

Application Package
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- 1. Cover Letter / Description of Request**
- 2. Rezoning 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. Rezoning Justification Report**
- 9. Boundary and Topographic Survey**
- 10. Environmental Checklist and Report**
- 11. Map Set**

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11. Map Set

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

Submit Application to:
Development Services Division

ZONING APPLICATION

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

GENERAL INFORMATION (BY APPLICANT/ AGENT)

Applicant/Agent: 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

- Rezoning From: R-1B To: R-2A
- Special Use Permit For: _____
- Minor Special Use Permit For: _____
- Special Exception For: _____
- Minor Special Exception For: _____

CERTIFICATION

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

Signature of Applicant/Agent:  Date: 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:

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

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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

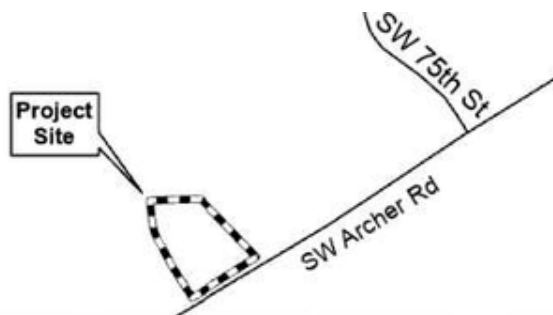
[Neighborhood-Workshop](#) [Growth-Management](#)

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

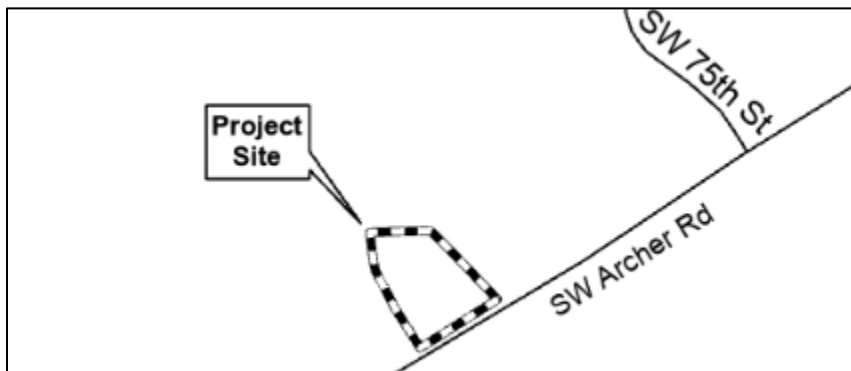


To: Neighbors of 7816 SW Archer Rd, Alachua County, Florida
From: April Dotson, Project Planner
Date: November 25, 2025
RE: Small-scale Comprehensive Plan Amendment and Rezoning Application -
Neighborhood Workshop Public Notice

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**



1

<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

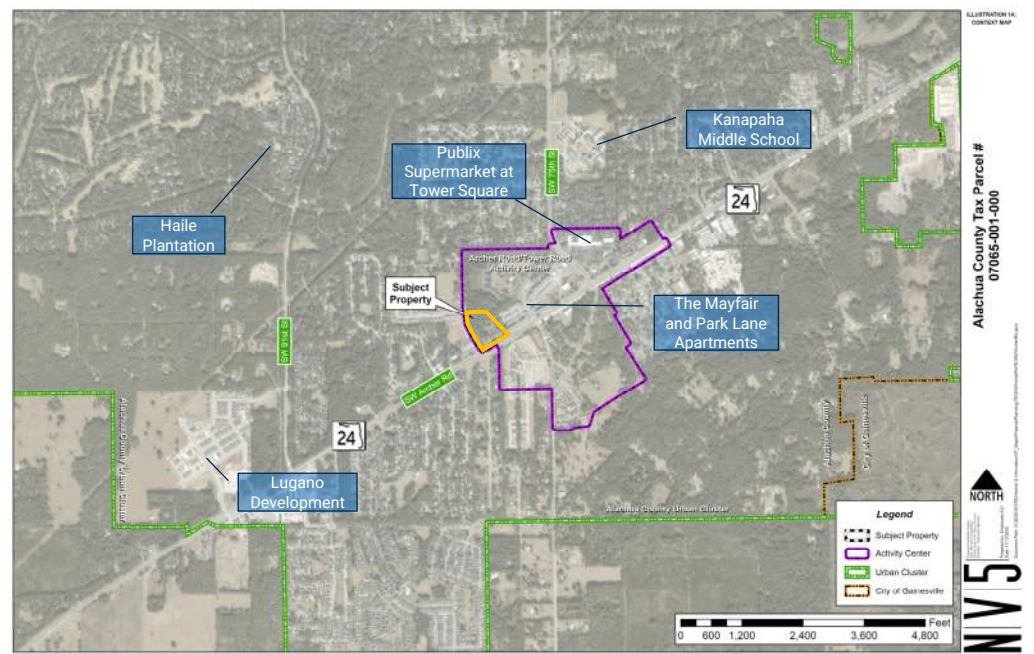


5

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.



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



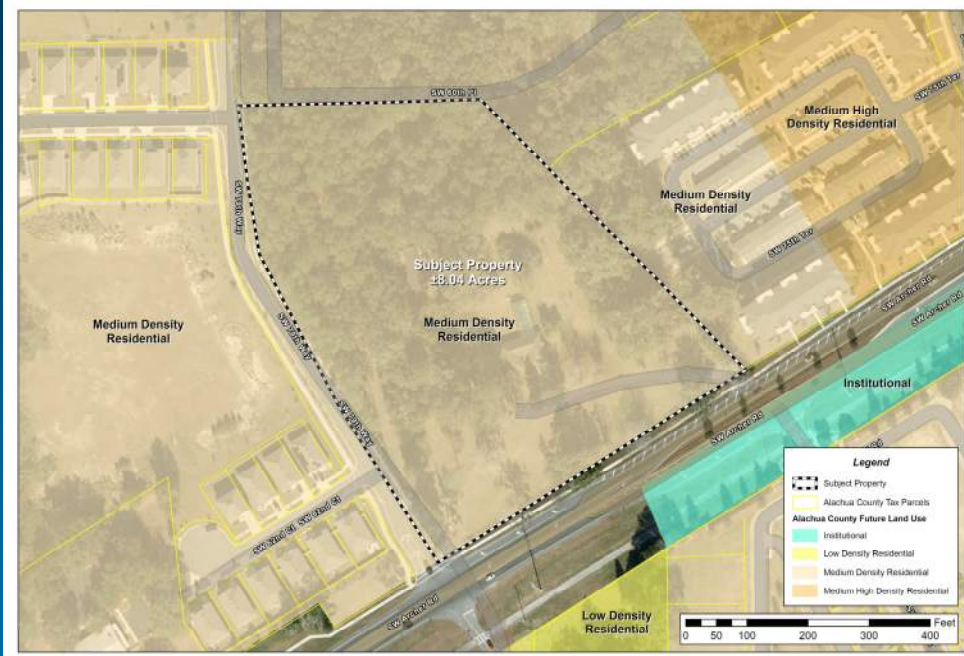
NV5 Beyond Engineering

ILLUSTRATION IS AERIAL MAP
Alachua County Tax Parcel # 07065-001-000
NORTH
NV5

7

EXISTING FUTURE LAND USE MAP (FLUM)

Existing FLU: Medium Density Residential



NV5 Beyond Engineering

ILLUSTRATION IS EXISTING FLUM
Alachua County Tax Parcel # 07065-001-000
NORTH
NV5

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 <small>yiyi9656@gmail.com</small>	8218 SW 60th Rd.	
3	Josh Wilkin	10733 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/growth)

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 _____.

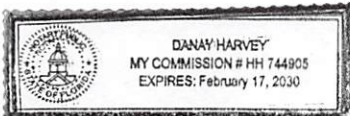
STATE OF FLORIDA

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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8. Rezoning 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.

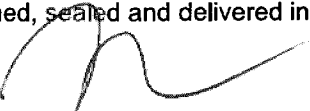
Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

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

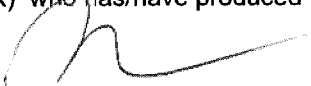
2nd Witness Printed Name

5532 NW 43rd Street, Gainesville, FL 32653

2nd Witness Post Office Address

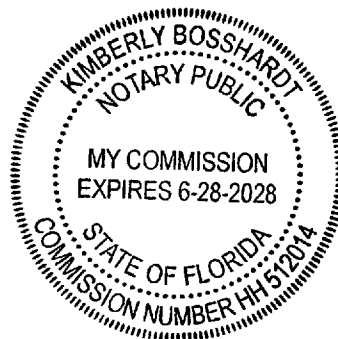
STATE OF FLORIDA
COUNTY OF ALACHUA

The foregoing instrument was acknowledged before me by means of (X) physical presence or () online notarization, this 29th of October 2025, by Kaley Anne Behl, () who is/are personally known to me or (X) 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

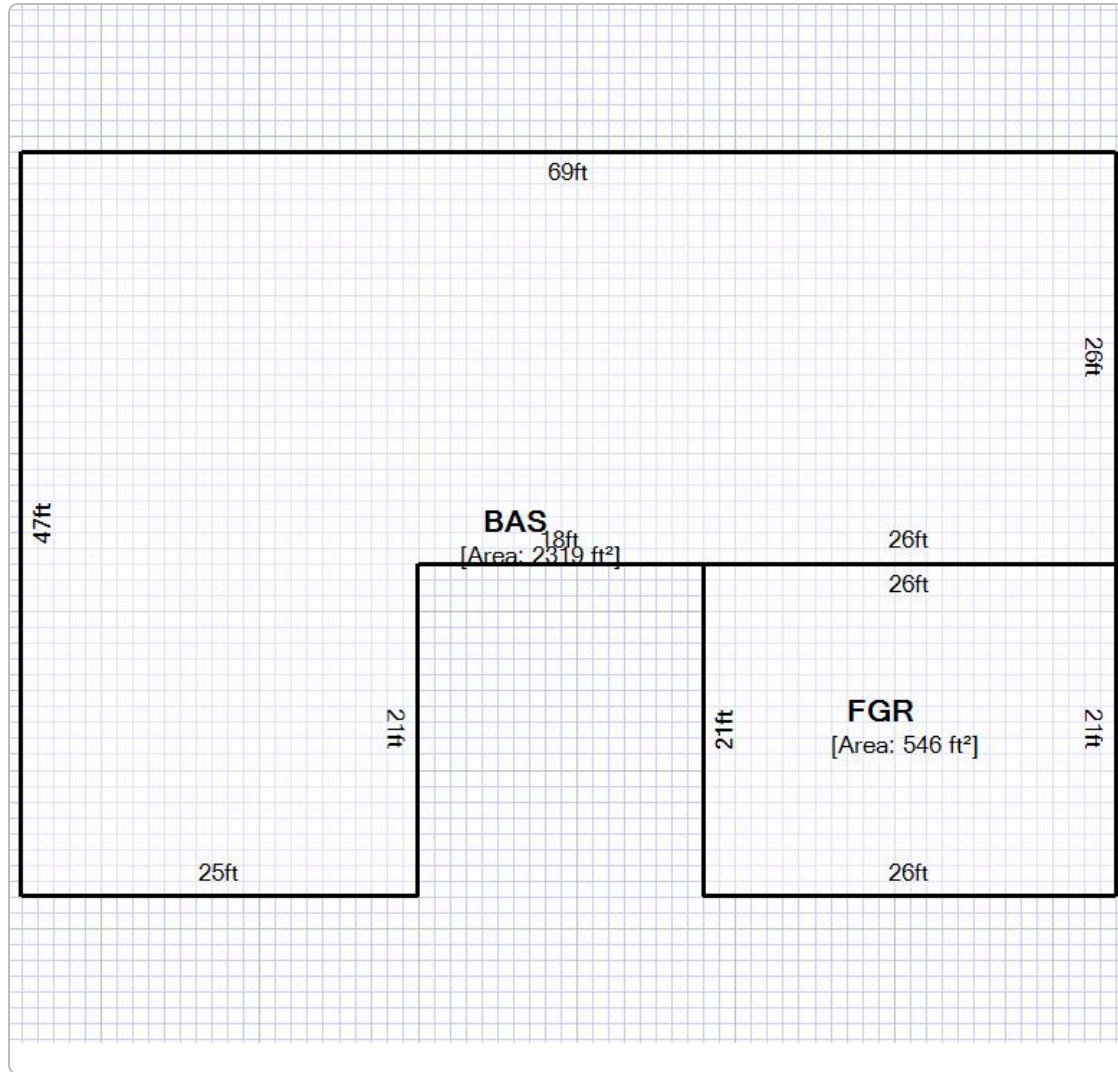
Type	Description	Sq. Footage	Act Year	Eff Year	Quality	Imprv Use
0221	BARN 1	1,728	1988	1988		R2
0800	DRIVE/WALK	752	1985	1985		R1
0958	FP 1	1	1976	1976		R7
1762	POOL 2	1	1988	1988		R3
1960	SCREEN ENC	1,155	1988	1988		R5

