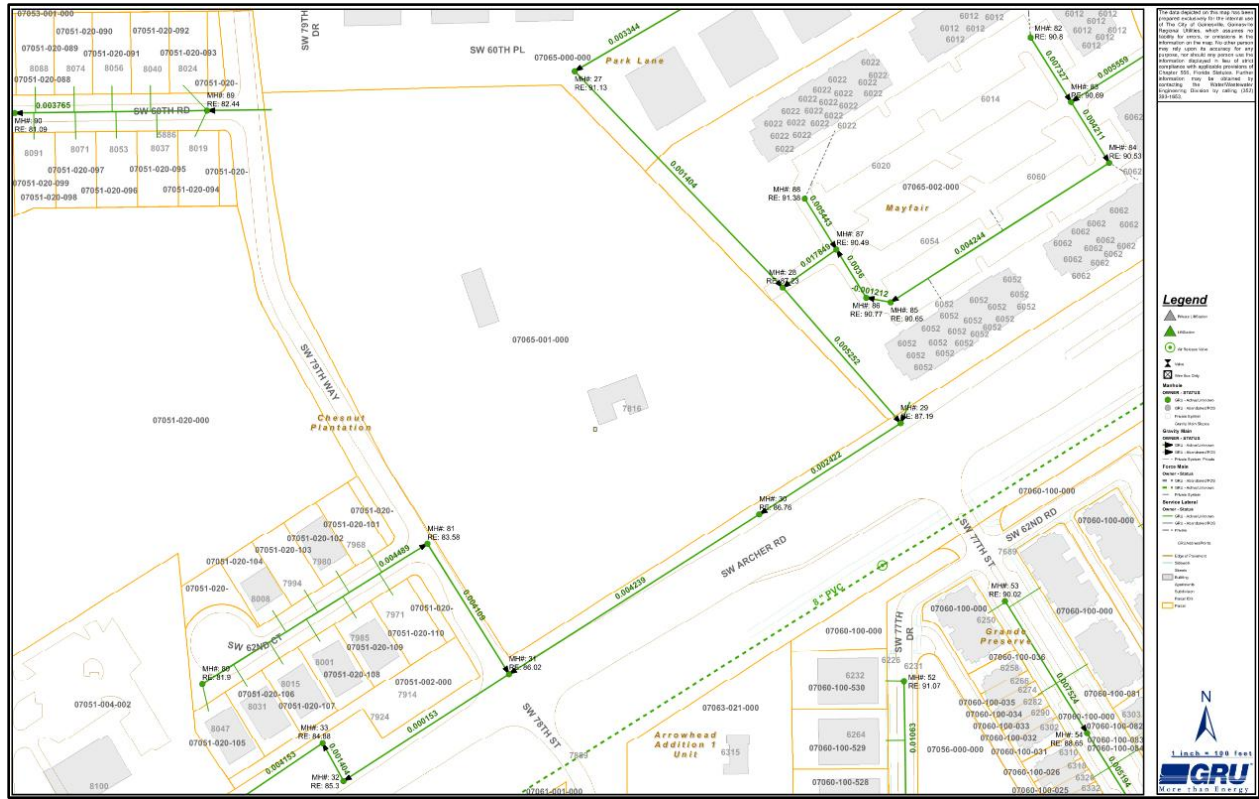


Figure 10: GRU Sanitary Sewer Utilities Map

Table 4: Estimated Sanitary Sewer Demand Projection (Maximum Potential)

Land Use	Per Capita ¹	Generation Rate ^{2,3}	Estimated Demand (GPD)
Existing			
Residential	149	200 gallons / per capita / day	29,800
Proposed			
Residential	261	200 gallons / per capita / day	52,200
Net Total			22,400

1. Per capita = # dwelling units x 2.33 persons per unit, Potable Water and Wastewater Data & Analysis Report
2. Alachua County Comprehensive Plan Potable Water and Sanitary Sewer Element
3. Residential number of units and gpd estimated to be 2.33 person per unit, per 2023 U.S. Census data for Alachua County and Alachua County Potable Water and Sanitary Sewer Element (Formula: # dwelling units x 2.33 x generation rate).

Conclusion: At maximum theoretical density on the subject property, the proposed FLU amendment and corresponding rezoning will result in a net potential increase of 22,400 GPD of sanitary sewer demand. This **will not** cause the GRU sanitary sewer system to operate below the adopted LOS.

Solid Waste

The subject property is served by the Leveda Brown Environmental Park and Transfer Station, which has the capacity to process various components of the solid waste stream for the next 20 years. Estimated solid waste demand at maximum potential density is calculated in **Table 5**.

Table 5: Estimated Solid Waste Demand and Capacity Projection (Maximum Potential)

Land Use	Maximum Units ¹	Solid Waste Generated ² (Tons Per Year)
Existing		
Residential	64	119
Proposed		
Residential	112	209
Net Total		90
Leveda Brown Environmental Park and Transfer Station Capacity ³		20 years

1. Residential units are based on number of units permitted by the Alachua County Comprehensive Plan Future Land Use Element.
2. Formula is per Sincero and Sincero: *Environmental Engineering: A Design Approach*, Prentice Hall, NJ, 1996. Household size is per 2023 US Census data. Solid waste generation rate is per Alachua County Comprehensive Plan Solid Waste Element. Residential rates are calculated as follows: # of dwelling units * 2.33 persons per dwelling unit * 0.8 per capita
3. Source: Alachua County Comprehensive Plan, Solid Waste Element, Objective 1.4.

Conclusion: At maximum theoretical density on the subject property, the proposed FLU amendment and corresponding rezoning will result in a net potential increase of 90 tons of solid waste generated per year. This ***will not*** cause the Leveda Brown Environmental Park and Transfer Station to operate below the adopted LOS.

Public Schools Impact

SsCPA and rezoning applications for residential development in Alachua County require analysis of impact to public school demand. **Table 6** calculates net student generation resulting from the proposed FLU amendment. The subject property is currently zoned for Wiles Elementary School, Kanapaha Middle School, and Buchholz High School.

Table 6: Estimated Public School Demand

Land Use	Units	Elementary		Middle		High	
		Rate ¹	Total	Rate ¹	Total	Rate ¹	Total
Existing							
Single-Family	64	.12	8	.06	4	.09	6
Proposed							
Multi-Family	112	.06	7	.03	3	.03	3
Net Totals			-1		-1		-3

1. Source: Alachua County Public Schools 2025 Annual Report: School Concurrence

Conclusion: The proposed FLU amendment and corresponding rezoning will result in a net decrease of one (1) elementary school student, one (1) middle school student, and three (3) high school students. Though the theoretical density will increase, the land use will change from single-family to multi-family, which has a lower generation rate. Therefore, the proposed FLU

amendment will not cause the Alachua County Public School system to exceed the County’s adopted LOS for school concurrency.

Recreation

Alachua County’s Comprehensive Plan Recreation Element Policy 1.1.2 defines the County’s LOS for recreation as 0.5 acres of activity-based recreation per 1,000 persons and 5.0 acres of resource-based recreation per 1,000 persons. Required recreational acres per person are calculated in **Table 7**.

Table 7: Estimated Recreation Need (Maximum Potential)

Land Use	Per Capita ¹	Activity-Based Park Land Needed ² (acres)	Existing Activity-Based Land Surplus ³ (acres)	Resource-Based Park Land Needed ² (acres)	Existing Resource-Based Land Surplus ³ (acres)
Existing					
Residential	149	0.07	39	0.75	49
Proposed					
Residential	261	0.13	39	1.3	49
Net Total		0.06		0.55	

- (a) Source: # of dwelling units x 2.33 persons per household, 2023 U.S. Census American Community Survey
- (b) Source: 0.5 acres of activity-based park land per person and 5.0 acres of resource-based park land per person, Alachua County Comprehensive Plan Recreation Element Policy 1.1.2
- (c) Source: 2023 Alachua County Parks & Open Space Master Plan

The proposed FLU amendment would result in an increased demand of 0.06 acres of activity-based park land and 0.55 acres of resource-based park land. According to the 2023 Alachua County Parks & Open Space Master Plan, Alachua County’s current recreational land surplus is 39 acres of activity-based park land and 49 acres of resource-based park land. Therefore, the proposed FLU amendment will not cause Alachua County to exceed the adopted LOS for recreation land.

4. CONSISTENCY WITH THE COMPREHENSIVE PLAN

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

FUTURE LAND USE ELEMENT

Policy 1.3.9 Medium High Density Residential land use category shall provide for a gross density of eight to 14 dwelling units per acre, except as provided for in Transit Oriented Development (TOD) and Traditional Neighborhood Development (TND) meeting the requirements of this Element.

This application requests to amend the subject property (Alachua County tax parcel 07065-001-000) on Alachua County's Future Land Use Map (FLUM) from the Medium Density Residential category to the Medium High Density Residential category. It is submitted concurrently with a rezoning request on the parcel from R-1B Single Family Residential to R-2A Multi-Family Residential. The proposed FLU amendment and rezoning will change the allowed density from 4 to 8 dwelling units per acre to 8 to 14 dwelling units per acre.

Policy 1.3.9.1 The Medium High Density Residential land use category shall provide for small lot single family residential detached and attached dwellings, and multiple family residential dwellings. In addition, traditional neighborhood developments (TND) and transit oriented developments (TOD) may include mixed housing types and mixed uses.

The requested FLU amendment is intended to increase permitted residential density on the property which will allow for multifamily development. This type of development is consistent with neighboring properties to the east and north within the Archer Road/Tower Road Activity Center.

Policy 1.3.9.2 Multi-family development outside a TND or TOD in the Medium-High 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 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.
 - (3) The land development regulations have been updated with specific criteria to be met for approval of an alternate access road.

SW 79th Way is designed to serve as a collector road, and is not considered single family residential in nature, as no residential lots are accessed directly from this street. The street is designed to Alachua County Corridor Design Manual standards, consistent with the street type in ULDC Table 407.141.1 with 1,200 to 2,500 maximum daily trips. SW 79th Way is also not the sole means of access to the site, as there will also be connections to Mayfair and Park Lane apartments that allow onsite residents direct access to Archer Road at SW 75th Terrace and Tower Road at SW 59th Way.

- (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.

Future development will adhere to the landscape and open space requirements outlined in Alachua County’s Comprehensive Plan and ULDC and will integrate appropriately with neighboring properties for connectivity between developments. The subject property abuts similar multifamily developments, so land use buffers will not be needed.

- (c) Provide common open space as part of open space requirements established in the Conservation and Open Space Element.

Future development will adhere to the requirements of Alachua County Comprehensive Plan Objective 5.2, Open Space, which requires the provision of at least 10 percent of every development for open space.

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

Future development will provide adequate developed recreation in accordance with requirements outlined in Alachua County’s Comprehensive Plan and ULDC. Section 3 of this report further examines potential recreational impact of future development on the subject property.

OBJECTIVE 1.5 – REQUIRED FACILITIES

All new residential development shall meet the requirements for adequate facilities as established or referenced in this section.

Policy 1.5.1 New residential development shall meet all of the requirements for adequate facilities based on the level of service standards adopted in this Plan for roads, potable water, sanitary sewer, solid waste, stormwater, public schools, recreation and open space facilities, and mass transit and the concurrency provisions of this Plan.

Section 3 of this report details the SsCPA’s maximum potential impact on County facilities based on the LOS standards defined throughout the Comprehensive Plan.

Policy 2.2.5 Archer Road/Tower Road Activity Center Plan

(a) General

- (1) It is the intent of this Activity Center Plan to promote the area around the intersection of Archer Road (State Road 24) and Tower Road (SW 75th Street) as a Low-Medium Activity Center/Retail intensity focal point. In so doing, it should be developed as a mixed-use center, allowing the general land use classifications identified on the Activity Center Plan map.

