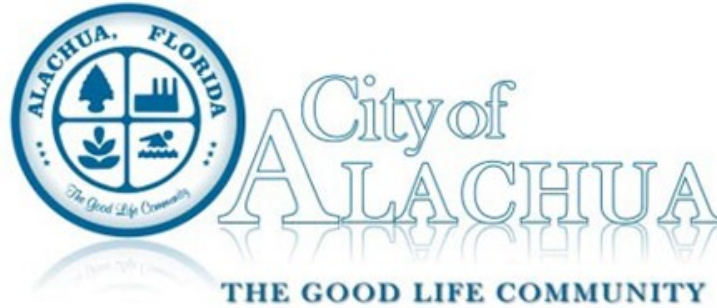




Chair Sandy Burgess
Vice Chair Virginia Johns
Member William "Bill" Menadier
Member Susan Sloan
Member Keith Vermillion
School Board Member Tina Certain

City Manager Mike DaRoza
City Attorney Marian Rush

The Planning and Zoning Board will conduct a
Regular Planning and Zoning Board Meeting
At 6:00 PM

to address the item(s) below.

Meeting Date: November 12, 2024

Meeting Location: James A. Lewis City Commission Chambers
15100 NW 142 Terrace
Alachua, Fl. 32615

Planning and Zoning Board Meeting

Notice given pursuant to Section 286.0105, Florida Statutes. In order to appeal any decision made at this meeting, you will need a verbatim record of the proceedings. It will be your responsibility to ensure such a record is made.

CALL TO ORDER

INVOCATION

PLEDGE TO THE FLAG

APPROVAL OF THE AGENDA

I. OLD BUSINESS

II. NEW BUSINESS

A) APPROVE MEETING MINUTES: 10-08-24

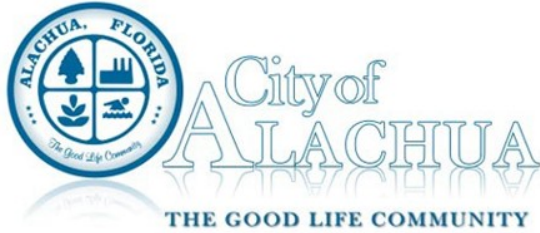
B) CERTIFICATE OF APPROPRIATENESS: PCA24-0006: A REQUEST BY JOSH HIGHLANDER, P.E. OF FORGE INTEGRATED, APPLICANT AND AGENT FOR WELCOME HOME PROPERTIES AND RENTALS, LLC, PROPERTY OWNER, FOR CONSIDERATION OF A CERTIFICATE OF APPROPRIATENESS FOR THE REPLACEMENT OF EXISTING EXTERIOR DOORS AT 14822 MAIN STREET

- C) PLANNED DEVELOPMENT AMENDMENT - TOLOSA PD-R: A REQUEST BY JBROWN PROFESSIONAL GROUP, INC., AGENT, ON BEHALF OF 3RD GENERATION DEVELOPER, LLC AND BENTLEY TIMBER LLC, PROPERTY OWNERS, FOR AN AMENDMENT TO THE TOLOSA PLANNED DEVELOPMENT-RESIDENTIAL (PD-R), WHICH PROPOSES TO INCREASE THE ALLOWED DENSITY IN AREA "B" FROM 40 UNITS TO 60 UNITS AND DECREASE THE ALLOWED NON-RESIDENTIAL INTENSITY IN AREA "B" FROM 20,000 SQ-FT TO ZERO SQ-FT ON A ± 50.5-ACRE SUBJECT PROPERTY (TAX PARCEL(S): 03130-004-000; 03130-007-001; 03130-008-000; 03130-009-000; 03135-000-000; 03135-001-000). FLU: MODERATE DENSITY RESIDENTIAL; ZONING: PLANNED DEVELOPMENT-RESIDENTIAL (PD-R) (QUASI-JUDICIAL).
- D) LDR TEXT AMENDMENT: PTAL24-0001: A REQUEST BY SILVIO CAVACEPPI OF SARCAV, LLC AND SHARLEEN CAVACEPPI, APPLICANTS, TO AMEND THE CITY OF ALACHUA LAND DEVELOPMENT REGULATIONS (LDRS) AS FOLLOWS: AMENDING SECTION 3.7.2 (C)(5)(C) RELATING TO THE LOCATION AND DESIGN OF ENCLOSURES FOR AREAS FOR TRASH COLLECTION WITHIN THE GATEWAY OVERLAY DISTRICT.
- E) SITE-SPECIFIC AMENDMENT TO THE OFFICIAL ZONING ATLAS (REZONING) – NW 150TH AVENUE – PR24-0004: A REQUEST BY CLAY SWEGER, AICP, LEED AP, OF EDA CONSULTANTS, INC., APPLICANT AND AGENT FOR EMP1, LLC, PROPERTY OWNER, FOR CONSIDERATION OF A REZONING TO AMEND THE OFFICIAL ZONING ATLAS ON A ±24.58 ACRE SUBJECT PROPERTY FROM AGRICULTURAL (A) TO RESIDENTIAL SINGLE FAMILY – 4 (RSF-4) (QUASI-JUDICIAL).
- F) LDR TEXT AMENDMENT: A REQUEST BY THE CITY OF ALACHUA TO AMEND THE CITY OF ALACHUA LAND DEVELOPMENT REGULATIONS (LDRS) AS FOLLOWS: AMENDING SECTION 2.2.17 RELATING TO THE SIMULTANEOUS PROCESSING OF APPLICATIONS; AMENDING SECTION 2.4.3(D)(1)(A) AND SECTION 2.4.3(D)(6) RELATING TO FINAL PD PLANS IN PD-R AND PD-TND DEVELOPMENTS; AMENDING SECTION 2.4.10(G)(6)(E) RELATING TO THE RECORDING OF A FINAL PLAT IN THE PUBLIC RECORDS OF ALACHUA COUNTY; AMENDING SECTION 2.4.10(G)(8) RELATING TO THE WARRANTY PERIOD FOLLOWING INSPECTION OF PUBLIC AND PRIVATE IMPROVEMENTS CONSTRUCTED BY A SUBDIVIDER; AMENDING TABLE 4.1-1 TO ADD THE FOLLOWING NEW USE TYPES: "CIGAR/HOOKAH BAR", "MOBILE FOOD DISPENSING VEHICLE", AND "SMOKE SHOP"; CREATING SECTION 4.3.4(A)(3) TO ESTABLISH USE-SPECIFIC STANDARDS FOR MOBILE FOOD DISPENSING VEHICLES; CREATING SECTION 4.3.4(G)(12) TO ESTABLISH USE-SPECIFIC STANDARDS FOR CIGAR/HOOKAH BARS AND SMOKE SHOPS; AMENDING SECTION 4.5.3(A) AND (B) RELATED TO PROHIBITED TEMPORARY USES; AMENDING SECTION 6.5.4(C)(3)(B) RELATING TO WALL SIGNS IN BUSINESS DISTRICTS; AND AMENDING SECTION 10.2 TO CREATE DEFINITIONS FOR "CIGAR/HOOKAH BAR", "MOBILE FOOD DISPENSING VEHICLE", "RETAIL NICOTINE PRODUCTS DEALER", "RETAIL TOBACCO PRODUCTS DEALER", "RETAIL VAPE PRODUCTS DEALER", "SMOKE SHOP", AND "SMOKING DEVICES".