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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Developed by
 **SCHNEIDER**
G E O S P A T I A L

**2025 PAID REAL ESTATE
 NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS**

ACCOUNT NUMBER	PROPERTY ADDRESS	MILLAGE CODE
07065 001 000	7816 SW ARCHER RD	0400

COVEFIELD LLC
 3914 SW 95 DR
 GAINESVILLE, FL 32608

EXEMPTIONS:



AD VALOREM TAXES					
TAXING AUTHORITY	MILLAGE RATE	ASSESSED VALUE	EXEMPTION(S)	TAXABLE VALUE	TAXES LEVIED
COUNTY GENERAL	7.6000	210,476	0	210,476	1,599.62
SHERIFF LAW ENFORCEMENT	3.5678	210,476	0	210,476	750.94
LIBRARY GENERAL	0.9374	210,476	0	210,476	197.30
SCHOOL CAP PROJECT	1.5000	294,619	0	294,619	441.93
SCHOOL DISCRNRY & CN	0.7480	294,619	0	294,619	220.38
SCHOOL GENERAL	3.0030	294,619	0	294,619	884.74
SCHOOL VOTED	1.0000	294,619	0	294,619	294.62
CHILDREN'S TRUST	0.4500	210,476	0	210,476	94.71
ST JOHNS RIVER WATER MGT DISTR	0.1793	210,476	0	210,476	37.74
TOTAL MILLAGE					18.9855
AD VALOREM TAXES					\$4,521.98

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 See Additional Legal on Tax Roll

NON-AD VALOREM ASSESSMENTS			
LEVYING AUTHORITY	UNIT	RATE	AMOUNT
164 BOCC REFUSE URBAN	1.000	@ 276.8600	276.86
710 BOCC SOLID WASTE MGMT	1.000	@ 25.2700	25.27
550 COUNTY FIRE SERVICES	1.000	Varies	511.03
555 COUNTY STORMWATER	1.000	Varies	60.00
NON-AD VALOREM ASSESSMENTS			\$873.16

PAY ONLY ONE AMOUNT.	COMBINED TAXES AND ASSESSMENTS	\$5,395.14
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IF PAID BY PLEASE PAY	Nov 30, 2025	\$0.00			
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JOHN POWER, CFC ALACHUA COUNTY TAX COLLECTOR
 PLEASE PAY IN U.S. FUNDS TO JOHN POWER, TAX COLLECTOR • P.O. BOX 44310 • JACKSONVILLE, FL 32231-4310

**2025 PAID REAL ESTATE
 NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS**

ACCOUNT NUMBER	PROPERTY ADDRESS
07065 001 000	7816 SW ARCHER RD

COVEFIELD LLC
 3914 SW 95 DR
 GAINESVILLE, FL 32608

PAY ONLY ONE AMOUNT	
IF PAID BY	PLEASE PAY
<input type="checkbox"/> Nov 30, 2025	\$0.00
<input type="checkbox"/>	
<input type="checkbox"/>	
<input type="checkbox"/>	
<input type="checkbox"/>	

WANT TO RECEIVE YOUR BILL ELECTRONICALLY NEXT YEAR? VISIT
www.AlachuaCollector.com AND SIGN UP FOR E-BILLS!

Please Retain this Portion for your Records. Receipt Available Online.

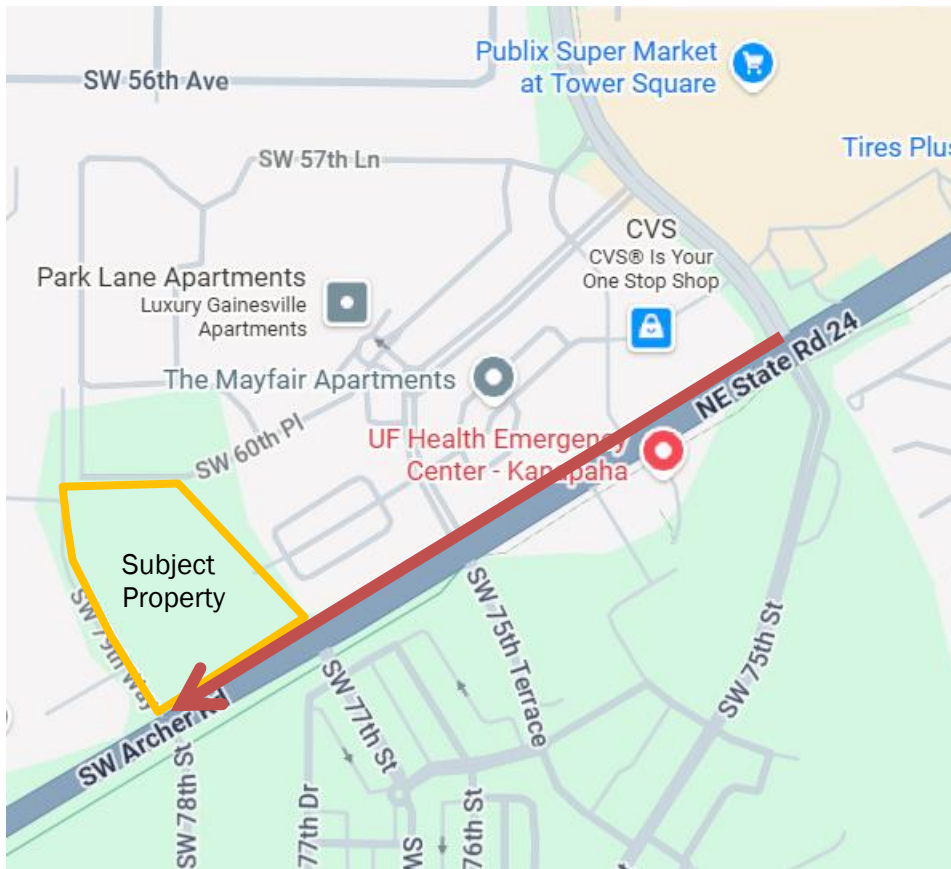
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8. Rezoning Justification Report
9. Boundary and Topographic Survey
10. Environmental Checklist and Report
11. Map Set

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

Rezoning – 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 251211 7816 SW Archer Rd - Rezoning 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 Rezoning

<p><u>Jurisdiction:</u> Alachua County</p>	<p><u>Intent of Application:</u> Rezoning from R-1B Single Family to R-2A Multifamily.</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 the companion SsCPA application will permit a maximum increase of 48 dwelling units compared to what is currently allowed by the onsite FLU categories.</p> <p>This R-2A Multi-Family Residential Rezoning application 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 rezoning application requests to change the zoning 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 change the zoning category on the subject parcel from R-1B Single Family Residential to the R-2A Multi-Family Residential. It is submitted with a companion SsCPA which requests to amend the Future Land Use (FLU) designation on the property from Medium Density Residential to Medium High Density 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 R-2A Multi-Family Residential zoning category implements the Alachua County Medium High Density Residential 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.

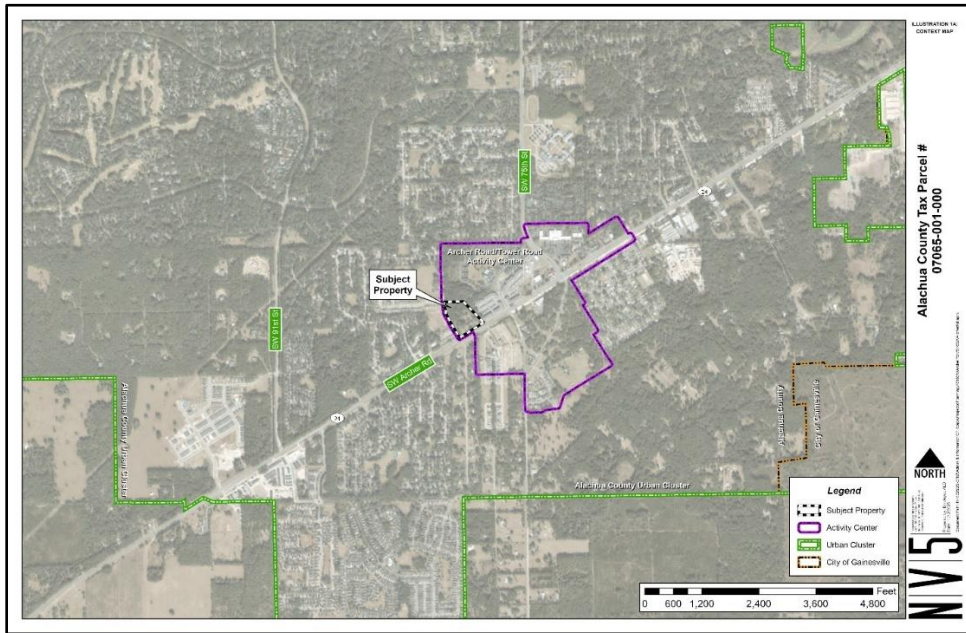


Figure 2: Context Map

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 increase in residential density as proposed by this rezoning application and companion SsCPA application is consistent with the intent of the Archer Road/Tower Road Activity Center by locating residential development near commercial and office uses. The subject property is also within 0.5 miles of the nearest RTS bus stop which will promote transit use by future residents.