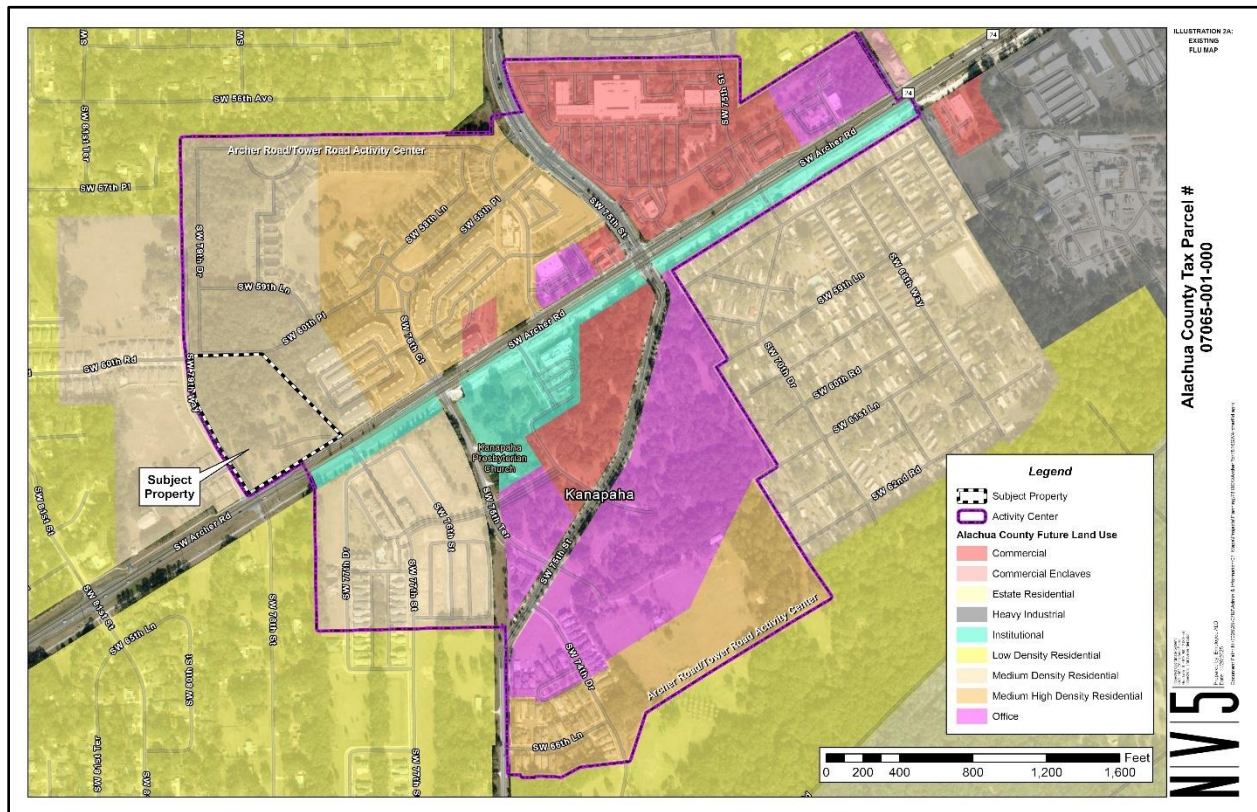


Figure 11: Activity Center FLU Map

As shown in Figure 11, the subject property is within the Archer Road/Tower Road Activity Center. This Activity Center consists of commercial, office, and institutional uses toward the center with medium and medium-high residential uses surrounding. These residential lands transition land use intensity between the commercial, office, and retail uses and the existing single-family residential land outside the Activity Center. The proposed FLU amendment from Medium Density Residential to Medium High Density Residential is consistent with the intent of the Activity Center because it contributes to a dense mixed-use environment. The proposed FLU concentrates higher density development within the Activity Center's borders and allows residential growth without proliferating sprawl or encroaching on nearby single-family residential uses.

- (2) As a Low/Medium Activity Center, development orders should be issued consistent with the policies and standards of this Low-Medium Activity Center/Retail plan.

If the requested FLU and zoning designations are granted approval, a development plan consistent with the proposed FLU amendment and rezoning and the Low/Medium Activity Center policies and standards will be submitted for review and approval.

- (3) The boundary lines for the four quadrants shall be determined by the intersection of Archer Road and the "New" Tower Road alignment. Land use boundaries are conceptual in nature and may be adjusted as necessary during the development plan review process; however, the relative acreage shall remain the same.

This application does not propose any changes to the acreage or boundaries of the Activity Center. The intent of this application is to request an FLU amendment from Medium Density Residential to Medium High Density Residential. Much of the development within the Activity Center and bordering the subject property consists of low-rise multifamily residential units. Therefore, this amendment is consistent with the current development patterns within the Activity Center's boundaries.

Policy 7.1.4 Any application by a property owner for a future land use map change that would allow for an increase in the potential number of residential units on a property must, if approved, include a commitment to provide affordable residential units in accordance with the following:

- (a) A minimum of 10% of the additional residential units resulting from the approval of such future land use map change shall be designated as affordable residential units. The additional number of residential units shall be calculated as the difference between the maximum density of the existing Future Land Use category multiplied by the acreage subject to the change and the number of residential units approved as part of a subsequent preliminary development plan for the property under the newly approved future land use category. As a density bonus, affordable residential units provided pursuant to this policy shall not be counted toward the maximum allowable residential density for the development under the Future Land Use category or Zoning of the property.

This SsCPA requests an FLU amendment on the subject property from Medium Density Residential, which allows density of 4 to 8 dwelling units per acre, to Medium High Density Residential, which allows density of 8 to 14 dwelling units per acre. This will result in a maximum potential increase of 48 residential units on the subject property. Therefore, a maximum of five (5) affordable residential units within the future development will be required. However, a preliminary development plan is not proposed at this time, and it is possible that future development will not be built out to maximum potential density.

- (b) For purposes of this policy, affordable residential units are residential units that are designated as affordable to households with income at or below 80% of the area median income (AMI) for households within the Metropolitan Statistical Area, adjusted for family size. Such units must remain affordable for a period of 30 years.

Future development will include at least the minimum number of required affordable residential units for households with income up to 80% of the AMI.

- (c) Affordable residential units proposed under this policy must be provided on-site, integrated with the market rate units, and evenly dispersed throughout any development. They must be comparable to market rate units in terms of overall quality of construction, quality of exterior appearance, and energy efficiency, and must have the same access to any on-site amenities available to market rate units.

The required affordable residential units will be provided on-site, integrated with the market rate units, and evenly dispersed throughout the development. They will be comparable to market rate units in the categories described in this policy.

- (d) Affordability requirements will be guaranteed by an agreement between the property owner and the County. Such agreement will be considered for approval by the County Commission concurrent with the final adoption hearing for the application.

The property owner will enter an agreement with the County at the appropriate time in the development approval process.

- (e) Prior to issuance of a Construction Permit for residential use on such property, the applicant must enter into a Land Use Restriction Agreement (LURA) or similar legal instrument in a form established by the County for compliance monitoring of affordability requirements.

No development is proposed on the subject property at the time of this application. The applicant will enter into a LURA or similar legal instrument prior to issuance of a Construction Permit.

5. URBAN SPRAWL ANALYSIS

The approval of this application does not constitute urban sprawl. As defined in Florida Statutes, 'Urban Sprawl' means "a development pattern characterized by low density, automobile-dependent development with either a single use or multiple uses that are not functionally related, requiring the extension of public facilities and services in an inefficient manner, and failing to provide a clear separation between urban and rural uses" (§ 163.3164(51)).

The thirteen (13) indicators of urban sprawl formerly identified in Chapter 163.3177(6)(a)9.a, Florida Statutes states:

"The evaluation of the presence of these indicators shall consist of an analysis of the plan or plan amendment within the context of features and characteristics unique to each locality..."

As demonstrated by the following analysis, this request does not trigger any urban sprawl indicators, and adoption of this application will discourage the proliferation of urban sprawl. All indicators will be shown in normal font, while consistency statements will be provided in **bold**.

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

Approval of this SsCPA application will result in an increase of allowed density on the property from 4-8 du/ac to 8-14 du/ac, resulting in medium-high density, not low-density. Additionally, the subject property is within the Archer Road/Tower Road Activity Center, which is a planned mixed-use area within unincorporated Alachua County where growth is focused to avoid sprawl. There is existing commercial, office, and residential development within the Activity Center, and increased potential residential density on the parcel will further enhance the mixed-use community nature of the context area.

2. Promotes, allows, or designates significant amounts of urban development to occur in rural areas at substantial distances from existing urban areas while leaping over undeveloped lands which are available and suitable for development.

The subject property is within an existing, planned area of dense urban development that is surrounded by urban-scale development. It is inside Alachua County's Urban Cluster, which the Alachua County Comprehensive Plan describes as a boundary for urban growth. Furthermore, the subject property is inside the Archer Road/Tower Road Activity Center, which is another boundary in which dense, mixed-use development is focused. This Activity Center already consists of substantial development, including low-rise multifamily development at a density similar to that which is proposed on the subject property. The subject property is one of the last remaining undeveloped parcels along this Archer Road segment within the Urban Cluster.

3. Promotes, allows, or designates urban development in radial, strip, isolated, or ribbon patterns generally emanating from existing urban developments.

Approval of this SsCPA application will not result in radial, strip, isolated, or ribbon patterns of development. The subject property is within the Archer Road/Tower Road Activity Center boundary. Alachua County Comprehensive Plan Objective 2.1 describes

Activity Centers as areas which “provide for compact, mixed use, and pedestrian-friendly development, which is functionally integrated with surrounding land uses.” The properties that directly abut the subject property within the Activity Center are currently developed with multi-family residential buildings, which are similar in nature to the type of development which would be permitted on the subject property under the proposed Medium High Density Residential FLU.

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

As demonstrated in Section 3 of this report, there are no known environmentally sensitive natural resources on the subject property. Additionally, surrounding properties are already developed. Residential development on this parcel constitutes a continuation of an existing development pattern and will alleviate residential development pressures in parts of the County that are less suitable for urban development, therefore reducing risks such as deforestation and habitat fragmentation.

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

The subject property is not adjacent to any agricultural areas or activities. Development on this parcel, which is surrounded by existing development, will reduce residential development pressures outside the County’s Urban Cluster where agricultural areas and activities are more prominent.

6. Fails to maximize use of existing public facilities and services.

Future development on the subject property will connect to existing GRU water and wastewater facilities as shown in Section 3 of this report.

7. Fails to maximize use of future public facilities and services.

Future development on the subject property will connect to existing GRU water and wastewater facilities as shown in Section 3 of this report.

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

Approval of this SsCPA will not disproportionately increase costs for Alachua County services. The subject property is within a County Activity Center and surrounded by urban infrastructure, including GRU water and sewer systems. Development on the parcel will contribute to a compact development pattern which will minimize potential costs of public services including but not limited to utilities and emergency response. Timing to increase density on the parcel is also appropriate due to development on the abutting parcel to the north, which is currently underway and will likely be completed before development of the subject parcel is approved. This will allow the subject property’s development to design intentional and appropriate connections to public

infrastructure and improve overall resource efficiency within the Activity Center.

9. Fails to provide a clear separation between rural and urban uses.

The proposed SsCPA will contribute to a clear separation between rural and urban uses by increasing potential residential density within the Urban Cluster and Archer Road/Tower Road Activity Center. The Urban Cluster and Activity Centers are intentional locations for concentrated development to preserve rural lands outside the Urban Cluster. Increased residential density within the activity center will further promote commercial and office development within the activity center, thus increasing the effectiveness of these growth management boundaries.