III. BOARD COMMENTS/DISCUSSION

IV. CITIZENS COMMENTS

ADJOURN



Commission Agenda Item

MEETING DATE: November 12, 2024

SUBJECT: Approve Meeting Minutes: 10-08-24

PREPARED BY: Brenda Flieger

RECOMMENDED ACTION:

Approve meeting minutes from 10.08.24

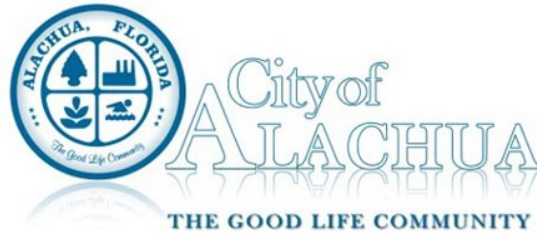
Summary

FINANCIAL IMPACT

ADDITIONAL FINANCIAL INFORMATION

ATTACHMENTS

1. 24.10.08.M.PZB



Regular Planning and Zoning Board Meeting Minutes
October 8, 2024 at 6:00 PM

Chair Sandy Burgess
Vice Chair Virginia Johns
Member William "Bill" Menadier
Member Susan Sloan
Member Keith Vermillion
School Board Member Tina Certain

City Manager Mike DaRoza
City Attorney Marian Rush

Meeting Location: James A. Lewis City Commission Chambers
15100 NW 142 Terrace
Alachua, FL 32615

Planning and Zoning Board Meeting

Notice given pursuant to Section 286.0105, Florida Statutes. In order to appeal any decision made at this meeting, you will need a verbatim record of the proceedings. It will be your responsibility to ensure such a record is made.

CALL TO ORDER

Sandy Burgess – Chair 6:00 p.m.

Absent- Member William Menadier - joined the meeting at 6:10 pm.
Absent- Member Sue Sloan

INVOCATION

Led by Chair Burgess.

PLEDGE TO THE FLAG

Led by Chair Burgess.

APPROVAL OF THE AGENDA

Member Virginia Johns moved to approve the agenda; seconded by Member Keith Vermillion.

Motion passed by unanimous consent.

I. OLD BUSINESS

II. NEW BUSINESS

A) APPROVE MEETING MINUTES SEPTEMBER 10, 2024

Member Johns moved to approve the minutes from the September 10, 2024, meeting; seconded by Member Vermillion.

Motion passed by unanimous consent.

B) SELECTION OF VICE CHAIR

Member Vermillion nominated Member Johns to be Vice Chair.

Passed by unanimous consent.

- C) PLANNED DEVELOPMENT AMENDMENT - TOLOSA PD-R: A REQUEST BY JLBROWN PROFESSIONAL GROUP, INC., AGENT, ON BEHALF OF 3RD GENERATION DEVELOPER, LLC AND BENTLEY TIMBER LLC, PROPERTY OWNERS, FOR AN AMENDMENT TO THE TOLOSA PLANNED DEVELOPMENT-RESIDENTIAL (PD-R), WHICH PROPOSES TO INCREASE THE ALLOWED DENSITY IN AREA "B" FROM 40 UNITS TO 60 UNITS AND DECREASE THE ALLOWED NON-RESIDENTIAL INTENSITY IN AREA "B" FROM 20,000 SQ-FT TO 0 SQ-FT ON A ± 50.5-ACRE SUBJECT PROPERTY (TAX PARCEL(S): 03130-004-000; 03130-007-001; 03130-008-000; 03130-009-000; 03135-000-000; 03135-001-000). FLU: MODERATE DENSITY RESIDENTIAL; ZONING: PLANNED DEVELOPMENT-RESIDENTIAL (PD-R) (QUASI-JUDICIAL).**

City Attorney Marian Rush voir dired the Board.