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)

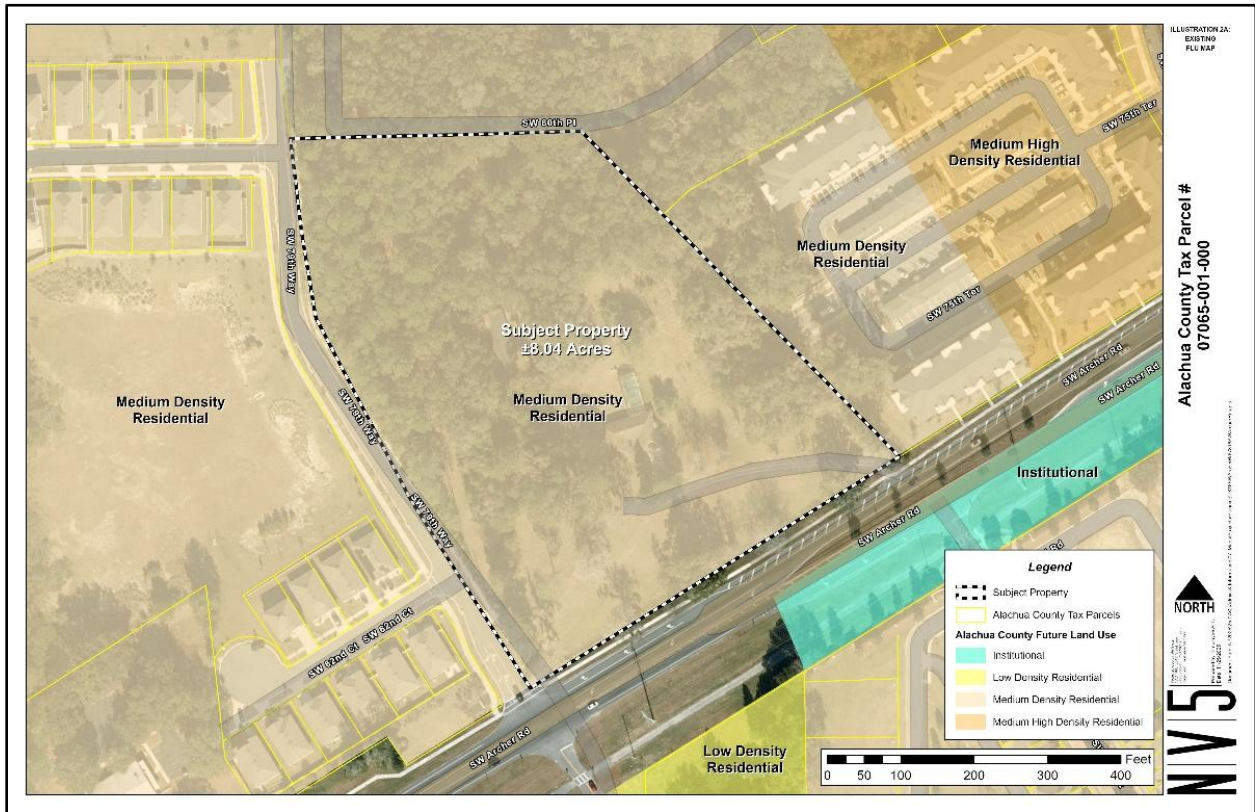


Figure 3: Existing Future Land Use Map

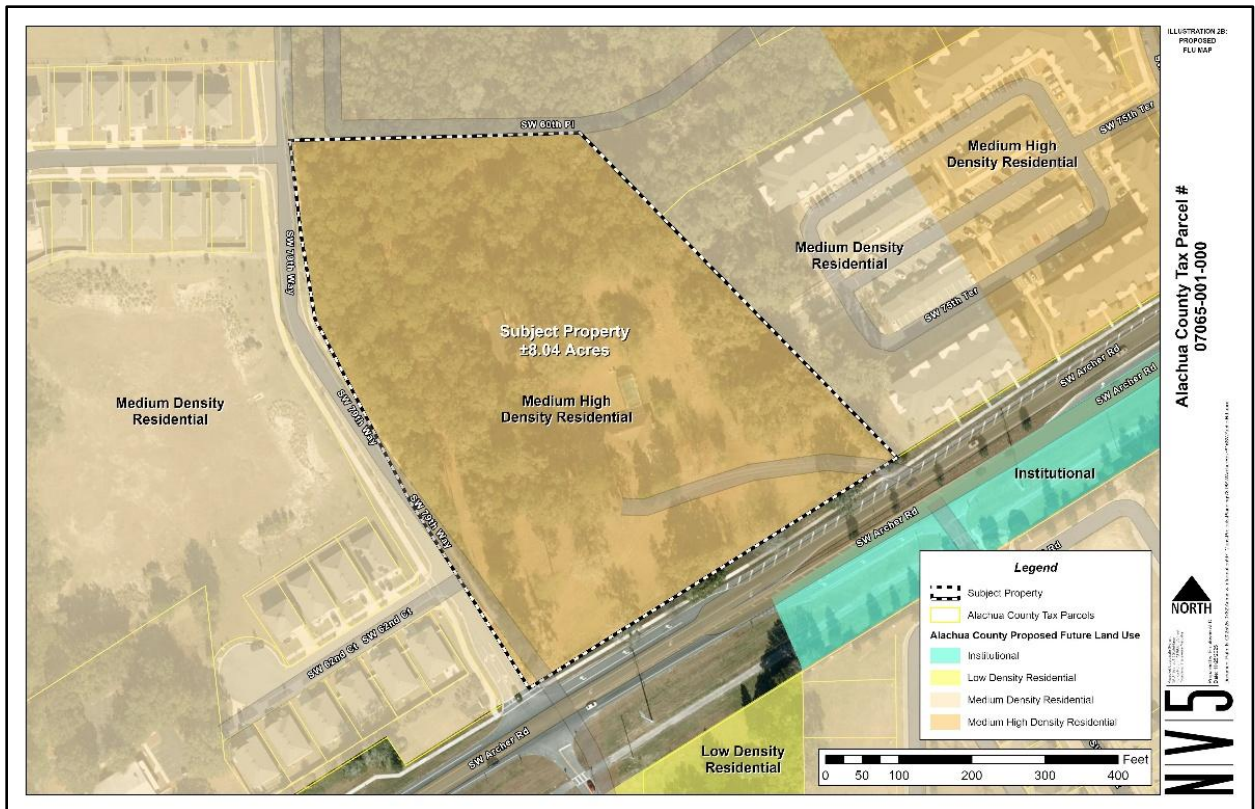


Figure 4: Proposed Future Land Use Map



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 site generally slopes downward from northeast to southwest. The National Wetland Inventory identifies no wetlands on the property. The site 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.

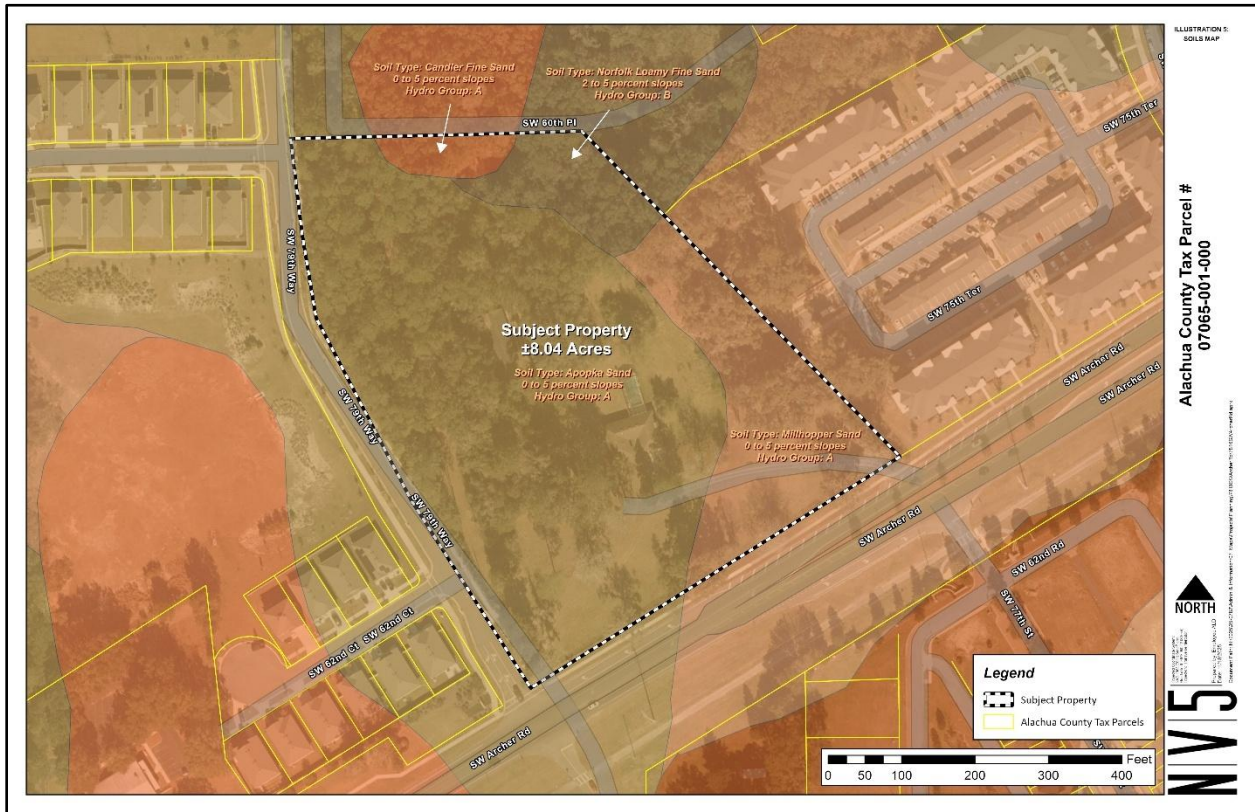


Figure 8: Natural Resources Conservation Service (NRCS) Soils Map

LEVEL OF SERVICE CONCURRENCY

This application requests to change the ±8.04-acre site’s existing zoning category from R-1B Single Family Residential to R-2A Multi-Family Residential.

This impact analysis is based on the net change to maximum permitted development potential in R-2A zoning and Medium High Density Residential FLU as requested in the companion SsCPA application. This rezoning application is necessary to ensure consistency between the FLU and zoning designation on the parcel.

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 FLU and zoning designations and the potential change under the new designations at maximum development potential.

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 rezoning and corresponding FLU amendment 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.

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**.

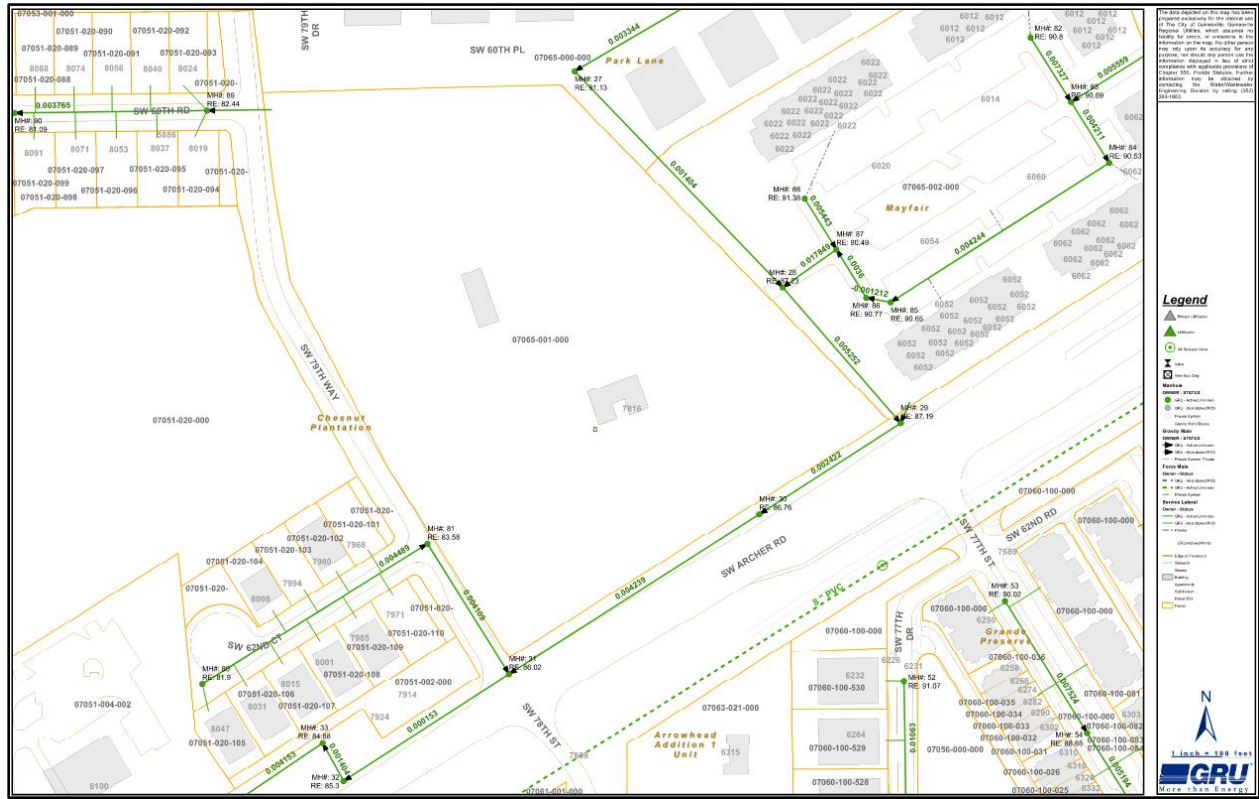


Figure 10: GRU Sanitary Sewer Utilities Map

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 rezoning and corresponding FLU amendment 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 site 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 rezoning and corresponding FLU amendment 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	-1	-3	-3