10. Discourages or inhibits infill development or the redevelopment of existing neighborhoods and communities.

The proposed FLU amendment will not discourage or inhibit infill development or redevelopment. Rather, residential development on the parcel will constitute infill development because the surrounding parcels are already developed. Increased potential residential development on the parcel will result in a more compact development pattern within the Activity Center.

11. Fails to encourage a functional mix of uses.

Approval of this SsCPA application will encourage a functional mix of uses by increasing the amount of residential development that can be located near essential services and non-residential uses. The subject property is near a variety of uses that are necessary to meet residents' needs such as an emergency center, a pharmacy, a grocery store, and schools. Increasing potential residential density near these essential locations will reduce vehicle miles traveled (VMT) and may eliminate the need for vehicle travel altogether as residents opt to walk or use transit instead.

12. Results in poor accessibility among linked or related land uses.

Approval of this SsCPA will not result in poor accessibility among related land uses. Future development on the subject property will connect to Park Lane apartments (north) and Mayfair apartments (east). Additionally, by increasing the maximum potential residential density on the property, future development may be required to add a transit stop, which will improve the site's accessibility to locations throughout the context area.

13. Results in the loss of significant amounts of functional open space.

The subject property currently consists of a private single-family residence, and though there is substantial open space on the parcel, it is only usable by the former resident. Multi-family development on the subject property will adhere to the County's open space requirements and will use landscaping Best Management Practices (BMPs) to optimize open space for both environmental and recreational purposes. By increasing potential maximum density through the proposed FLU amendment, this open space will serve a greater number of Alachua County residents.

In addition to the thirteen (13) indicators of urban sprawl, Florida Statutes section 163.3177(6)(a)9.b identifies eight (8) development pattern or urban form criteria. If four (4) or more of those criteria are met, the presumption is that the amendment discourages urban sprawl. The proposed amendment and corresponding development are found to meet the following four (4) criteria as identified in §163.3177(6)(a)9.b.

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

This SsCPA application requests to amend the subject property's FLU from Medium Density Residential to Medium High Density Residential, thus increasing potential maximum density on the subject property. This will increase the potential for residential density within the Archer Road/Tower Road Activity Center, which is an area Alachua County has designated to direct compact development. By concentrating residential density within Activity Center borders, pressure for residential growth will be reduced outside the Urban Cluster. Therefore, the natural resources and ecosystems in the undeveloped lands outside the Urban Cluster will remain protected.

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

The subject property is within the Alachua County Urban Cluster, where the County prioritizes the provision and extension of public infrastructure and services. As shown in Section 3 of this report, the subject property will connect to existing and available GRU water and wastewater infrastructure. Roadways will connect to the Park Lane apartments (north) and Mayfair apartments (east).

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

Approval of this SsCPA application will promote walkability in the context area by increasing the amount of residential development that can be located near essential services. The subject property is near a variety of uses that are needed to meet residents' needs. Increasing potential residential density near these essential locations will reduce vehicle miles traveled (VMT) and for some uses will eliminate the need for vehicle travel altogether as residents opt to walk or use transit instead. Additionally, by increasing the maximum potential residential density on the property, future development may be required to add a transit stop, which will improve the subject property's accessibility to locations throughout the context area.

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

The subject property currently consists of a private single-family residence, and though there is substantial open space on the parcel, it is only usable by the former resident. Multi-family development on the subject property will adhere to the County's open space requirements and will use landscaping Best Management Practices (BMPs) to optimize open space for both environmental and recreational purposes. By increasing potential

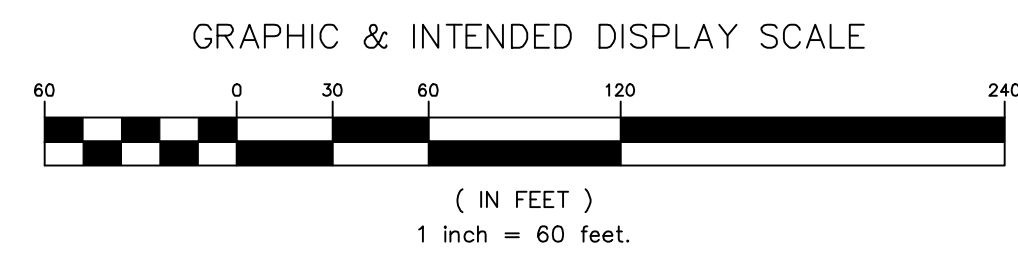
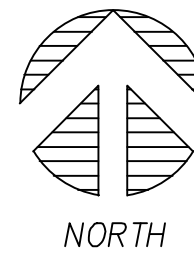
maximum density through the proposed FLU amendment, this open space will serve a greater number of Alachua County residents.

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

Approval of this SsCPA application will create a balance of uses by increasing the amount of residential development that can be located near essential services. The subject property is near a variety of uses that are needed to meet residents' needs such as an emergency center, a pharmacy, a grocery store, and schools. Increasing potential residential density near these essential locations will reduce vehicle miles traveled (VMT) and for some uses will eliminate the need for vehicle travel altogether as residents opt to walk or use transit instead.

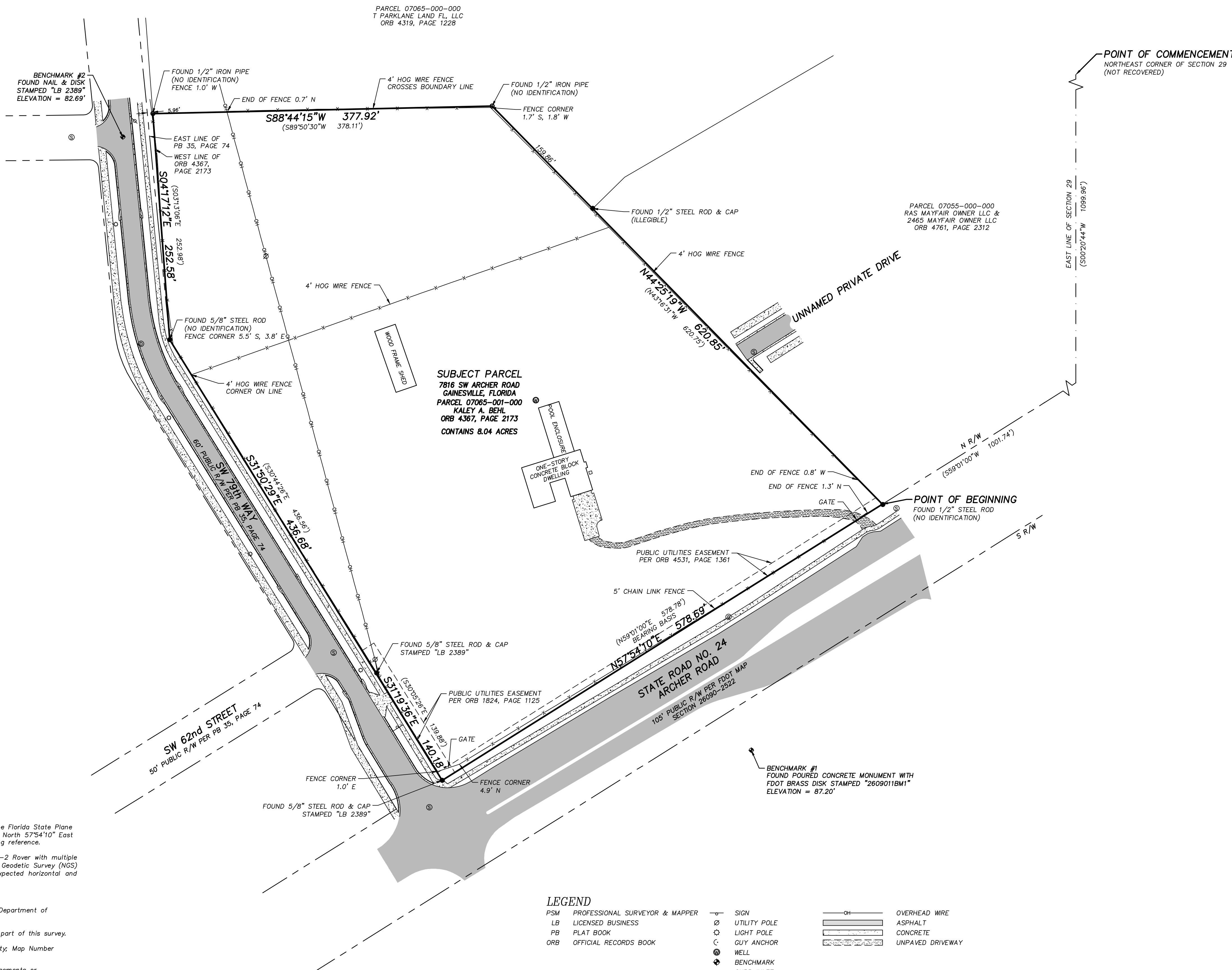
Application Package
Table of Contents

1. Cover Letter / Description of Request
2. SsCPA Application
3. Proof of Neighborhood Workshop
4. Legal Description
5. Property Owner Affidavit
6. Deeds, Property Appraiser Datasheets, and Tax Records
7. Site Directions
8. SsCPA Justification Report
- 9. Boundary and Topographic Survey**
10. Environmental Checklist and Report
11. Map Set



Legal Description

Commence at the NE corner of Section 29, Township 10 South, Range 19 East and run S 0°20'44" W along the East line of said Section 1099.96' to the Northerly right of way of S.R. No. 24, as it stood on May 21, 1980; thence run S 59°01' W along said right of way 1001.74' to a concrete monument and the Point of Beginning, thence run N 43°16'31" W 620.75' to an iron pipe, thence run S 89°50'30" W 378.11' to an iron pipe, thence run S 31°3'06" E 252.98' to an iron pipe, thence run S 30° 44'26" E 436.56' to an iron pipe, thence run S 30°5'26" E 139.88' to an iron pipe on the Northerly right of way of S.R. No. 24, thence run N 59°01' E along said right of way 578.78' to the Point of Beginning, Being and lying in Section 29, Township 10 South, Range 19 East, Alachua County, Florida.



SUBJECT PARCEL
7816 SW ARCHER ROAD
GAINESVILLE, FLORIDA
PARCEL 07065-001-000
KALEY A. BEHL
ORB 4367, PAGE 2173
CONTAINS 8.04 ACRES

PARCEL 07055-000-000
RAS MAYFAIR OWNER LLC &
2465 MAYFAIR OWNER LLC
ORB 4761, PAGE 2312

LEGEND

PSM	PROFESSIONAL SURVEYOR & MAPPER	—○—	SIGN	—OH—	OVERHEAD WIRE
LB	LICENSED BUSINESS	○	UTILITY POLE	=====	ASPHALT
PB	PLAT BOOK	○	LIGHT POLE	=====	CONCRETE
ORB	OFFICIAL RECORDS BOOK	○	GUY ANCHOR	=====	UNPAVED DRIVEWAY
		○	WELL		
		⊕	BENCHMARK		
		⊕	CURB INLET		
		⊕	STORM SEWER MANHOLE		
		⊕	SANITARY SEWER MANHOLE		

SURVEYOR'S NOTES:

- North, the Bearings and the Coordinates shown hereon are referenced to the North Zone of the Florida State Plane Coordinate System, North American Datum of 1983 (NAD 83) 2011 Adjustment. The bearing of North 57°54'10" East along the north right-of-way line of State Road No. 24, as shown hereon, is held as a bearing reference.
- Coordinates are based on field surveys using Real Time Network (RTN GPS) (VRS NOW) A R10-2 Rover with multiple occupations on each point was used for redundancy. Local check ties were made to National Geodetic Survey (NGS) Control Point A 171 (PID AR1796). Based on redundant measurements to this point, the expected horizontal and vertical positional precision for this survey is 0.10 feet.
- All measurements are in U.S. Survey Feet.
- Elevations are to North American Vertical Datum of 1988 (NAVD88) and are based on Florida Department of Transportation (FDOT) benchmark 2609011BM1, Elevation = 87.20 feet.
- Underground improvements, encroachments, foundations and/or utilities were not located as a part of this survey.
- Property is located in Flood Zone "X" according to flood insurance rate map for Alachua County, Map Number 12001C0435E, revised date September 24, 2021.
- An abstract of title was not performed by or furnished to Pickett and Associates, Inc. Any easements or encumbrances that may appear as a result of said abstract are not warranted by this survey.
- Legal description shown is recorded in Official Records Book 4367, Page 2173, Public Records of Alachua County, Florida.
- When field measurements differ from plat or description courses, the plat or description dimensions are shown in parentheses ().
- The data shown on this map was derived by a ground survey completed on 11/17/21. The ground survey data was gathered with Real Time Network (RTN GPS) (VRS NOW) and Conventional Survey Methods. The expected accuracies are Horizontal 0.10', Vertical 0.10'.
- Additions or deletions to survey maps or reports by other than the signing party or parties is prohibited without written consent of the signing party or parties.
- This project was localized on a set nail and disk stamped "REF LB 364", N: 223002.470, E: 2627718.476, Elevation=86.962 feet. The Combined Grid Factor at this location is 0.9999978797. Grid distances have been multiplied by 1.0000021203 and all dimensions and area calculations shown are in ground.