Carson Crockett, Planner, presented.

Member Johns questioned the area that will be changing.

Member Menadier asked if setbacks and buffer requirements would change.

Chair Burgess asked for clarification concerning school capacities. She stated that the document uploaded did not appear signed.

Mr. Crockett confirmed that certification from the school board was received.

Chair Burgess pointed out that there were no concerns listed from the neighborhood meeting in the applicant package. She asked the applicant to address that question.

Member Johns asked if the road off of Hipp Road will be paved or not.

Logan Peters, Engineer, JBPro, presented. She stated that she was not at the neighborhood meeting so she could not speak about what concerns were brought up at that meeting.

Chair Burgess questioned if the addition of houses would still keep the figures under the current density levels.

Member Vermillion moved, based upon the competent substantial evidence presented at this hearing, the presentation before this board, and Staff's recommendation, this Board finds the application for a PD-R Amendment submitted by JBrown Professional Group Inc. on behalf of 3rd Generation Developer, LLC and Bentley Timber LLC to be consistent with the City of Alachua Comprehensive Plan and transmits the application to the City Commission with a recommendation to approve; seconded by Member Johns.

Citizen Comments:

Kerry Toomey stated the traffic is horrible on the hill in front of the schools just before 441. He asked if a traffic study was done.

Mr. Crockett responded that a full traffic impact analysis has not been done because this is a preliminary plan, however, a concurrency impact analysis was completed. He stated that the analysis demonstrated the traffic from the original PD vs the proposed amendment shows a net decrease of 237 trips per day from what was previously approved.

Member Menadier clarified to Mr. Toomey that the number of trips will decrease because the proposal is to change the area from commercial to residential.

Charles Martin also stated that the traffic is horrible in this area.

Chair Burgess asked if C.R. 235 at that point was a State road or County road. She also asked if there has been any conversations with the proper authorities about the traffic.

Ms. Peters stated that no contact has been made because this is just a preliminary plan. If it is approved, a full traffic analysis will be conducted and all FDOT criteria will be met.

Motion passed by 4-0 roll call vote.

III. BOARD COMMENTS/DISCUSSION

IV. CITIZENS COMMENTS

ADJOURN

Member Vermillion moved to adjourn; seconded by Member Johns
Motion passed by unanimous consent.

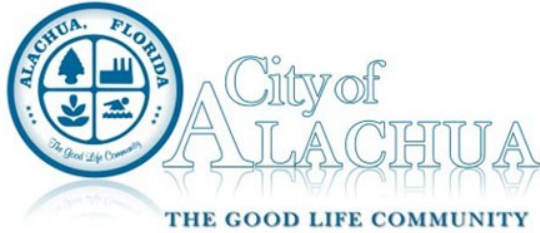
Chair Burgess adjourned the meeting. 6:32 p.m.

ATTEST:

**CITY COMMISSION OF THE CITY OF
ALACHUA, FLORDIA:**

Presiding Officer

Staff Liaison



Commission Agenda Item

MEETING DATE: November 12, 2024

SUBJECT: Certificate of Appropriateness: PCA24-0006: A request by Josh Highlander, P.E. of Forge Integrated, applicant and agent for Welcome Home Properties and Rentals, LLC, property owner, for consideration of a Certificate of Appropriateness for the replacement of existing exterior doors at 14822 Main Street

PREPARED BY: Adam Hall

RECOMMENDED ACTION:

Staff recommends that the Planning & Zoning Board approve the Certificate of Appropriateness for Welcome Home Properties and Rentals, LLC, upon making the following motion:

I move based on the competent substantial evidence presented at this hearing, the presentation before this Board, and Staff's recommendation, this Board finds the application to be consistent with the City of Alachua Comprehensive Plan and in compliance with the Land Development Regulations and approves the application for a Certificate of Appropriateness for Welcome Home Properties and Rentals, LLC.

Summary

This application is a request by Josh Highlander, P.E. of Forge Integrated, applicant and agent for Welcome Home Properties and Rentals, LLC, property owner, for consideration of a Certificate of Appropriateness for the replacement of existing exterior doors on a commercial structure.

The subject property is ± 0.14-acres, located at 14822 Main Street (tax parcel: 03646-000-000). The subject property is located within the City's Historic Overlay District.

As part of the application package, pictures of the existing structure depicting its current condition have been included. Pictures have also been submitted of structures on surrounding properties to demonstrate that the proposed improvements are consistent with the character of adjacent properties.