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

Conclusion: The proposed rezoning and corresponding FLU amendment 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

rezoning 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 rezoning and corresponding 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 rezoning 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 change the zoning district on the subject property (Alachua County tax parcel 07065-001-000) from R-1B Single Family Residential to R-2A Multi-Family Residential. It is submitted concurrently with a Small-scale Comprehensive Plan Amendment application to change the FLU from Medium Density Residential to Medium High Density 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, submitted concurrently with this rezoning application, 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. This rezoning application will ensure consistency between the zoning category and FLU designation.

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 site.

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 proposed rezoning’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.

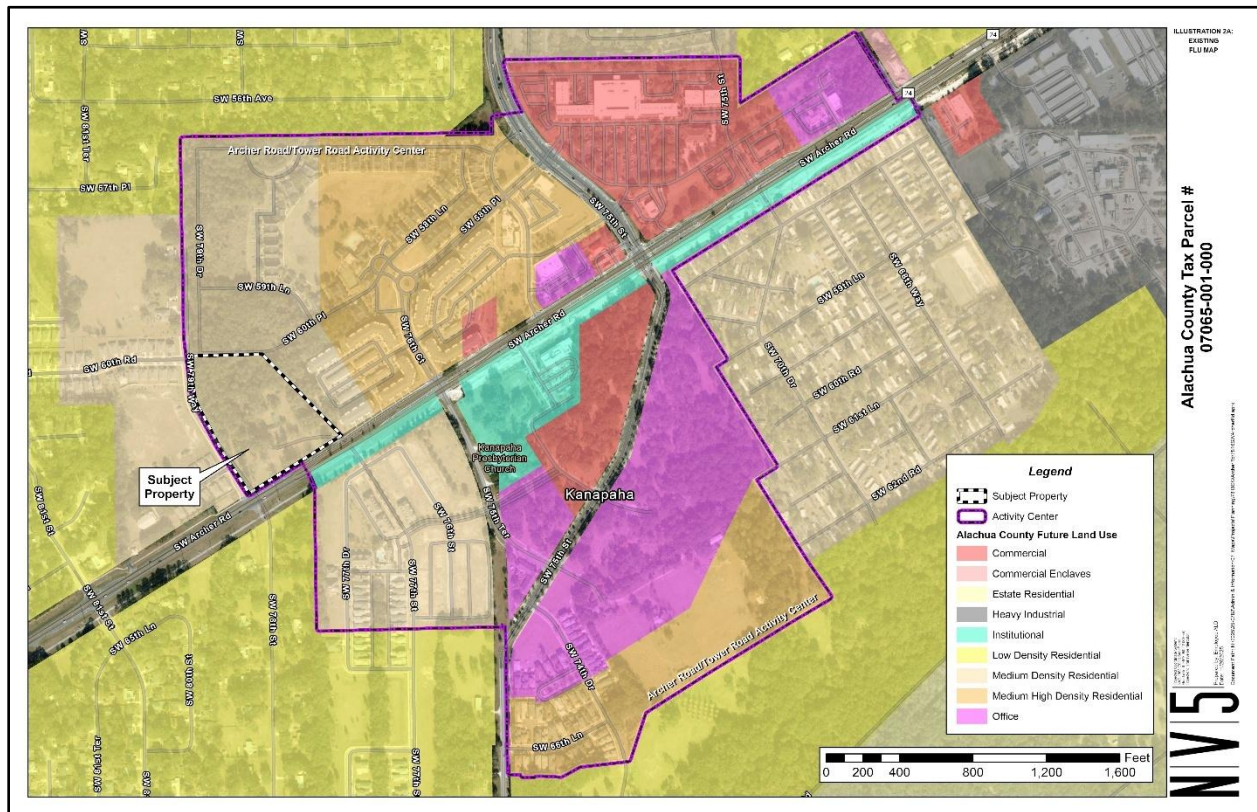


Figure 11: Activity Center FLU Map

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 rezoning from R-1B to R-2A 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 a rezoning from the R-1B Single Family Residential category to the R-2A Multi-Family Residential category. Much of the development within the Activity Center and bordering the subject property consists of low-rise multifamily residential units. Therefore, this change is consistent with the current development patterns within the Activity Center's boundaries.

5. CONSISTENCY WITH THE UNIFIED LAND DEVELOPMENT CODE

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

Sec. 402.77. Review criteria and standards for rezoning applications.

When considering any application for rezoning, the standards and criteria listed below shall apply.

- (a) Consistency. The proposed rezoning is consistent with the Comprehensive Plan and this ULDC.

Section 4 of this report demonstrates the proposed rezoning's consistency with the Comprehensive Plan, and Part 5 demonstrates consistency with the ULDC.

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

The proposed rezoning is compatible with the present zoning pattern and uses around the subject property. Although the site will connect to a large-scale mixed-use development, abutting properties in the activity center (north and east) are low-rise apartments.

- (c) Development patterns. The proposed rezoning shall result in logical and orderly development patterns.

The subject property is within the Archer Road/Tower Road Activity Center, which is a planned development node within unincorporated Alachua County. The intent of activity centers is to concentrate development near existing resources and avoid sprawl outside the Urban Cluster. The subject property is currently zoned for medium density residential development (4-8 du/ac). However, the proposed rezoning would result in an additional six (6) du/ on the subject property and permit multi-family housing types. This would further promote the intent of the Activity Center by allowing more residential dwelling units to be concentrated in a compact mixed-use area. More people will live near the surrounding office and commercial developments and transit stops, which will promote the use of transportation methods besides individual vehicle use.

- (d) Suitability. The affected property is suitable for the uses that are permitted by the proposed zoning districts.

Part 3 of this report provides an environmental impact analysis which demonstrates that the physical characteristics of the subject property are suitable for multi-family development. The R-2A Multi-Family Residential category is also suitable for the site due to surrounding development, which is mixed-use in nature and includes other low-rise apartment complexes. The proposed rezoning will therefore result in a compact development pattern which makes appropriate use of existing facilities and conditions.

- (e) Adequate public services. The proposed rezoning is consistent with the adequate public facilities requirements of Article XII, Chapter 407 of this ULDC.

As shown in Part 3 of this report, the subject property has adequate access to public facilities and will not cause the County to exceed LOS standards as defined in the Alachua County Comprehensive Plan.

- (f) Access. Available ingress and egress is adequate for potential uses in the proposed zoning district.

Ingress and egress will be provided in accordance with the access requirements defined in the Alachua County Comprehensive Plan and ULDC. The site will have a total of three (3) roadway connections: north to Park Lane apartments; east to Mayfair apartments; and west to SW 79th Way, a local roadway designed to Alachua County Design Manual standards.

- (g) Public health, safety, and welfare. The uses allowed within the proposed zoning district shall not adversely affect health, safety, and welfare.

Changing the subject property from a single-family residential zoning district to a multi-family residential zoning district will not adversely affect health, safety, and welfare. Rather, the proposed increase in potential density will positively contribute to these factors by allowing for more compact development, which will reduce the need for individual driveways per dwelling unit and less car-reliant mobility, thus improving emergency access. Compact development patterns also contribute to better availability of multimodal transportation options.

Sec. 405.05. General design standards for activity centers.

The following standards shall serve as a framework for development plan applications and redevelopment within activity centers.

- (a) Compact center. Activity centers shall contain vital, walkable centers with diverse residential, retail, office, and civic uses organized in close proximity, and interconnected through a network of streets, sidewalks, and paths.

The Archer Road/Tower Road Activity Center contains a mixture of uses. The subject property is currently zoned for residential development (4-8 du/ac). This rezoning application requests to rezone the property to achieve a theoretical increase of six (6) du/ac, which will further promote compact design patterns within the Activity Center.

- (b) Definable edges. Buildings and pedestrian amenities shall give definition to the streetscape, individual blocks, and the perimeter of the site.

At the time of site plan engineering, design will adhere to requirements that contribute to definable edges such as setback requirements and perimeter landscaping.

- (d) Parking. Parking shall be designed in the center of blocks to the greatest extent possible.

At the time of site plan engineering, parking will be sited in the center of blocks to the greatest extent practicable.

- (e) Interconnected street network. A diverse network of streets will provide multiple routes of access that are interconnected with the existing street network. The interconnected network shall also establish a framework for the development of compact, identifiable blocks.

At the time of site plan engineering, internal streets will connect to Park Lane apartments (north) and Mayfair apartments (east) to maintain connectivity within the Activity Center.

- (f) Walkable, human-scaled streets. Effective street design is integral to the identity and success of an activity center. Narrow road widths are encouraged in order to reduce travel speeds and, in conjunction with adjacent streetscape, produce a quality of spatial enclosure.

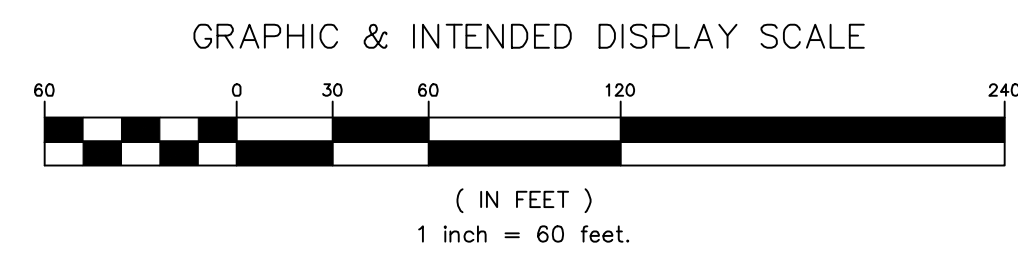
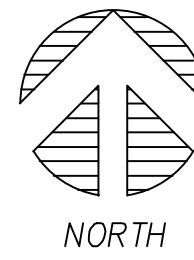
At the time of site plan engineering, road widths will be designed in accordance with Alachua County Design Manual standards. The site will connect to both Park Lane apartments (north) and Mayfair apartments (east), as well as SW 79th Way.

- (g) Mix of uses. Mixed-use development is encouraged in order to provide a wide range of services and opportunities within walking distance of residential areas.

Proposed development on the subject property will be multi-family residential, not mixed use. However, this rezoning application and companion SsCPA application are submitted to request an increase in density on the subject property, which will increase residential access to the neighboring mixed-use and commercial developments. By increasing density within the Activity Center boundaries, more residents will be within walking distance of nearby needs and employment opportunities such as a grocery store, an emergency room, and schools. This will also alleviate residential development demand outside the Activity Center and the Urban Cluster where mixed-use, walkable development is less available.