SEE SHEETS 2 AND 3 FOR TOPOGRAPHIC SURVEY

NICHOLAS DIGRATTOLLO, P.S.M.
FLORIDA REGISTRATION No. 6708
PICKETT AND ASSOCIATES, INC.
FLORIDA REGISTRATION No. LB 364

11/17/2021
SURVEY DATE

BOUNDARY & TOPOGRAPHIC SURVEY
LOCATED IN SECTION 29,
TOWNSHIP 10 SOUTH, RANGE 19 EAST
ALACHUA COUNTY, FLORIDA
PREPARED FOR: ATG-ARCHER ROAD DEVELOPMENT, LLC

PICKETT SURVEYING & ENGINEERING
PICKETT AND ASSOCIATES, INC.
424 SOUTH FIRST AVENUE
GAINESVILLE, FLORIDA 32601
PHONE: (863)-533-9095
FAX: (863)-534-1464
LICENSED BUSINESS No. LB364

REVISION	DATE	APPROVED	DESCRIPTION
1	11/19/21	GAP	FIRST ISSUE
2	11/19/21	GAP	UPDATED LEGEND
3	02/14/22	GAP	ADDED EASEMENT PER ORB 4531, PAGE 1361
4	03/07/22	GAP	REMOVED UNNECESSARY TREES
5	03/07/22	GAP	MODIFIED TREE LABELS

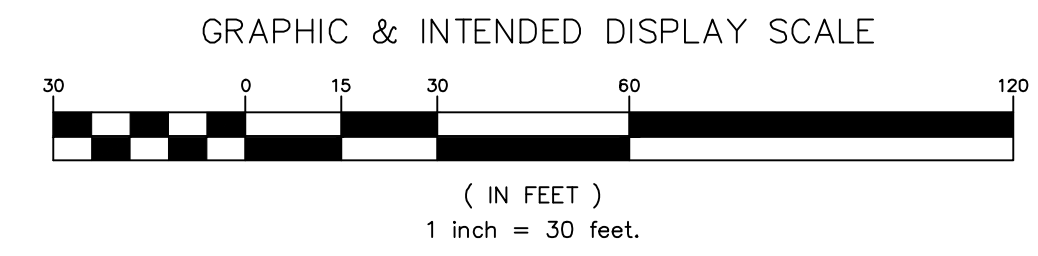
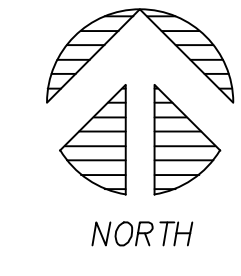
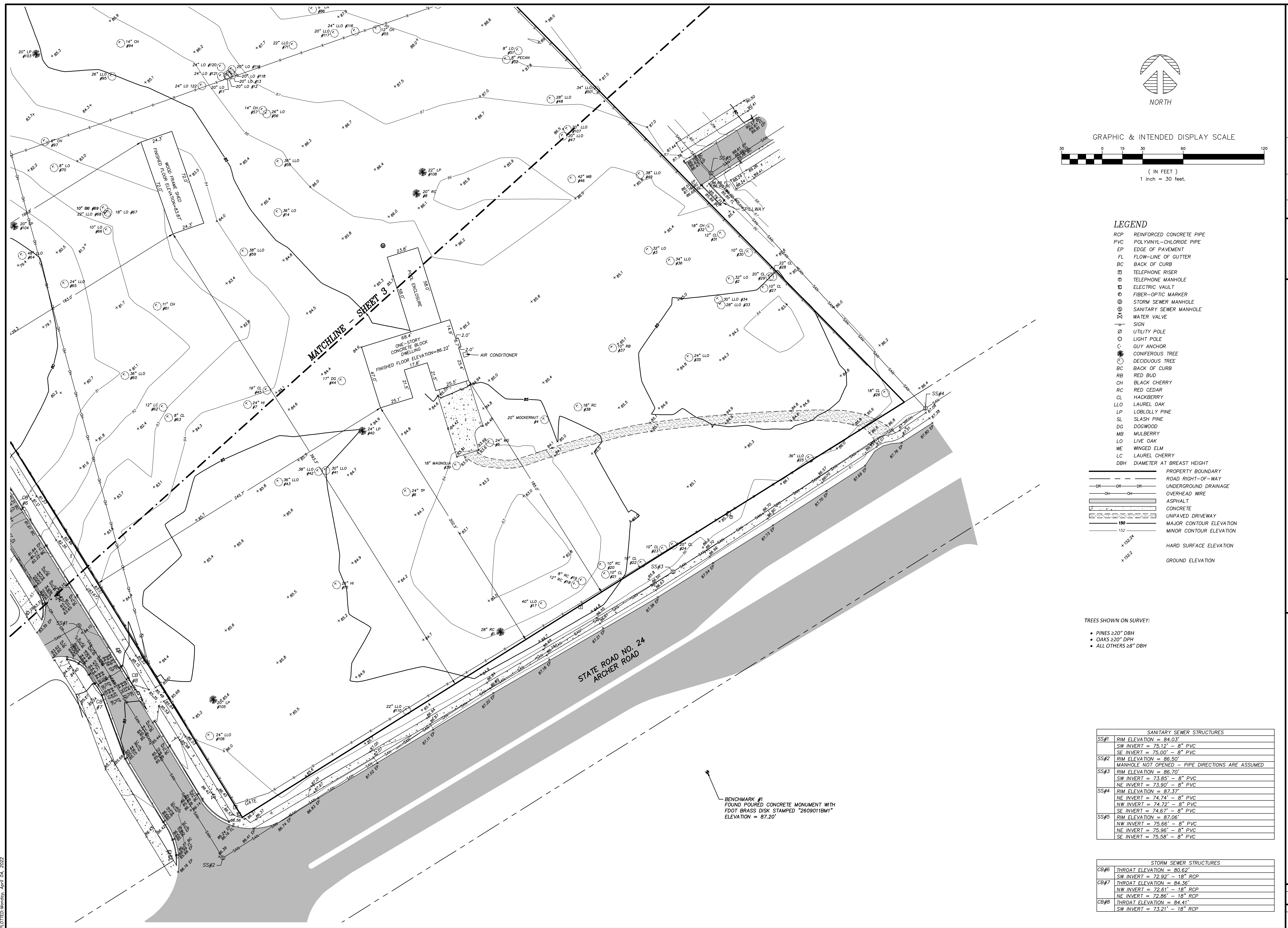
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FIELD BOOK(S): N/A
PAGE(S):

CHECKED BY: ND
DRAWN BY: JUC

DRAWING NAME: 19718-BS 030922.DWG

No. 1 OF 5
DRAWING No. LD 7207



LEGEND

- RCF REINFORCED CONCRETE PIPE
- PVC POLYVINYL-CHLORIDE PIPE
- EP EDGE OF PAVEMENT
- FL FLOW-LINE OF GUTTER
- BC BACK-OF CURB
- TELEPHONE RISER
- TELEPHONE MANHOLE
- ELECTRIC VAULT
- FIBER-OPTIC MARKER
- STORM SEWER MANHOLE
- SANITARY SEWER MANHOLE
- WATER VALVE
- SIGN
- UTILITY POLE
- LIGHT POLE
- GUY ANCHOR
- CONIFEROUS TREE
- DECIDUOUS TREE
- BC BACK OF CURB
- RB RED BUD
- CH BLACK CHERRY
- RC RED CEDAR
- CL HACKBERRY
- LLO LAUREL OAK
- LP LOBLOLLY PINE
- SL SLASH PINE
- DG DOGWOOD
- MB MULBERRY
- LO LIVE OAK
- WE WINGED ELM
- LC LAUREL CHERRY
- DBH DIAMETER AT BREAST HEIGHT
- PROPERTY BOUNDARY
- ROAD RIGHT-OF-WAY
- UNDERGROUND DRAINAGE
- OVERHEAD WIRE
- ASPHALT
- CONCRETE
- UNPAVED DRIVEWAY
- 150 MAJOR CONTOUR ELEVATION
- 152 MINOR CONTOUR ELEVATION
- HARD SURFACE ELEVATION
- GROUND ELEVATION

- TREES SHOWN ON SURVEY:
- PINES ≥20" DBH
 - OAKS ≥20" DBH
 - ALL OTHERS ≥8" DBH

SANITARY SEWER STRUCTURES	
SS#1	RIM ELEVATION = 84.03' SW INVERT = 75.12' - 8" PVC SE INVERT = 75.00' - 8" PVC
SS#2	RIM ELEVATION = 86.50' MANHOLE NOT OPENED - PIPE DIRECTIONS ARE ASSUMED
SS#3	RIM ELEVATION = 86.70' SW INVERT = 73.85' - 8" PVC NE INVERT = 73.90' - 8" PVC
SS#4	RIM ELEVATION = 87.37' NE INVERT = 74.74' - 8" PVC NW INVERT = 74.72' - 8" PVC SE INVERT = 74.67' - 8" PVC
SS#5	RIM ELEVATION = 87.06' NW INVERT = 75.66' - 8" PVC NE INVERT = 75.96' - 8" PVC SE INVERT = 75.58' - 8" PVC

STORM SEWER STRUCTURES	
CB#6	THROAT ELEVATION = 80.62' SW INVERT = 72.92' - 18" RCP
CB#7	THROAT ELEVATION = 84.36' NE INVERT = 72.61' - 18" RCP NW INVERT = 72.86' - 18" RCP
CB#8	THROAT ELEVATION = 84.41' SW INVERT = 73.21' - 18" RCP

BENCHMARK #1
FOUND POURED CONCRETE MONUMENT WITH
FDOT BRASS DISK STAMPED "2609011BM1"
ELEVATION = 87.20'

REVISION	DATE	APPROVED	DESCRIPTION
1	11/19/21	GAP	ADDED EASEMENT PER ORB 4531, PAGE 1361
2	02/14/22	GAP	REMOVED UNNECESSARY TREES
3	03/07/22	GAP	MODIFIED TREE LABELS
4	03/09/22	GAP	SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND THE RAISED SEAL OR THE ELECTRONIC SIGNATURE AND COMPUTER GENERATED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

PICKETT
SURVEYING • ENGINEERING

PICKETT AND ASSOCIATES, INC.
4340 SOUTH FOREST AVENUE
ORLANDO, FL 32839
PHONE: (863)-533-9095
FAX: (863)-534-1464
LICENSED BUSINESS NO. 15364