FINANCIAL IMPACT

ADDITIONAL FINANCIAL INFORMATION

ATTACHMENTS

1. Staff Report with Exhibit A
2. Application Materials
3. Public Notice for 11/12/24 PZB Meeting



City of Alachua

Planning & Community Development Department Staff Report

Planning & Zoning Board Hearing Date:
Quasi-Judicial Hearing

November 12, 2024
Application #: PCA24-0006

SUBJECT: A request by Josh Highlander, P.E. of Forge Integrated, applicant and agent for Welcome Home Properties and Rentals, LLC, property owner, for consideration of a Certificate of Appropriateness for the replacement of existing exterior doors

APPLICANT/AGENT: Josh Highlander, P.E., Forge Integrated

PROPERTY OWNER: Welcome Home Properties and Rentals, LLC

LOCATION: 14822 Main Street

PARCEL ID NUMBER: 03646-000-000

FLUM DESIGNATION: Central Business District

ZONING: CBD (Central Business District)

OVERLAY: Historic Overlay District

ACREAGE: ± 0.14

PROJECT PLANNER: Adam Hall, AICP

RECOMMENDATION: Staff recommends that the Planning & Zoning Board approve the Certificate of Appropriateness for Welcome Home Properties and Rentals, LLC.

RECOMMENDED MOTION: *I move based on the competent substantial evidence presented at this hearing, the presentation before this Board, and Staff's recommendation, this Board finds the application to be consistent with the City of Alachua Comprehensive Plan and in compliance with the Land Development Regulations and approves the application for a Certificate of Appropriateness for Welcome Home Properties and Rentals, LLC*

SUMMARY

This application is a request by Josh Highlander, P.E. of Forge Integrated, applicant and agent for Welcome Home Properties and Rentals, LLC, property owner, for consideration of a Certificate of Appropriateness for the replacement of existing exterior doors on a commercial structure.

The subject property is ± 0.14-acres, located at 14822 Main Street (tax parcel: 03646-000-000). The subject property is located within the City’s Historic Overlay District.

As part of the application package, pictures of the existing structure depicting its current condition have been included. Pictures have also been submitted of structures on surrounding properties to demonstrate that the proposed improvements are consistent with the character of adjacent properties.

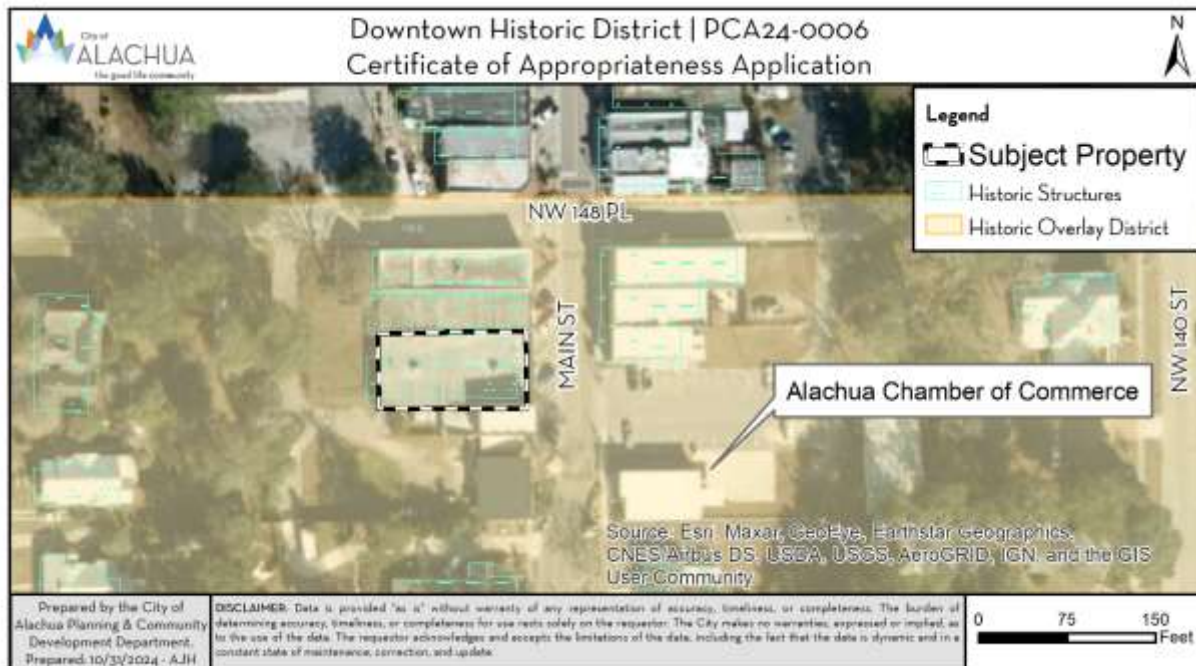
SURROUNDING USES

The existing uses, Future Land Use Map (FLUM) designations, and zoning districts of the surrounding area are identified in Table 1. Figure 1 provides an overview of the vicinity of the subject property. (NOTE: The information below is intended to provide a general overview of the area surrounding the subject property and to generally orient the reader. The information below is not intended to be all-inclusive, and may not identify all existing uses, FLUM designations, and/or zoning districts surrounding the subject property.)

Table 1. Surrounding Land Uses

Direction	Existing Use(s)	FLUM Designation(s)	Zoning District(s)
North	Commercial	Central Business District	Central Business District (CBD)
South	Commercial	Central Business District	Central Business District (CBD)
East	Offices	Central Business District	Central Business District (CBD)
West	Residential	Medium Density Residential	RSF-3 (Residential Single Family 3)

Figure 1. Vicinity Map



HISTORIC OVERLAY DISTRICT

Section 3.7.2(A) of the City's Land Development Regulations (LDRs) establishes the standards for the Historic Overlay District. The general purposes of the Historic Overlay District are to:

- Protect the beauty of the City and improve the quality of its environment through identification, recognition, conservation, maintenance and enhancement of its historic and architectural resources;
- Protect against designated land and buildings or structures having historic and architectural significance from the intrusion of development that fails to protect such significance;
- Stabilize and improve property values in such districts, strengthening the local economy;
- Foster civic pride; and,
- Encourage redevelopment of the City's downtown.