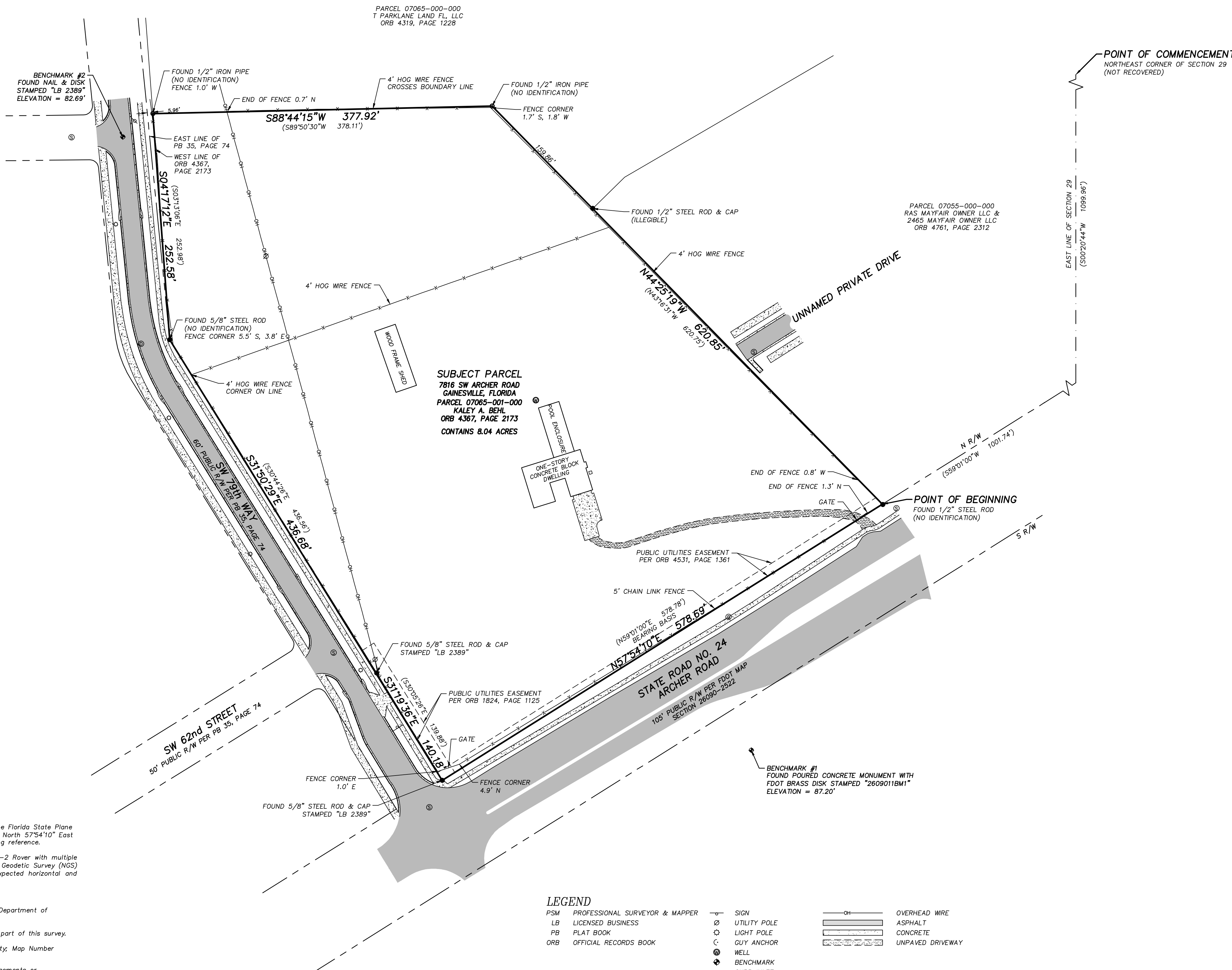
Application Package
Table of Contents

1. Cover Letter / Description of Request
2. Rezoning 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. Rezoning 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
		○	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) Central 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

PROJECT No.	19718	No.	1
DRAWING No.	LD 7207	OF	5

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

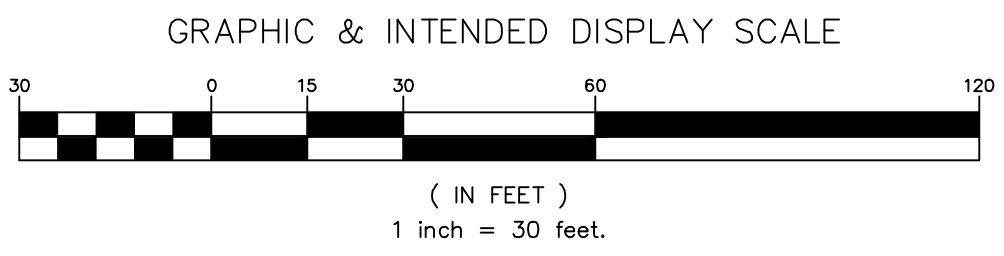
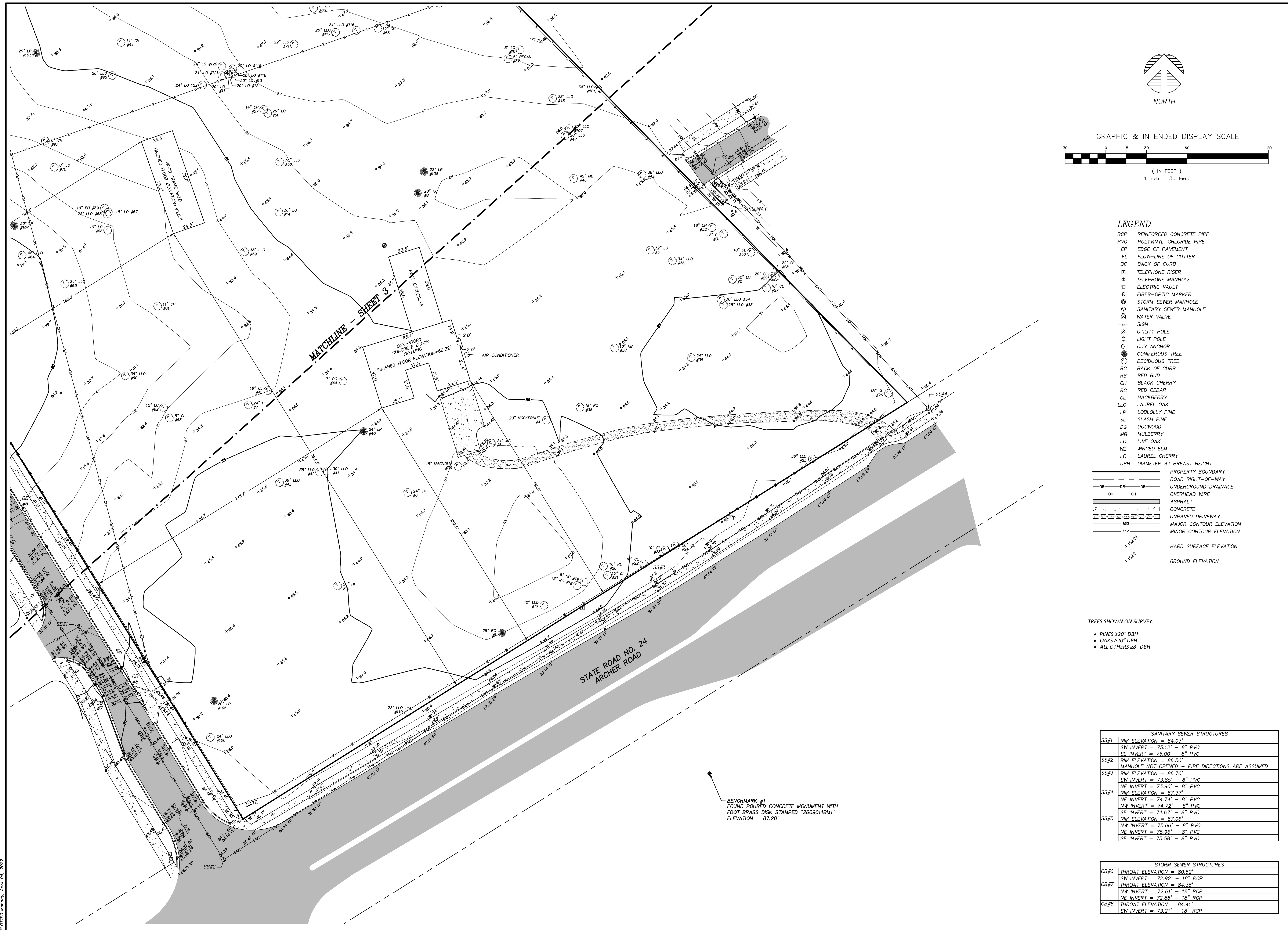
APPROVED	DATE	NO.	REVISION
GAP	11/19/21	1	FIRST ISSUE
GAP	11/19/21	2	UPDATED LEGEND
GAP	02/14/22	3	ADDED EASEMENT PER ORB 4531, PAGE 1361
GAP	03/07/22	4	REMOVED UNNECESSARY TREES
GAP	03/07/22	4	MODIFIED TREE LABELS

HORIZ. SCALE: 1"=60'
CONTOUR INTERVAL: N/A

CHECKED BY: ND
DRAWN BY: JUC

DRAWING NAME: 19718-BS 030922.DWG

PLOTTED: Monday, April 04, 2022



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	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