HORIZ. SCALE: 1"=30'
CONTOUR INTERVAL: 1'

FIELD BOOK(S): 1051
PAGE(S): 141

CHECKED BY: ND
DRAWN BY: JJC

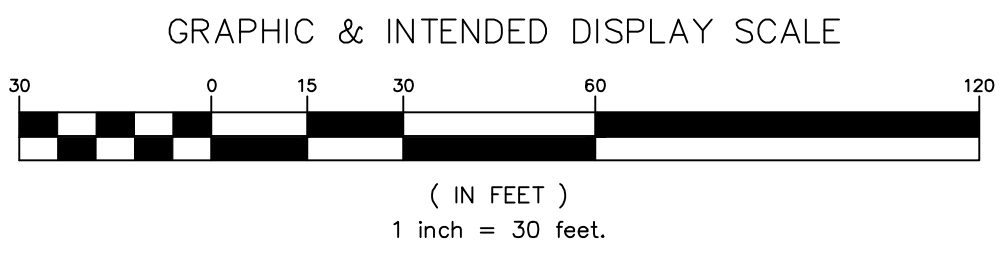
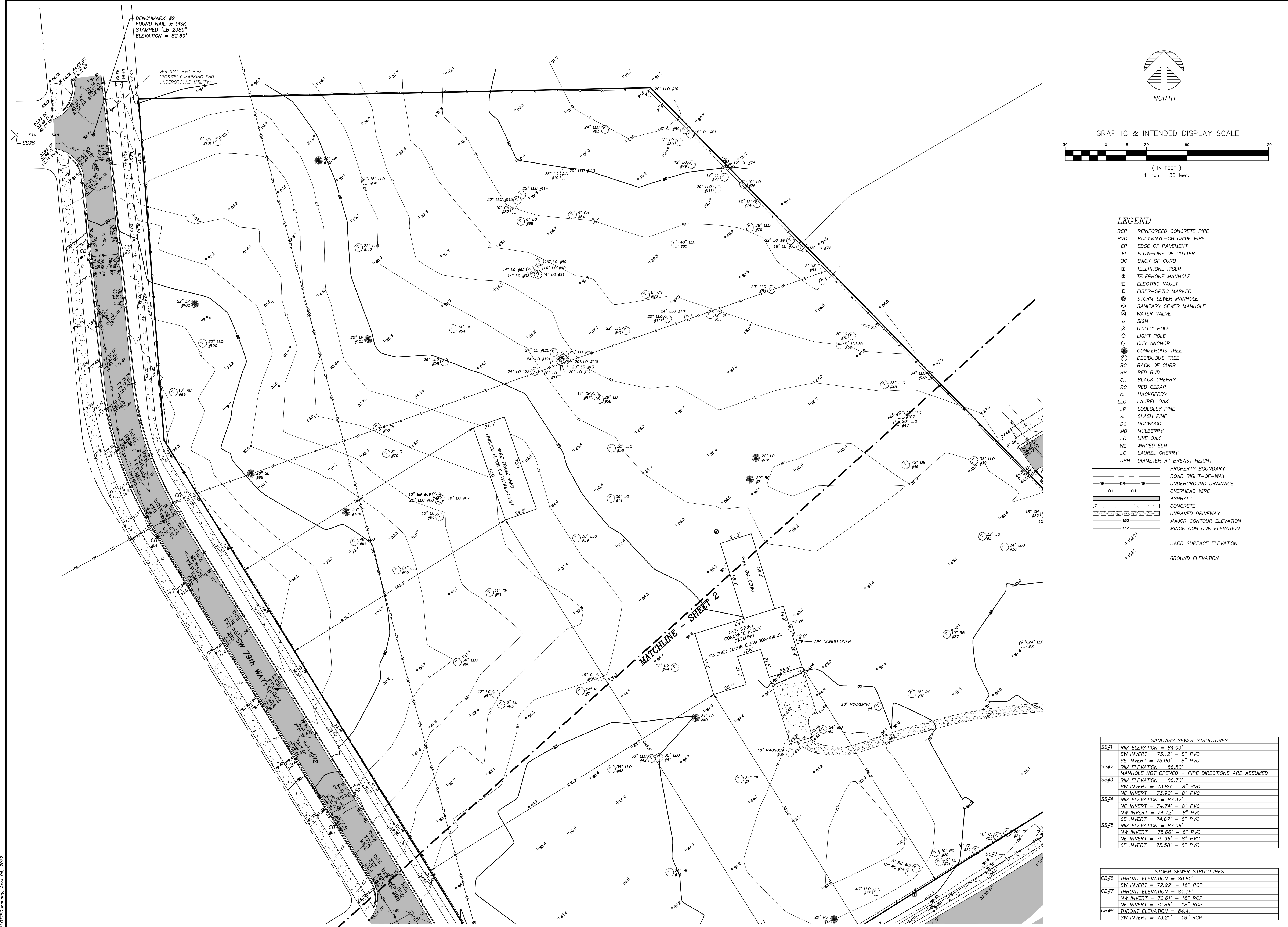
DRAWING NAME: 19718-BS 030922.DWG

BOUNDARY & TOPOGRAPHIC SURVEY

LOCATED IN SECTION 29,
TOWNSHIP 10 SOUTH, RANGE 19 EAST
ALACHUA COUNTY, FLORIDA
PREPARED FOR: ATG-ARCHER ROAD DEVELOPMENT, LLC

PROJECT No. 19718
DRAWING No. LD 7207

No. 2 OF 5



LEGEND

- RCP REINFORCED CONCRETE PIPE
- PVC POLYVINYL-CHLORIDE PIPE
- EP EDGE OF PAVEMENT
- FL FLOW-LINE OF GUTTER
- BC BACK-OF CURB
- TELEPHONE RISER
- ⊙ TELEPHONE MANHOLE
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- CH BLACK CHERRY
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- CL HACKBERRY
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- MB MULBERRY
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REVISION	DATE	APPROVED	DESCRIPTION
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NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND THE RAISED SEAL OR THE ELECTRONIC SIGNATURE AND COMPUTER GENERATED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

PICKETT AND ASSOCIATES, INC.
430 SOUTH FIRST AVENUE
TALLAHASSEE, FLORIDA 32301
PHONE: (863)-533-9095
FAX: (863)-534-4664
LICENSED BUSINESS NO. LB584

PICKETT SURVEYING • ENGINEERING

HORIZ. SCALE: 1"=30'
CONTOUR INTERVAL: 1'

CHECKED BY: ND
DRAWING NAME: 1971B-BS 030922.DWG
DRAWN BY: JUC
FIELD BOOK(S): 1051
PAGE(S): 141

BOUNDARY & TOPOGRAPHIC SURVEY

LOCATED IN SECTION 29,
TOWNSHIP 10 SOUTH, RANGE 19 EAST
ALACHUA COUNTY, FLORIDA
PREPARED FOR: ATG-ARCHER ROAD DEVELOPMENT, LLC

PROJECT No. 19718
DRAWING No. LD 7207

Application Package
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6. Deeds, Property Appraiser Datasheets, and Tax Records
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8. SsCPA Justification Report
9. Boundary and Topographic Survey
- 10. Environmental Checklist and Report**
11. Map Set



ENVIRONMENTAL RESOURCES ASSESSMENT CHECKLIST

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

Natural Resources Checklist:

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

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

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

SIGNED: _____

PROJECT # _____

DATE: 12/30/25

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 RESOURCES ASSESSMENT

7816 SW Archer Rd SsCPA & Rezoning

25-0782



To: Mr. Jeff Hays, AICP, CPM, Alachua County Department of Growth Management, Director
From: Ryan Thompson, AICP
Date: December 30, 2025
RE: 7816 SW Archer Rd SsCPA & Rezoning – Environmental Resources Assessment

This Environmental Resources Assessment report and companion checklist are support materials to a Small-scale Comprehensive Plan Amendment and Rezoning application for ±8.04 acres on Alachua County tax parcel 07065-001-000 in unincorporated Alachua County. The subject property is shown in **Figure 1**. These applications request amending the Future Land Use (FLU) on the property from Medium Density Residential to Medium High Density Residential and to rezone the property from R-1B Single Family Residential to R-2A Multi-Family Residential.



Figure 1: Aerial Map

Wetland, Floodplain, & Topography

Figure 2 shows the environmental features of the subject property. According to LiDAR data, the subject property generally slopes downward from northeast to southwest. Topography ranges from 78 to 91 feet. Onsite slopes are between 0 to 5%, as indicated on the Soils Map included within this document. The National Wetland Inventory identifies no wetlands on the property. The subject property is within FEMA Flood Zone X, which is defined as an area outside the 0.2% annual chance flood hazard, or special flood hazard area (SFHA).



Figure 2: Topography, Wetlands, & Flood Zones

Significant Habitat

Figure 3 shows potential habitat richness on the site based on the Florida Fish & Wildlife Conservation Commission's 2009 Wildlife Habitat Conservation Needs in Florida report. The potential richness scale ranges from zero (0), which is the lowest potential for habitat richness, and thirteen (13), which is the highest potential for habitat richness. Potential habitat richness values on the subject property vary from zero (0) to five (5), indicating low to medium-low potential for habitat richness.