Section 3.7.2(A)(2)(a) of the LDRs establishes the City of Alachua Downtown Historic District, which includes all lots within an area bounded by NW 145th Avenue, NW 145th Terrace, NW 148th Place, and NW 138th Terrace. The area of the District, the subject property, and contributing historic structures are shown in Figure 2.

Figure 2. City of Alachua Downtown Historic District and Location of Subject Property



Section 3.7.2(A)(5) of the LDRs states, “[o]nce land, buildings, or structures are classified within an HO district, no demolition, new construction, addition, or alteration of exterior architectural features shall occur within the district without the issuance of a Certificate of Appropriateness in accordance with Section 2.4.6, *Certificate of Appropriateness*.”

COMPRHENSIVE PLAN CONSISTENCY ANALYSIS

The Goals, Objectives, and Policies (GOPs) identified below are provided to establish a basis of the application’s consistency with the Comprehensive Plan. There may be additional GOPs which the application is consistent with that are not identified within this report. An evaluation and findings of consistency with the identified GOPs is also provided below.

Future Land Use Element

Goal 3: Historic, Cultural and Archeological Preservation

The City shall encourage the preservation of historic, cultural and archeological resources through the use of preservation districts, land acquisition, and partnerships with local, state and federal protection agencies.

Objective 3.1: Historic Preservation Districts

The City shall encourage property owners to maintain and improve buildings, grounds, streetscape and vistas and encourage settlement and revitalization of established neighborhoods.

Policy 3.5.a: The City shall ensure that future development within a historic district is sensitive to the historic character of the historic district.

Policy 3.9.a: An historic preservation overlay zoning classification shall be used to protect significant historic resources.

Policy 3.10.a: The City shall establish and maintain Certificate of Appropriateness procedures for reviewing exterior changes to historic buildings, structures and sites in historic districts.

Evaluation & Findings – Goal 3, Objective 3.1, Policy 3.5.a, Policy 3.9.a, & Policy 3.10.a: The applicant has submitted materials to support that the proposed alterations to the structure are consistent with and sensitive to the historic character of the historic district.

FINDINGS OF FACT: COMPLIANCE WITH LAND DEVELOPMENT REGULATIONS

Certificate of Appropriateness Standards

Section 2.4.6(F) of the City’s Land Development Regulations (LDRs) establishes the standards with which all Certificate of Appropriateness applications must be found compliant. The application has been reviewed for compliance with the standards of Section 2.4.6(F). An evaluation of the findings of the applicant’s compliance with the standards of Section 2.4.6(F) is provided below.

(F) **Certificate of appropriateness standards.** The following standards shall be applied in determining whether to approve, approve with conditions, or deny a certificate of appropriateness:

(1) ***Affect exterior appearance.*** Whether the proposed action will affect the exterior appearance of a building or structure and if such action will be visible from a street, or if such action will affect the appearance of any interior portion of a building or structure listed on the National Register of Historic Places or a building or structure listed as a contributing building to the City of Alachua Downtown Historic District.

Evaluation & Findings: The proposed action will affect the exterior appearance of a commercial structure located at 14822 Main Street. This building is not listed as a contributing building.

(2) ***Affect consistent with historical, architectural or other relevant qualities.*** Whether any such affect is consistent with the historical, architectural, or other qualities which the Historic Overlay District seeks to protect and preserve.

Evaluation & Findings: The applicant has proposed to replace the existing exterior doors to address structural issues such as with water intrusion and airtightness. Per the applicant, the existing doors were likely installed in 1997. The proposed alterations to the structure are consistent with the qualities of structures within the Historic Overlay District. The proposed

windows will have false muntins to further enhance the improvements compatible with existing historical development in the immediate area.

- (3) ***Negative or positive impact on neighboring properties of historical significance.*** Whether the proposed action will have a negative or positive impact on neighboring properties that have historic significance.

Evaluation & Findings: There are ten contributing structures located proximate to the subject property. These are:

Address	Site Name	Year Built
14712 Main St	Annie Turner House	c 1919
14713 Main St	Pearce Bishop House	1898
14720 Main St	Thigpen-Hobbs House	1920
14821 Main St	Dr. Goode's Office	c 1940
14823 Main St	Fugate's Grocery	c 1900
14827 Main St	JE Harrison Seed and Feed Store	1910
1830 Main St	The Deer Stand	c 1910
14838 Main St	Ace Hardware	c 1910
14839 Main St	Bejano Furniture Store	c 1910
14844 Main St	Thigpen Drug Store	c 1910

The applicant has provided an analysis comparing the proposed exterior doors and the existing doors at the locations above. The proposed improvements will not negatively impact the neighboring properties that have historic significance.

- (4) ***Effect of denial.*** Whether the denial of a certificate of appropriateness would deprive the owner of reasonable beneficial use of their property.

Evaluation & Findings: The proposed alteration will allow the owner to continue investment in the property and protect the property and tenants from water, pest, and temperature intrusion.