CHECKED BY: ND
DRAWN BY: JJC
FIELD BOOK(S): 1051
PAGE(S): 141

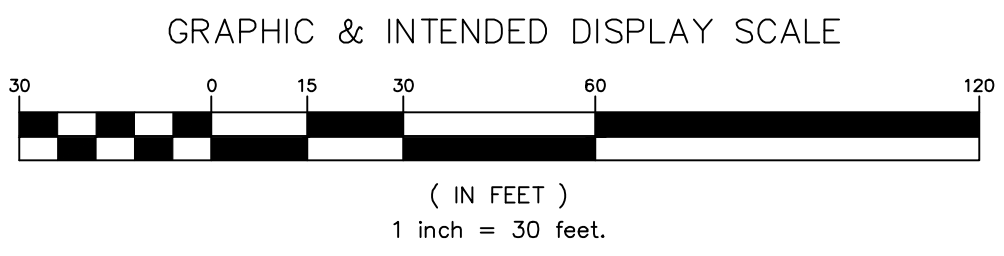
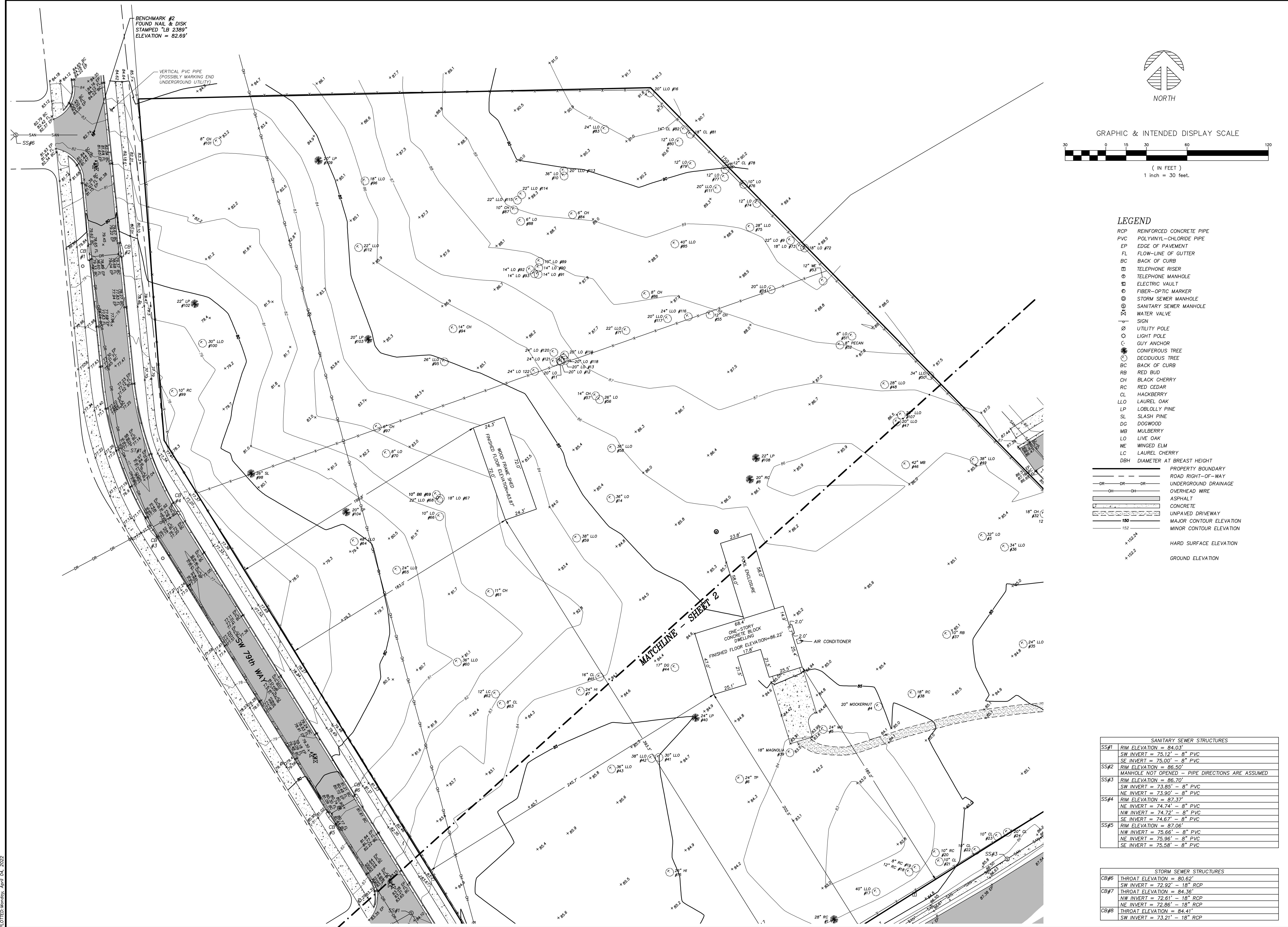
HORIZ. SCALE: 1"=30'
CONTOUR INTERVAL: 1'

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
- ⊖ 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
- — — — — MAJOR CONTOUR ELEVATION
- — — — — MINOR CONTOUR ELEVATION
- — — — — HARD SURFACE ELEVATION
- — — — — GROUND ELEVATION

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' NW INVERT = 72.11' - 18" RCP NE INVERT = 72.86' - 18" RCP
CB#8	THROAT ELEVATION = 84.41' SW INVERT = 73.21' - 18" RCP

REVISION	DATE	APPROVED	NO.
FIRST ISSUE	11/19/21	GAP	1
UPDATED LEGEND	11/19/21	GAP	2
ADDED EASEMENT PER ORB 4531, PAGE 1361	02/14/22	GAP	3
REMOVED UNNECESSARY TREES	03/07/22	GAP	4
MODIFIED TREE LABELS	03/07/22	GAP	4

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.
434 SOUTH FIRST AVENUE
TALLAHASSEE, FLORIDA 32301
PHONE: (863)-533-9095
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LICENSED BUSINESS NO. LB584

PICKETT
SURVEYING • ENGINEERING

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

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DRAWING NAME: 1971B-BS 030922.DWG

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LOCATED IN SECTION 29,
TOWNSHIP 10 SOUTH, RANGE 19 EAST
ALACHUA COUNTY, FLORIDA

PREPARED FOR: ATG-ARCHER ROAD DEVELOPMENT, LLC

PROJECT No. 19718
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No. 6
Of 6

Application Package
Table of Contents

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

SIGNED:  PROJECT # _____ DATE: 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.

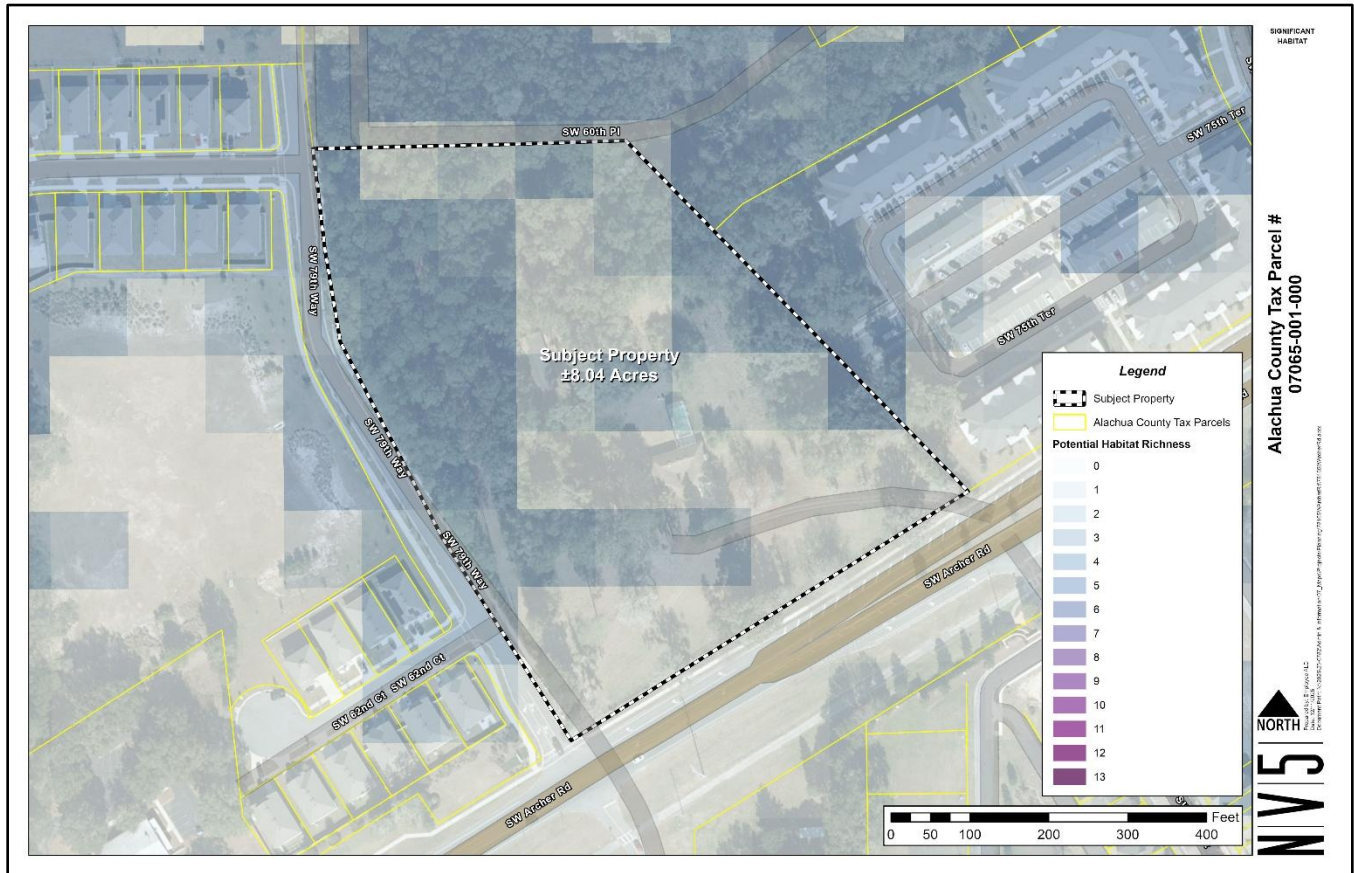


Figure 3: Potential Habitat Richness

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.

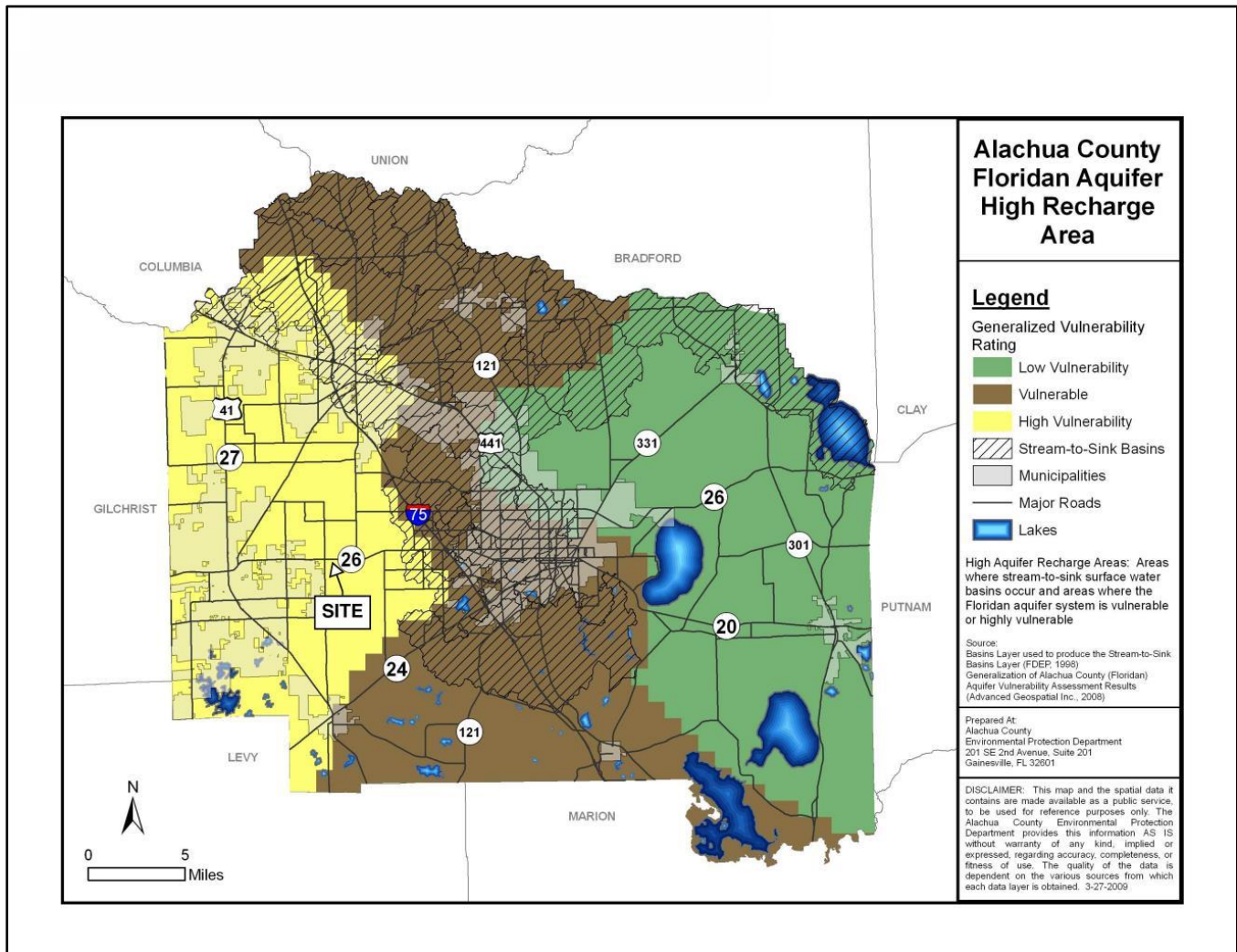


Figure 5: Floridan Aquifer High Recharge Area

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.