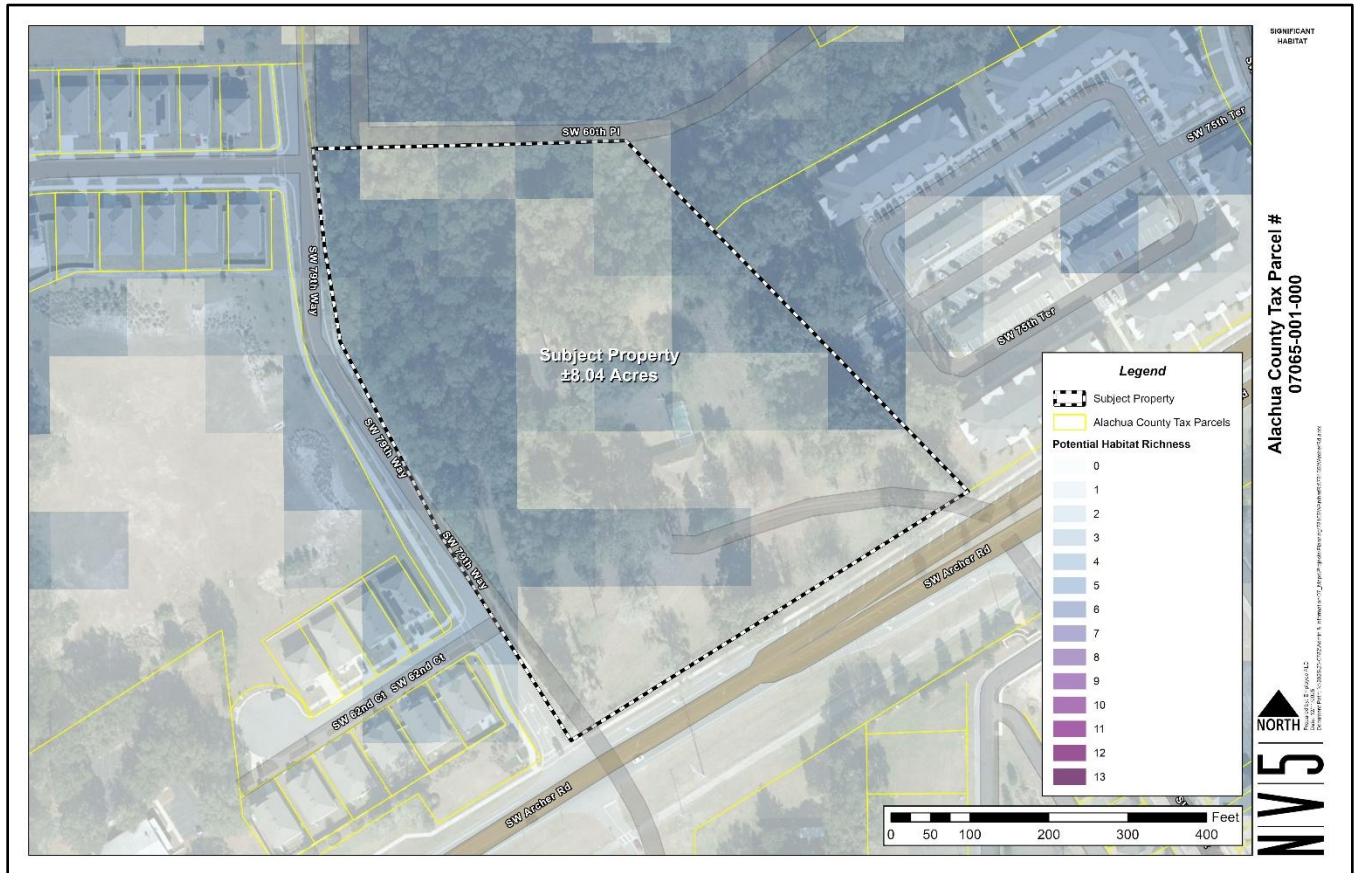


Figure 3: Potential Habitat Richness

Listed Species/Listed Species Habitat

Figure 4 shows the site with an overlay of the Florida Natural Areas Inventory (FNAI) Rare Species Habitat Conservation Priorities (RSHCP). In the FNAI RSHCP rating system, individual species maps are weighted according to conservation need and overlaid to reflect values for both rarity and richness. The subject property is outside of the priority area, meaning the FNAI RSHCP does not identify the site as a priority area for listed species conservation purposes.

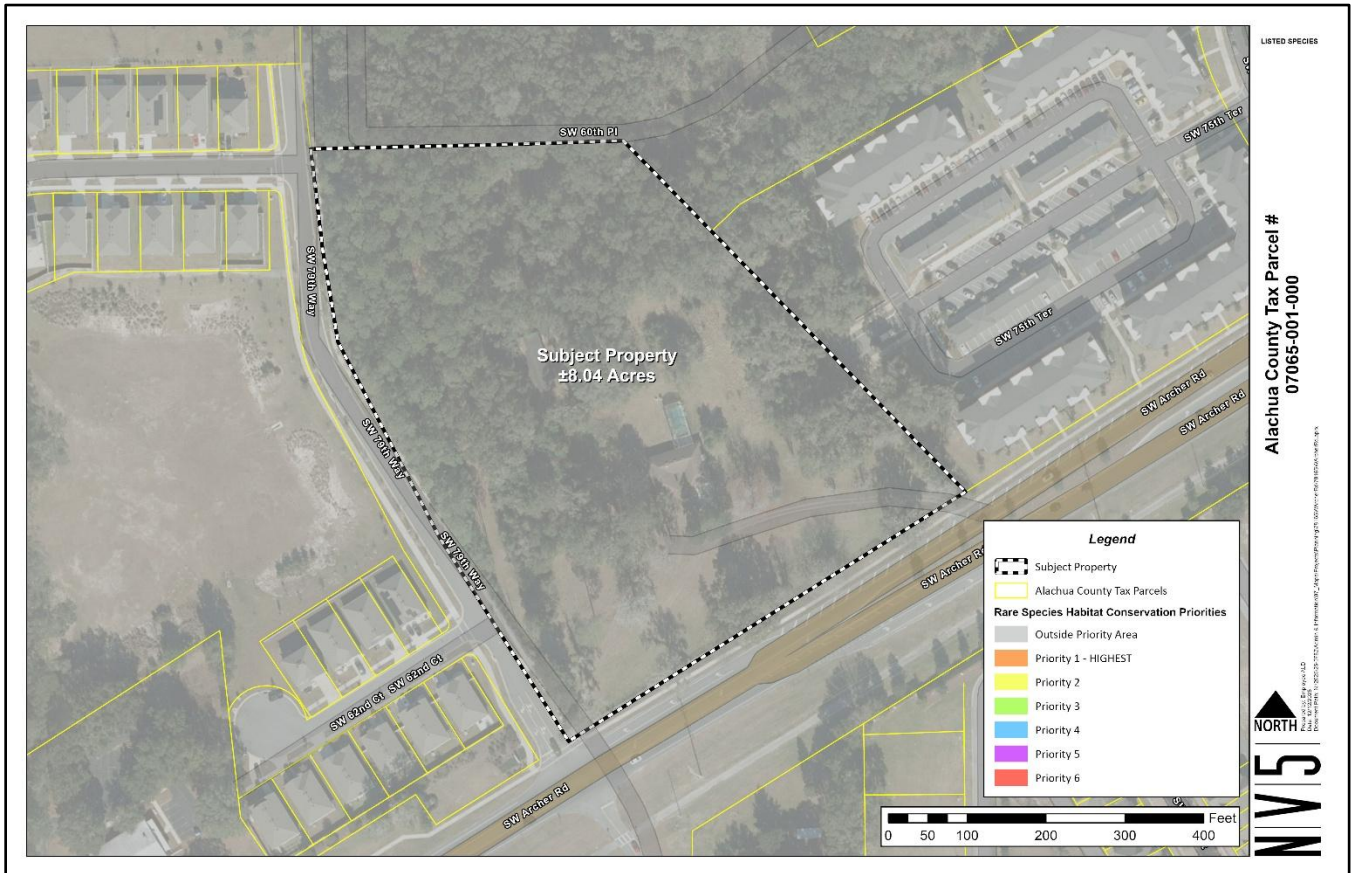


Figure 4: Rare Species Habitat Conservation Priorities

High Aquifer Recharge Areas

As illustrated by **Figure 5**, the site is within a “Vulnerable” generalized vulnerability rating in the Floridan Aquifer High Recharge Area¹. Vulnerable aquifer recharge areas are afforded additional regulatory protection, notably through the 2019-2040 Comprehensive Plan Conservation and Open Space Element. All requirements for regulatory vulnerable aquifer recharge areas are met and enforced on the subject property.

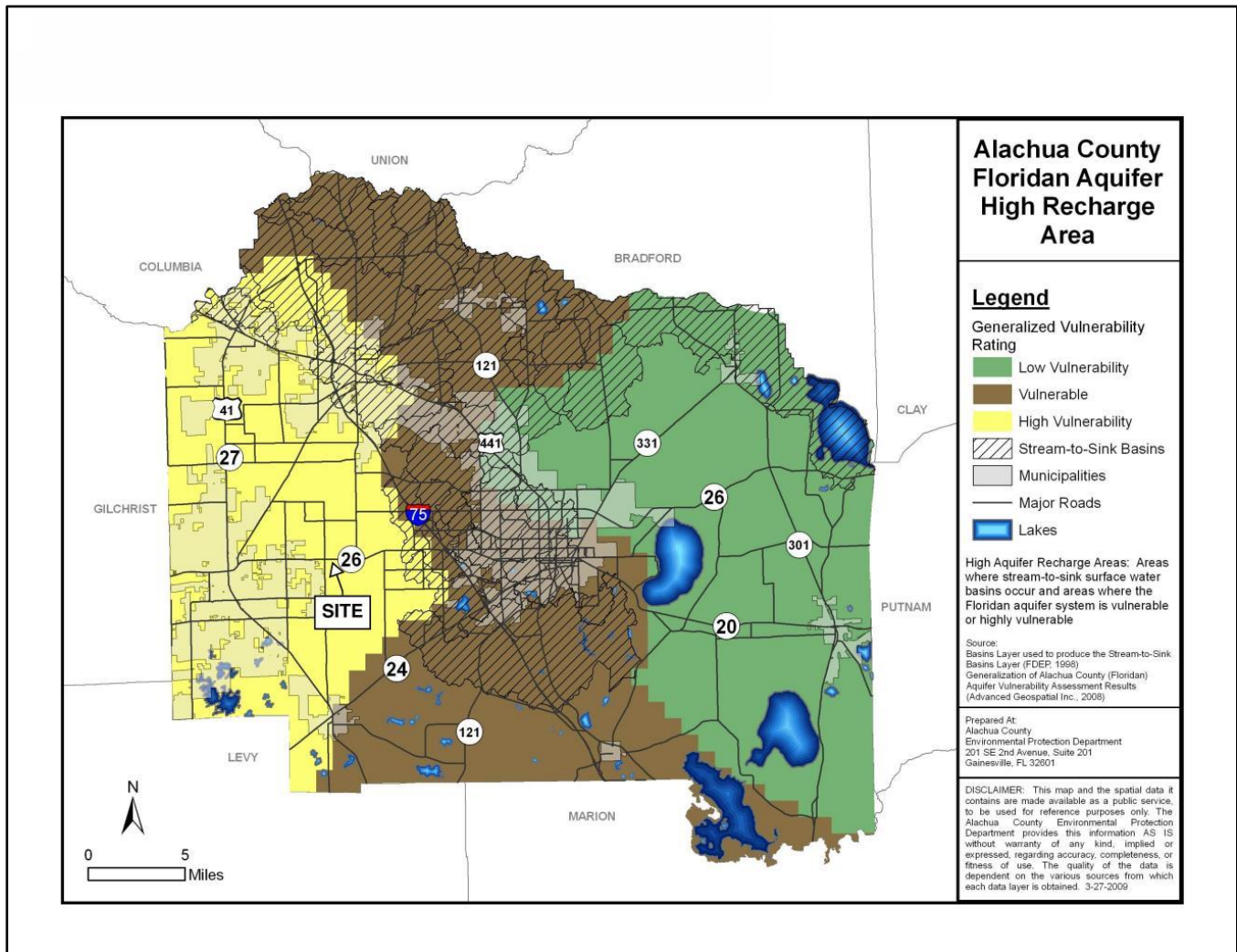


Figure 5: Floridan Aquifer High Recharge Area

¹ Source: Alachua County Growth Management

Soils

According to data from the Natural Resources Conservation Service (NRCS), the subject property primarily consists of Apopka Sand, 0 to 5 percent slopes. There are also smaller portions consisting of Millhopper Sand, 0 to 5 percent slopes, Norfolk Loamy Sand, 2 to 5 percent slopes, and Candler Fine Sand, 0 to 5 percent slopes. The NRCS identifies these soil types as suitable for residential development. The approximate locations of each soil type are shown in **Figure 6**. Soil types and qualities will be confirmed via geotechnical analysis at the time of development plan review.