- (5) ***Demolition.*** In cases where a certificate of appropriateness is proposed for demolition of all or a portion of a historic property, the applicant shall demonstrate:
- (a) That no other feasible alternative can be found;
 - (b) The extent to which the property may not be beneficially used without approval of the demolition;
 - (c) The ability to obtain a reasonable return from the existing structures; and

- (d) Whether or not the building, structure, or property contributes to a Historic Overlay District, or no longer has historical significance.

Evaluation & Findings: No demolition is proposed, therefore, this standard is not applicable.

EXHIBIT "A"
TO
WELCOME HOME PROPERTIES AND RENTALS, LLC
CERTIFICATE OF APPROPRIATENESS | PCA24-0006
STAFF REPORT



City of Alachua

MIKE DAROZA
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN

October 31, 2024

Submitted electronically to josh.highlander@forgeintegrated.com

Josh Highlander
Forge Integrated
15202 NW 147th Drive
Suite 1200 PMB 199
Alachua, FL 32615

RE: Public Hearing for Certificate of Appropriateness PCA24-0006

Dear Mr Highlander:

The City of Alachua has reviewed the revised materials for your certificate of appropriateness application for 14822 Main Street (tax parcel: 03646-000-000), which proposes the replacement of existing front doors. Based upon a review of the revised application, the City has determined that the application can now be scheduled for a hearing before the Planning and Zoning Board (PZB). The application has been scheduled for the **November 12, 2024** PZB Meeting.

If you plan to utilize a PowerPoint presentation or would like other materials to be available for reference during the public hearing, please submit the presentation or materials no later than 12:00 PM on the last business day prior the PZB meeting (no later than **Thursday, November 7, 2024**). Any presentation or materials may be submitted by emailing them to planning@cityofalachua.com.

Should you have any questions, please feel free to contact me at (386) 418-6100, x 1602 or via email at ahall@cityofalachua.com.

Sincerely,

Adam Hall, AICP
Principal Planner

c: Kathy Winburn, Planning & Community Development Director (*by electronic mail*)
Justin Tabor, AICP, Principal Planner (*by electronic mail*)
Carson Crockett, AICP Candidate, Planner (*by electronic mail*)
Project File



City of Alachua

MIKE DAROZA
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN

October 17, 2024

Submitted electronically to josh.highlander@forgeintegrated.com

Josh Highlander
Forge Integrated
15202 NW 147th Drive
Suite 1200 PMB 199
Alachua, FL 32615

**RE: Project Assistance Team (PAT) comments for 14822 Main Street Front Door
Certificate of Appropriateness Application**

Dear Mr. Highlander:

On October 2, 2024, the City of Alachua received your completed application for the certificate of appropriateness for 14822 Main Street (tax parcel: 03646-000-000), which proposes the replacement of existing front doors.

The application has been reviewed by the City's Project Assistance Team (PAT). Upon review of the application and materials, the following insufficiencies must be addressed. A meeting to review these comments may be scheduled upon request.

Please address all insufficiencies in writing and provide an indication as to how they have been addressed by **5:00 PM on October 23, 2024**. The response may be electronically submitted via email to the project planner or a hard copy may be delivered to City Hall.

Please address the following:

a. *Affect Consistent with Historical, Architectural or Other Relevant Qualities*

Response does not indicate how proposed doors are consistent with the historical, architectural, or other relevant qualities of the Historic Overlay District. Additional justification is needed. The proposed doors have paneling, but not as detailed as existing doors. The proposed glazing has no muntins/ grille such as the existing glazing. The overall amount of glazing is proposed to be reduced. The existing doors are similar and complementary to the overall style of the building including specific elements such as the denticulated cornices. The elements of the existing door can be identified on other buildings in the vicinity as well. Please identify:

1. Specific design elements of proposed doors that are consistent with the historical and architectural characteristics of the building and surrounding buildings

2. Year, if known, of installation of existing doors
3. Possible modifications to proposed doors that are feasible and would potentially contribute to consistency with historical or architectural qualities of the historic overlay district

b. Negative or positive impact on neighboring lands of Historical Significance

Response indicates no negative impact, but must also provide additional justification on how proposed modifications will have a positive impact on neighboring lands of historical significance. There are at least 7 properties in the vicinity of the subject property that are considered contributing structures to the historic overlay district. These are:

Address	Site Name	Year Built
14712 Main St	Annie Turner House	c 1919
14713 Main St	Pearce Bishop House	1898
14720 Main St	Thigpen-Hobbs House	1920
14821 Main St	Dr. Goode's Office	c 1940
14823 Main St	Fugate's Grocery	c 1900
14827 Main St	JE Harrison Seed and Feed Store	1910
1830 Main St	The Deer Stand	c 1910
14838 Main St	Ace Hardware	c 1910
14839 Main St	Bejano Furniture Store	c 1910
14844 Main St	Thigpen Drug Store	c 1910

If you have any questions regarding the information above, please contact me at 386-418-6100 x 1603 or via e-mail at ahall@cityofalachua.com. We look forward to receiving your revised application.