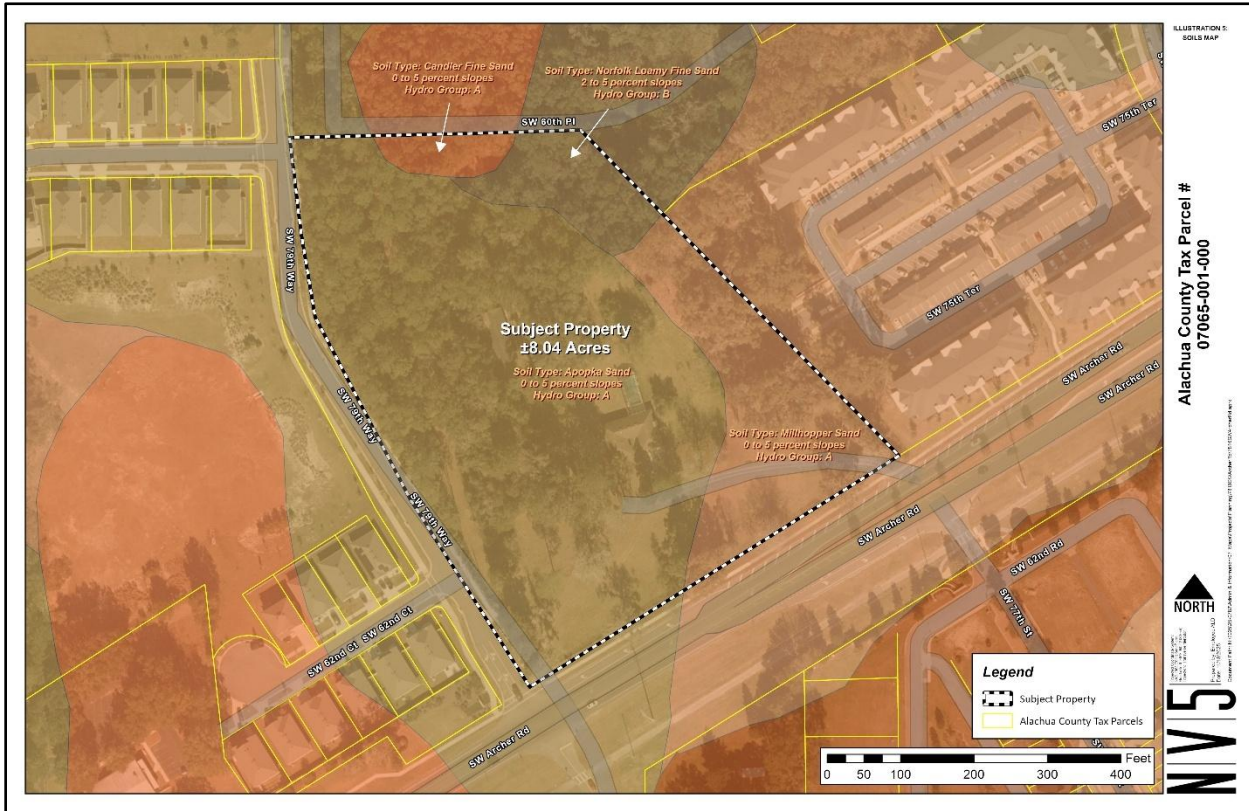
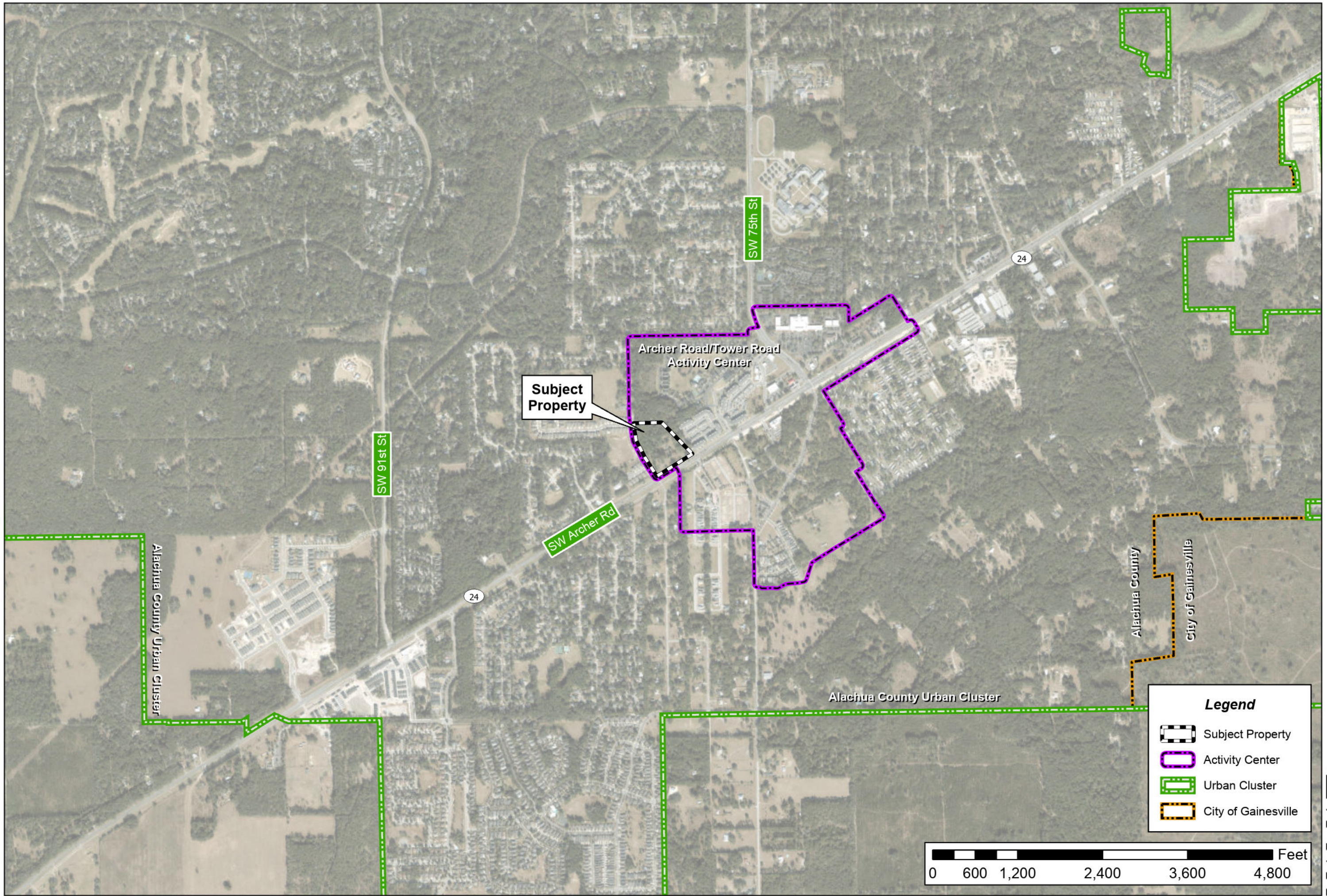


Figure 6: NRCS Soils Map

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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