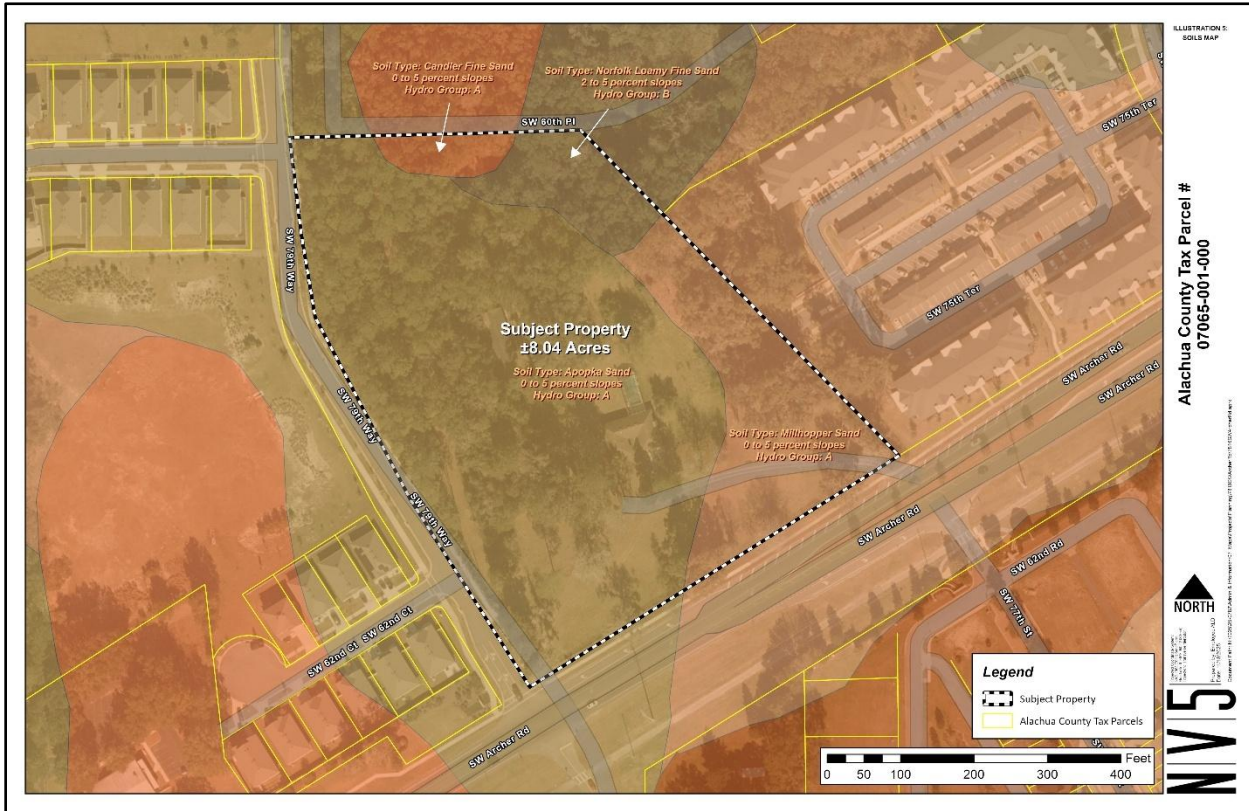
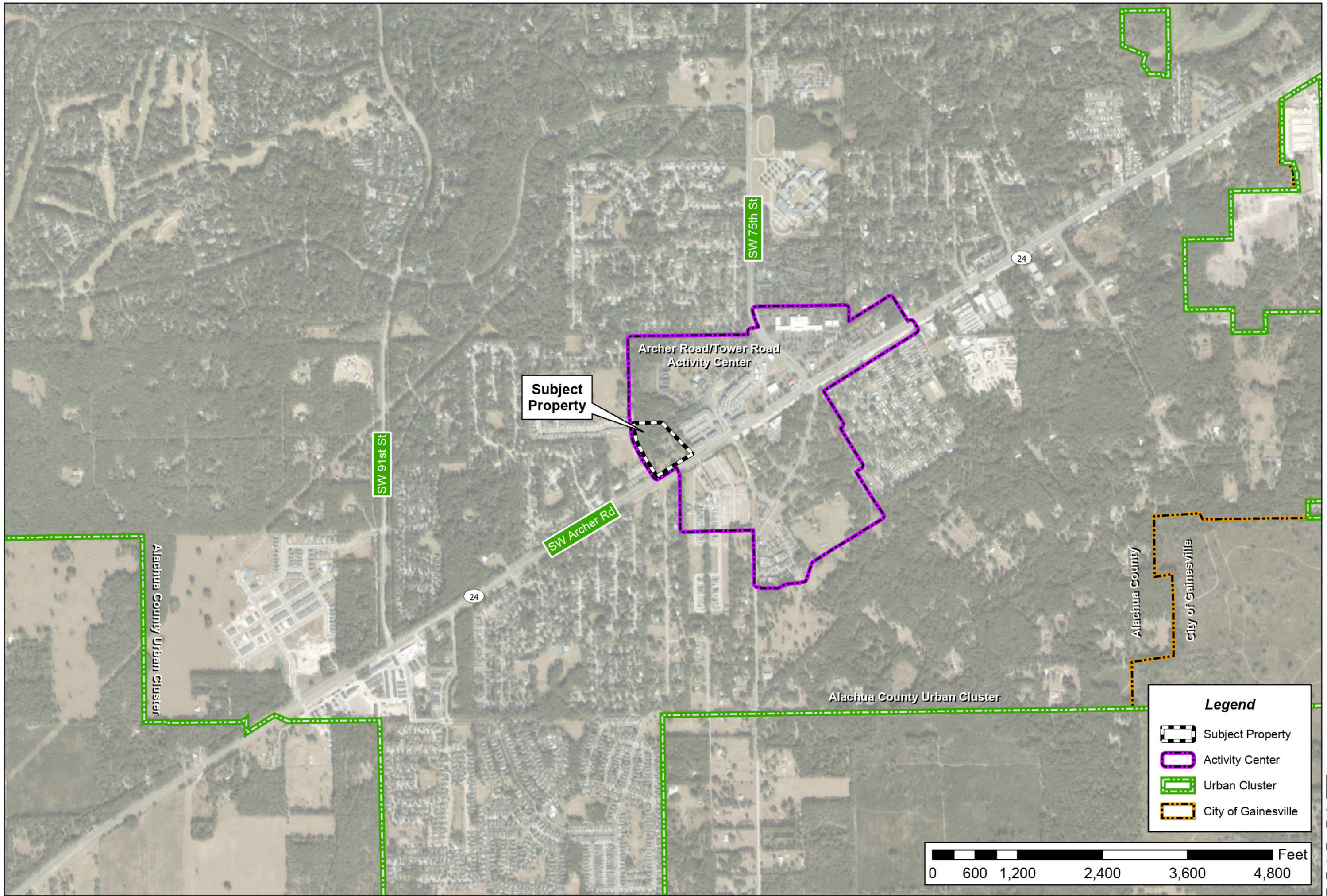


Figure 6: NRCS Soils Map

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Alachua County Tax Parcel #
07065-001-000