Sincerely,

Adam Hall, AICP
Principal Planner

c: Kathy Winburn, Planning & Community Development Director *(by electronic mail)*
Justin Tabor, AICP, Principal Planner *(by electronic mail)*
Carson Crockett, AICP Candidate, Planner *(by electronic mail)*
Project File



City of Alachua

MIKE DAROZA
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN

September 25, 2024

Submitted electronically to josh.highlander@forgeintegrated.com

Josh Highlander
Forge Integrated
15202 NW 147th Drive
Suite 1200 PMB 199
Alachua, FL 32615

Application #: PCA24-0006

RE: **Completeness Review for 14822 Main Street Front Door Certificate of Appropriateness**

Dear Mr. Highlander,

On September 17, 2024, the City of Alachua received your certificate of appropriateness application for 14822 Main Street (tax parcel: 03646-000-000), which proposes the replacement of existing front doors.

According to Section 2.6.6 of the City's Land Development Regulations (LDRs), upon receipt of an application, a completeness review shall be conducted to determine that the application contains all the necessary information and materials, is in proper form and of sufficient detail, and is accompanied by the appropriate fee. The Planning & Community Development Department has reviewed the aforementioned application for completeness and finds that **the application is complete, subject to the items listed below being provided**. Please address the following deficiencies no later than **5:00 PM on Monday, October 7, 2024**. If not received by this time, the application will be considered incomplete.

The comments below are based solely on a preliminary review of your application for completeness. An in-depth review of the content of the application will be performed, and the findings transmitted under separate cover once the materials listed below are provided.

Deficiencies to be Addressed

**** Unless otherwise noted, references to code sections are to the City of Alachua Land Development Regulations ****

1. Application Attachment #3; #5 (2), (3)

- a. Photographs of adjacent properties front façades are not close-up enough to determine if proposed doors are consistent with historical or architectural qualities the Historic Overlay District designation seeks to protect.

If you have any questions regarding the information above, please contact me at (386) 418-6100 or via email at ahall@cityofalachua.org. We look forward to receiving your revised application.

Sincerely,

Adam Hall, AICP
Principal Planner

CC: Kathy Winburn, Planning & Community Development Director *(by electronic mail)*
Justin Tabor, AICP, Principal Planner *(by electronic mail)*
Carson Crockett, AICP Candidate, Planner *(by electronic mail)*
Project File



October 29, 2024

City of Alachua Building Department
15100 NW 142nd Terrace
Alachua, FL 32615

Re: PAT Comments (10/17/24) for Certificate of Appropriateness Application
14822 Main Street Front Doors

Dear Adam,

Thank you and staff for meeting to review the PAT Comments from the 10/17/24 review of the subject application for a Certificate of Appropriateness. Pursuant to our discussion, we have prepared additional supporting information specific to each review comment, as follows:

COMMENT:

a) *Effect Consistent with Historical, Architectural or Other Relevant Qualities*

Response does not indicate how proposed doors are consistent with the historical, architectural, or other relevant qualities of the Historic Overlay District. Additional justification is needed. The proposed doors have paneling, but not as detailed as existing doors. The proposed glazing has no muntins / grille such as the existing glazing. The overall amount of glazing is proposed to be reduced. The existing doors are similar and complimentary to the overall style of the building including specific elements such as the denticulated cornices. The elements of the existing door can be identified on other buildings in the vicinity as well. Please identify:

1. Specific design elements of proposed doors that are consistent with the historical and architectural characteristics of the building and surrounding buildings
2. Year, if known, of installation of the existing doors
3. Possible modifications to the proposed doors that are feasible and would potentially contribute to consistency with historical or architectural qualities of the Historic Overlay District

RESPONSE:

1. The proposed doors include panelized design that is consistent with the proportions and design of the existing main entry door. The proposed door paneling is consistent with the context of the existing main entry door and sidelites (one smaller panel below the glass locations, and one large panel in the door above the lower panel). Glazing is not proposed in the new doors due to the nature of the business that will be the primary occupant—the local branch of State Farm will be the primary occupancy of the building. Following a security audit of the location and building they have requested that the main entry doors be solid panel doors, and that all sidelites be tempered glass due to secure insurance files and data on the premises.

The panelized door style of the proposed doors is consistent with the doors currently utilized in the following commercial buildings on Main Street:

- 14706 Main St, Stormant CPA: modern solid (no glazing) panel door with sidelites
- 14721 Main St, Ogle Law Firm: 8-panel solid door without glazing
- 14804 Main St, Alachua County Today: modern panel door with halflite
- 14804 Main St, Boukari Law: modern panel door with halflite
- 14823 Main St, Living Word: modern panel door with halflite and half sidelites
- 14839 Main St, Offices of Bobi Frank: modern panel doors with halflites
- 14901 Main St, Amira Builders: modern panel door with halflites
- 14952 Main St, Salon Ludovici: modern panel door with halflites
- 14960 Main St, Saga: modern panel door with halflites

The modern doors above are metal or fiberglass jacketed, insulated doors, with variable paneling. This is consistent with the proposed doors for 14822 Main St.

2. Based on permitting records, two renovations of some type were performed on the 14822 buildings in 1997 and 2006. Based on the construction of the existing doors it is estimated that the doors were installed during one of those two permitted activities. Similarly, the façade of the building was previously improved with faux brick and interior grade wood trim installed to the exterior of the building. Based upon the construction it is believed that these improvements were performed at the same time as the current exterior doors.
3. Upon consultation with the door supplier the proposed entry doors can be retrofit with horizontal muntin kits for the sidelites. State Farm has agreed that as long as the glass remains tempered that this amendment is acceptable.