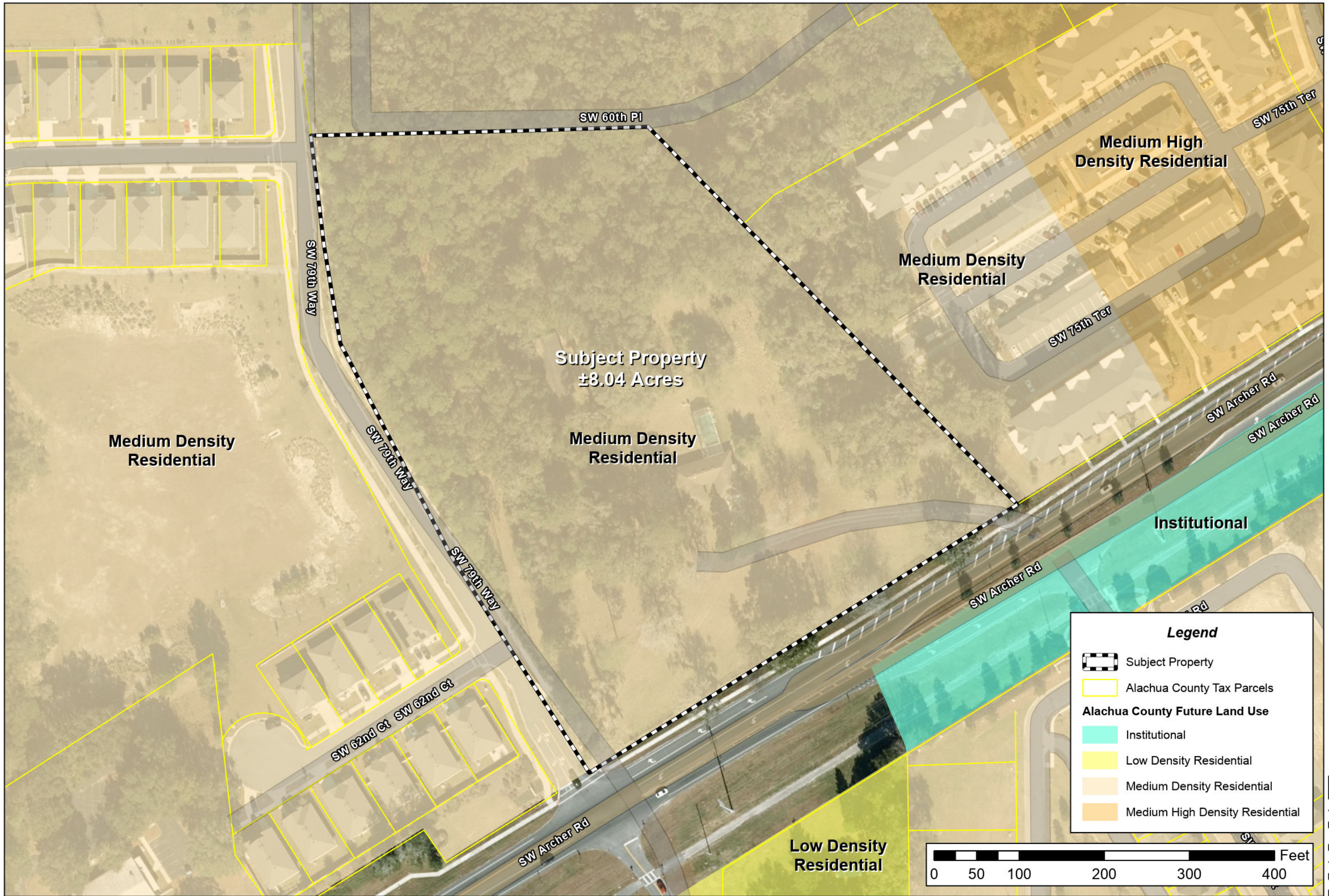


Alachua County Tax Parcel #
07065-001-000



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



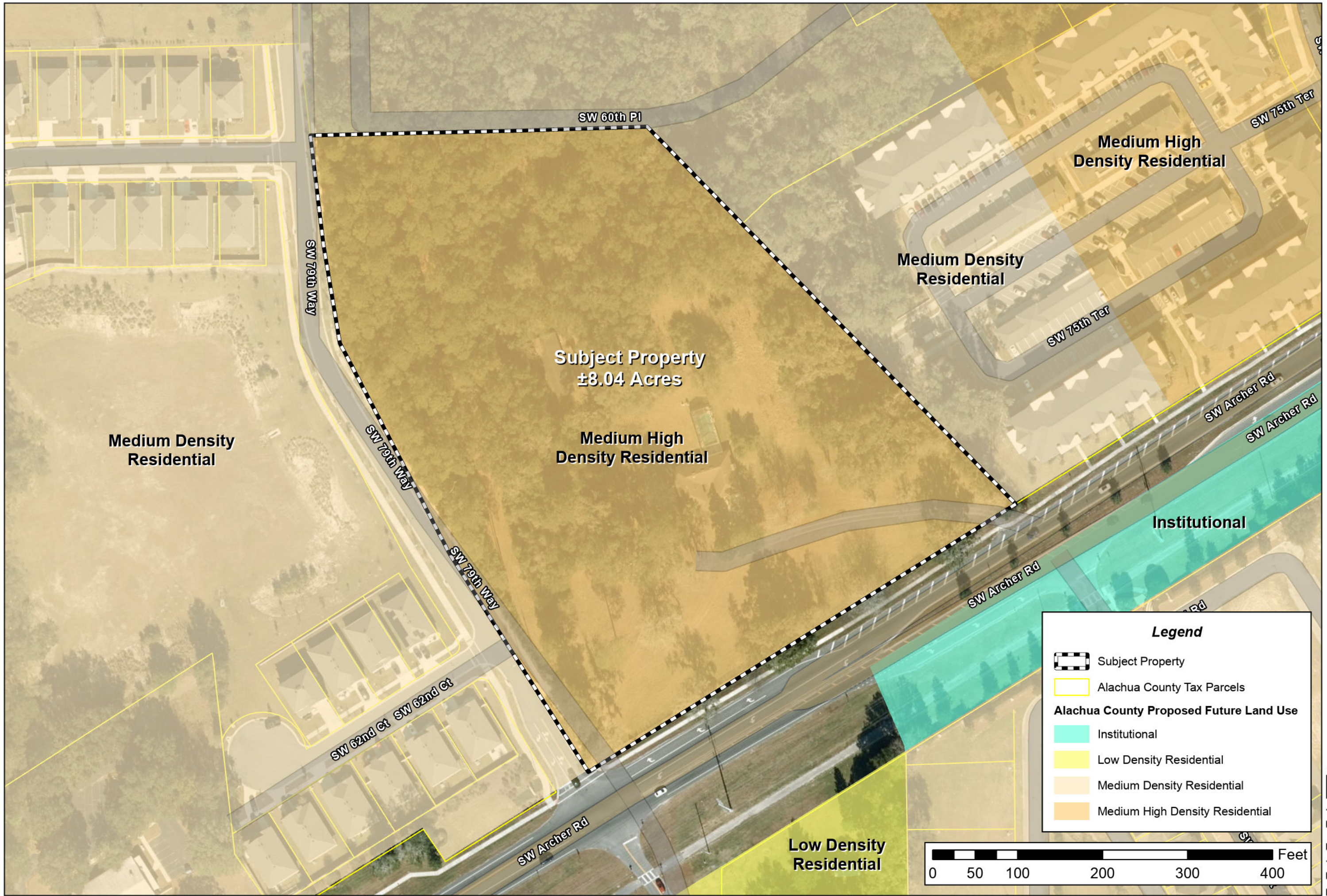


Alachua County Tax Parcel #
07065-001-000



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



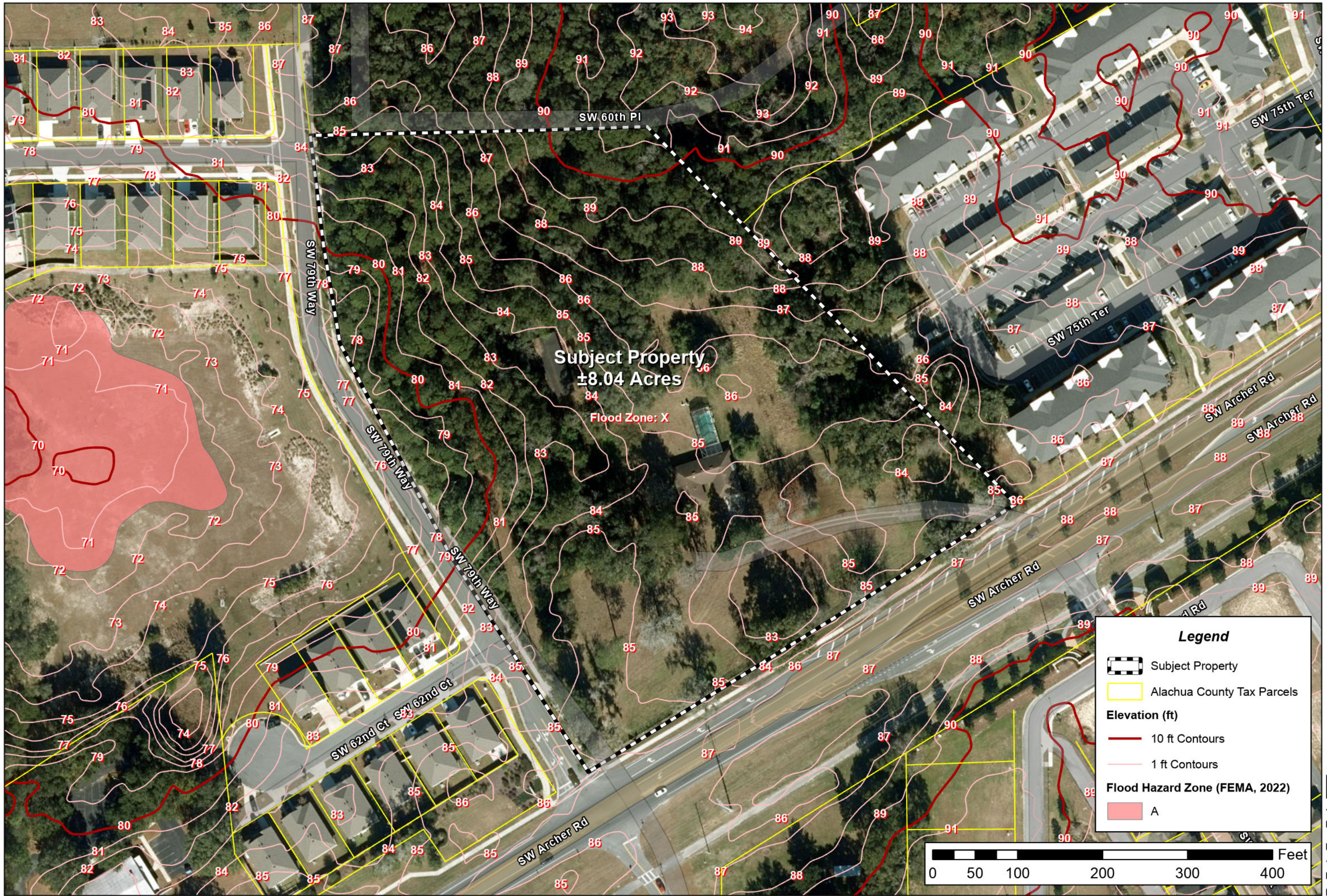


Alachua County Tax Parcel #
07065-001-000



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

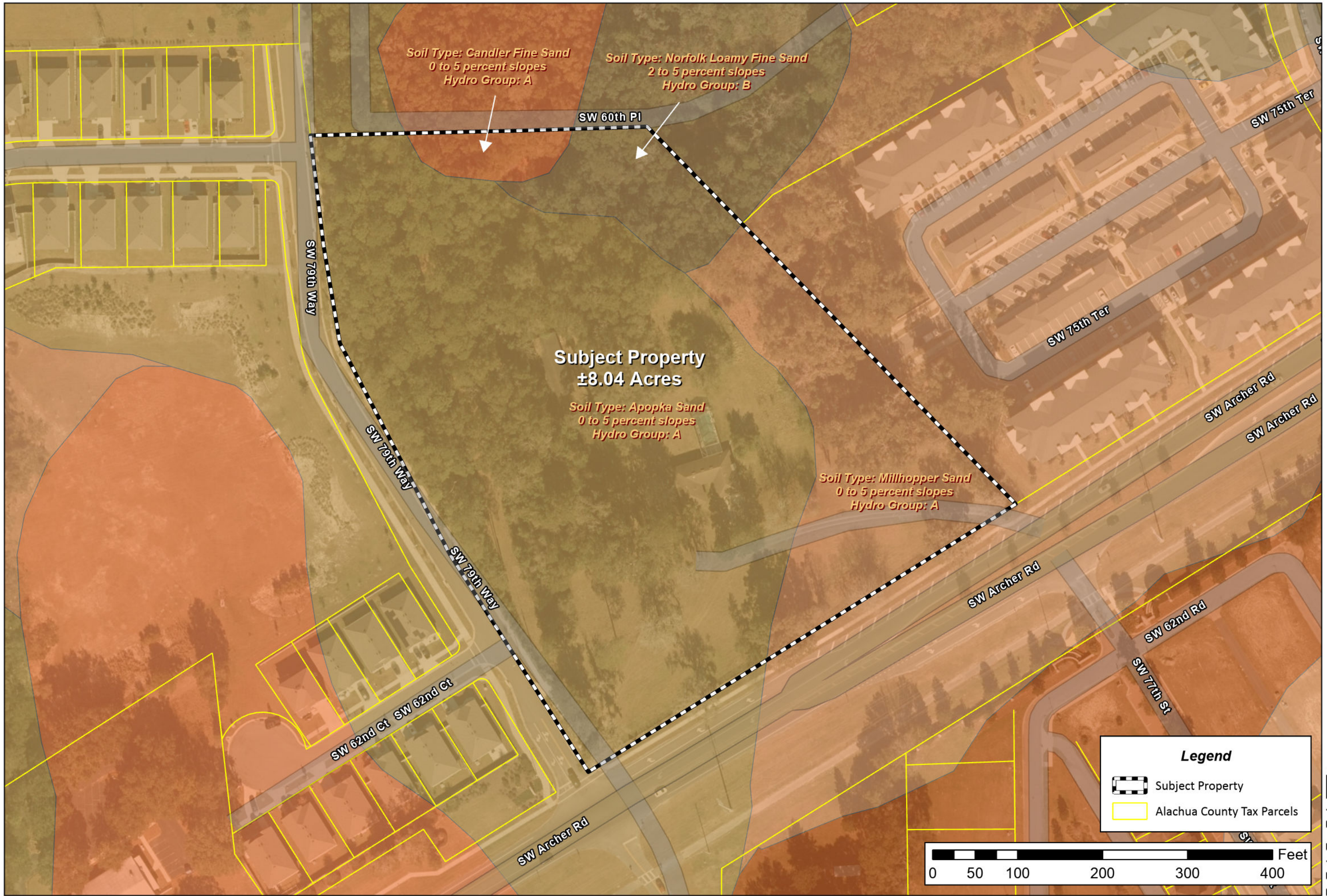


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Date: 11/16/2025





Alachua County Tax Parcel #
07065-001-000



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