Prepared by: Employee ALD
Date: 11/13/2025

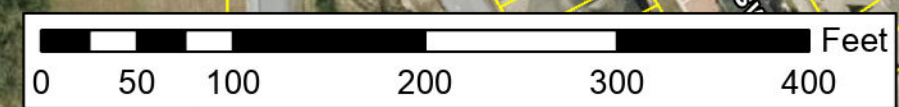




Subject Property
 ±8.04 Acres
 Tax Parcel #
 07065-001-000

Legend

-  Subject Property
-  Alachua County Tax Parcels

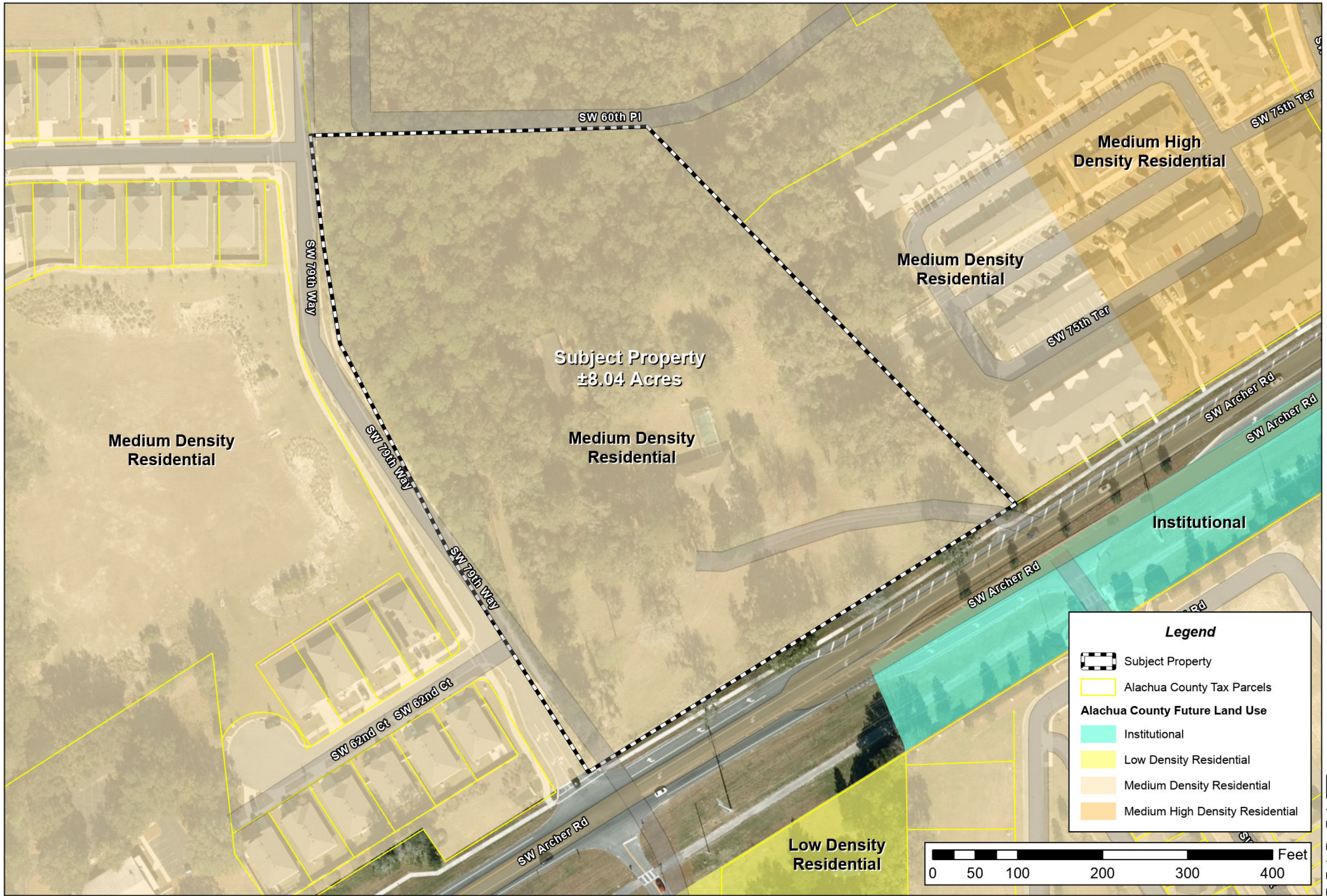


Alachua County Tax Parcel #
07065-001-000



Prepared by: Employee ALD
 Date: 11/16/2025



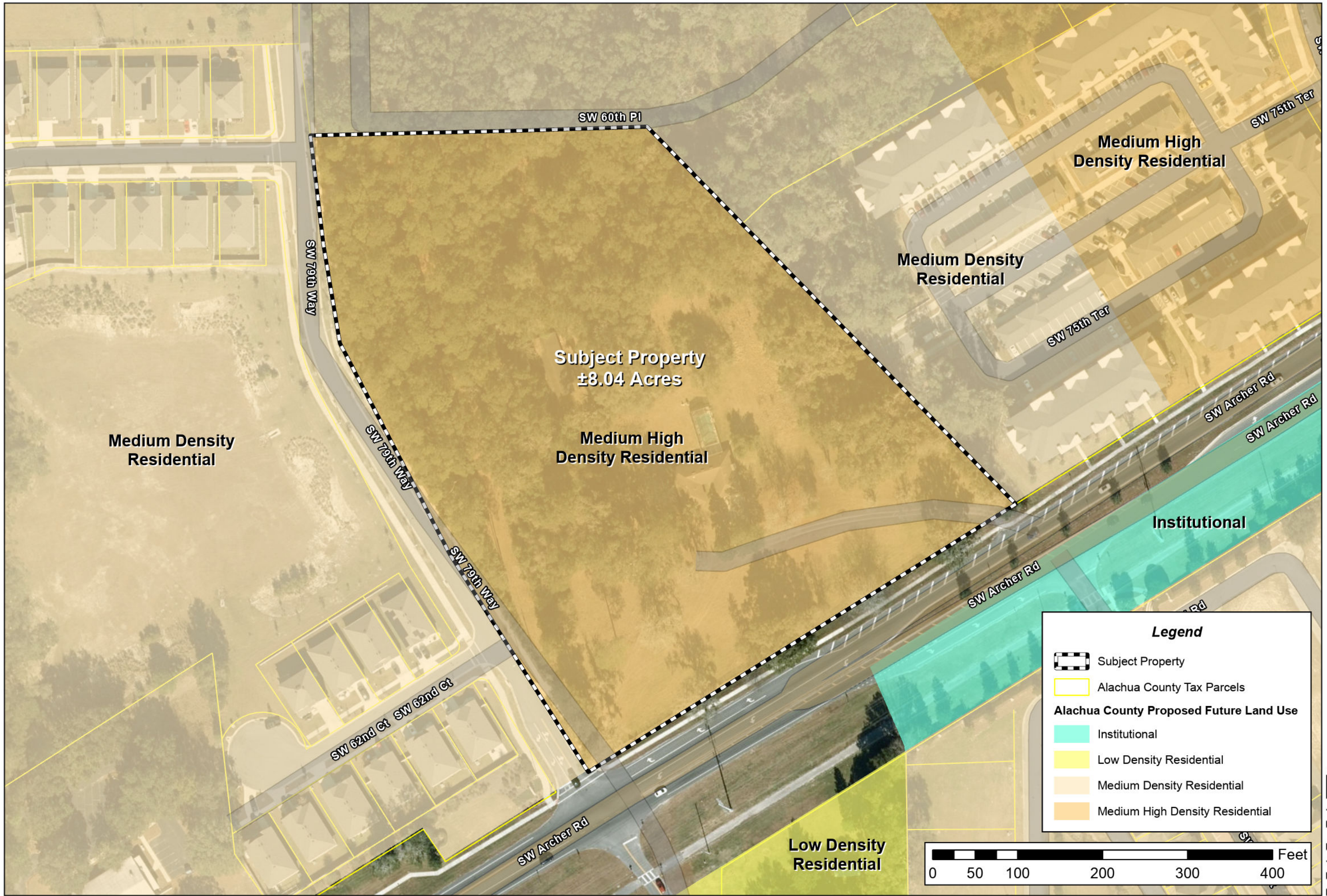


Alachua County Tax Parcel #
07065-001-000



Prepared by: Employee ALD
Date: 11/25/2025
Document Path: N:\2025\25-0782\Admin & Information\07_Maps\Projects\Planning\7816SWArcherRd\7816SWArcherRd.aprx





Alachua County Tax Parcel #
07065-001-000



Prepared by: Employee ALD
Date: 11/25/2025





Subject Property
±8.04 Acres

R-1B

R-1B

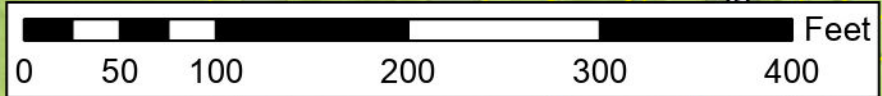
R-1A

Legend

- Subject Property
- Alachua County Tax Parcels

Alachua County Zoning

- (PD) Planned Development
- (R-1A) Single Family Residential
- (R-1B) Single Family Residential



Alachua County Tax Parcel #
07065-001-000



Prepared by: Employee ALD
Date: 11/25/2025
Document Path: N:\2025\25-0782\Admin & Information\07_Maps\Projects\Planning\7816SWArcherRd\7816SWArcherRd.aprx



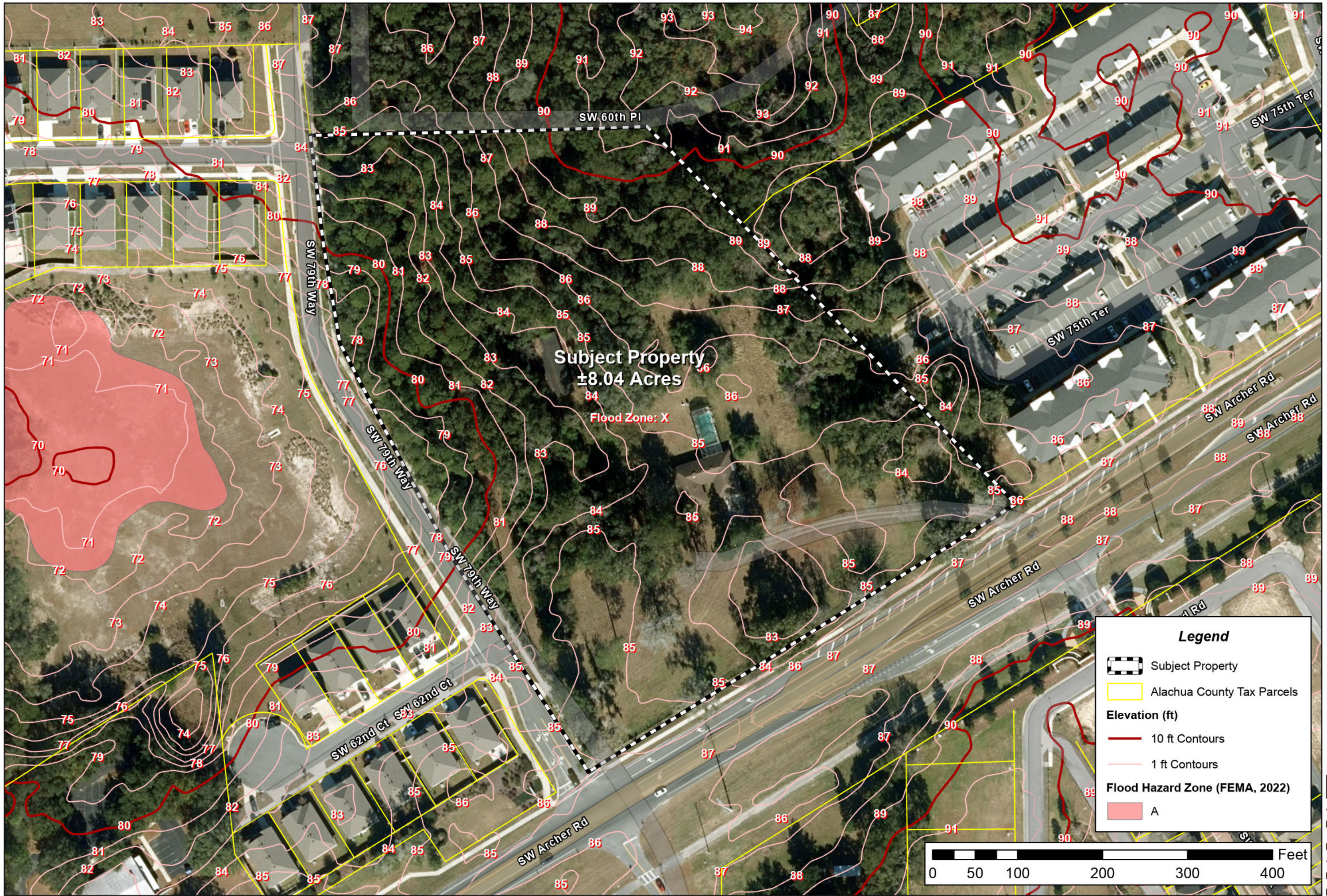


Alachua County Tax Parcel #
07065-001-000



Prepared by: Employee ALD
Date: 11/25/2025










Subject Property
±8.04 Acres

Flood Zone: X

Legend

-  Subject Property
-  Alachua County Tax Parcels
- Elevation (ft)**
-  10 ft Contours
-  1 ft Contours
- Flood Hazard Zone (FEMA, 2022)**
-  A

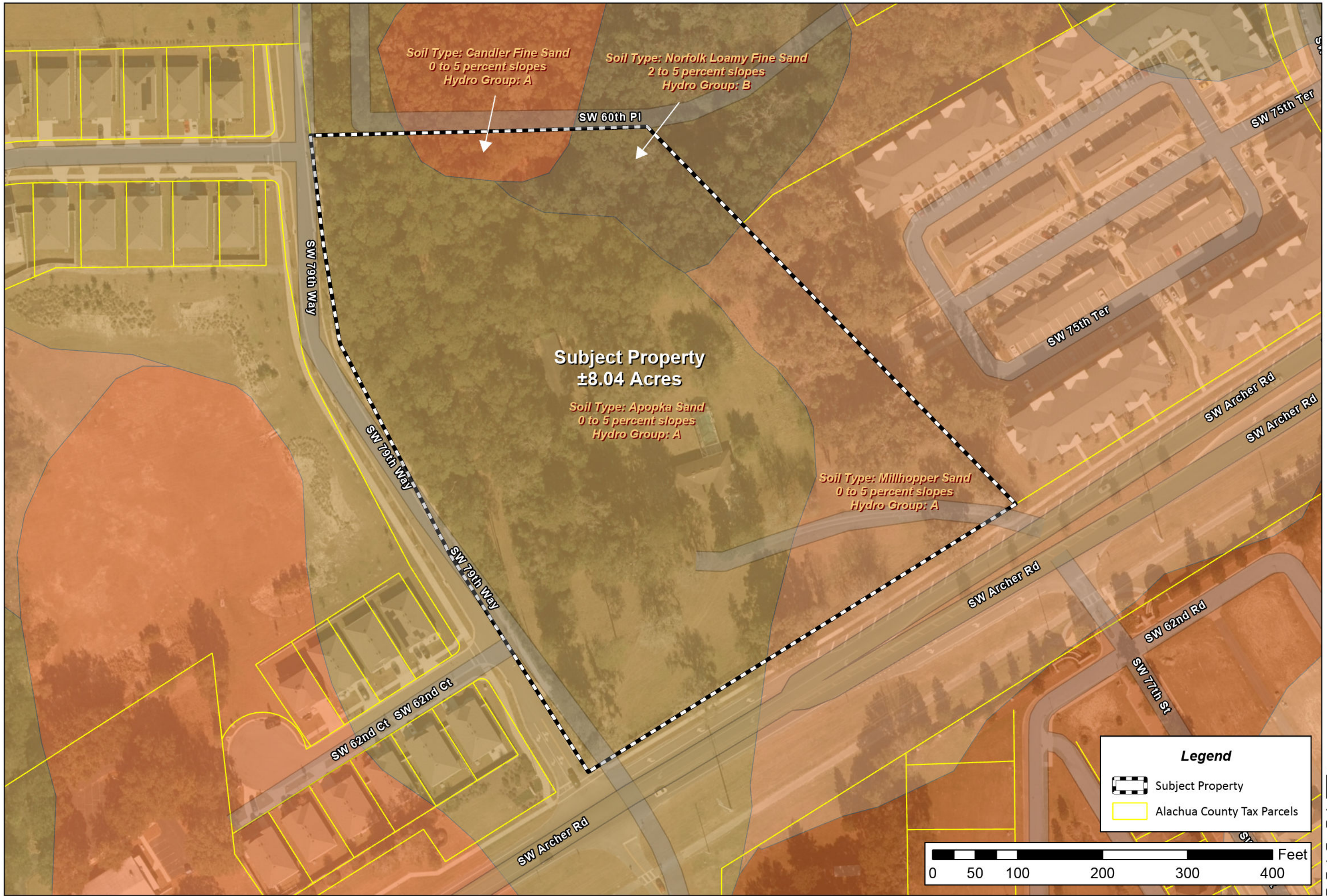


Alachua County Tax Parcel #
07065-001-000



Prepared by: Employee ALD
Date: 11/16/2025





Alachua County Tax Parcel #
07065-001-000



Prepared by: Employee ALD
Date: 11/20/2025