COMMENT:

b) Negative or positive impact on neighboring lands of Historical Significance

Response indicates no negative impact but must also provide additional justification on how proposed modifications will have a positive impact on neighboring lands of historical significance. There are at least seven (7) properties in the vicinity of the subject property that are considered contributing structures to the Historic Overlay District. These are:

Address	Site Name	Year Built
14712 Main St	Annie Turner House	c 1919
14713 Main St	Pearce Bishop House	1898
14720 Main St	Thigpen-Hobbs House	1920
14821 Main St	Dr. Goode's Office	c 1940
14823 Main St	Fugate's Grocery	c 1900
14827 Main St	JE Harrison Seed & Feed Store	1910
14830 Main St	The Deer Stand	c 1910
14838 Main St	Ace Hardware	c 1910
14839 Main St	Bejano Furniture Store	c 1910
14844 Main St	Thigpen Drug Store	c 1910

RESPONSE:

The existing doors at 14822 Main Street are in extremely poor condition. The Main Entry door was cut and modified during a prior renovation such that the door no longer fits the opening. The Main Entry door is separating, and light from the outside can be seen through the door. The Main Entry door decorative paneling is surface mounted and has begun to delaminate from the door. During a prior interior renovation in 2018, also performed by Forge, we attempted to rehang the existing Main Entry to secure the lock and opening. The door has since begun to sag due to its condition, and its shape will not allow for proper gasketing to prevent water and pest instruction.

The Secondary Entry (left if facing 14822) is dry rotted and has begun to separate at the seams. The sidelites have been repaired from wood rot using painted plywood, and the current door threshold is not ADA compliant (this is the ADA access to the building).

The proposed doors will resolve the deteriorative condition of the existing door aesthetics and function. This should have a positive impact on both the 14822 property and adjacent properties, and the proposed doors are consistent with the noted properties in Response a)-1.

Specific to the seven (7) noted properties considered as contributing structures:

- **14712:** existing property is residential. Code did not specify comparison of commercial properties with residential. For the purposes of this application, we have focused on comparing existing commercial properties to 14822 for consistency.
- **14713:** existing property is residential. Code did not specify comparison of commercial properties with residential. For the purposes of this application, we have focused on comparing existing commercial properties to 14822 for consistency.
- **14720:** existing property is residential. Code did not specify comparison of commercial properties with residential. For the purposes of this application, we have focused on comparing existing commercial properties to 14822 for consistency.
- **14821:** this property could not be identified. It appears this property no longer exists or has changed substantially such that addressing has changed.
- **14823:** currently Living Word. Current entry door is a modern panel door with halflite and half sidelites—see Response a)-1.
- **14827:** currently Cardinals Nest. Doors appear to be early year panel doors with 2/3-lites, which may be an original pair of doors.
- **14830:** this property could not be identified. It appears this property no longer exists or has changed substantially such that addressing has changed.
- **14838:** current vacant. Doors appear to be early year full lite doors.
- **14839:** currently Offices of Bobi Frank. Doors are modern panel doors with halflites—see Response a)-1.
- **14844:** currently Flooring Solutions. Door is currently modern aluminum storefront.

Based upon the information summarized in Response a)-1 and comparison of the commercial properties above (specifically 14823 and 14839) the proposed doors are consistent with adjacent commercial properties, including some of the noted contributing structures that have been improved.

We hope the information provided in this letter appropriately summarized our discussion regarding the comments and provides the supporting information needed for issuance of a Certificate of Appropriateness for the proposed door replacements at 14822 Main Street. If you have any questions or need any additional information in support of our application please contact me.

Sincerely,



Josua A. Highlander, PE
President











Flooring Solutions

of North Central Florida, Inc.

by: Mike Wright

386-462-9297

352-281-1409

14844



Showroom
Hours
Mon-Fri 10-4:30

Please call for after
hours appointment
(352)281-1409

Our apologies, but we are
unable to accept credit cards.

◆ Wood
◆ Laminates
◆ Vinyl
◆ Carpet
◆ Tile

KEEP
... EMERY ...
GAINEY
ALACHUA COUNTY
SHERIFF

FSN
CF







September 17, 2024

City of Alachua Building Department
15100 NW 142nd Terrace
Alachua, FL 32615

Re: 14822 Main Street Front Door Building Permit Application & Historical Approval

Dear Adam,

Attached please find a complete application packet for historical approval and issuance of a building permit to replace the front doors at 14822 Main Street.

Per the application checklist, we have provided:

- Application Form
- Attachments (Section D)
 - 1. GIS and Dimension Report as available
 - 2. Florida Product Approval (FL-17347.9) Spec Sheet with Installation Instructions
 - 3. Photographs of existing and proposed doors and adjacent buildings
 - 4. No demolition beyond the immediate replacement of the doors proposed.
 - 5. Report containing
 - 1. Affect Exterior Appearance
 - 2. Affect Consistent with Historical, Architectural, or Other Relevant Qualities
 - 3. Negative or Positive Impact on Neighboring Lands of Historical Significance
 - 4. Effect of Denial
 - 5. Demolition
 - 6. Proof of Ownership
 - 7. Proof of payment of taxes
 - 8. Fee to be paid upon issuance of invoice

The proposed replacement of exterior doors only is due to emergent work needed to secure the building.

Sincerely,

A handwritten signature in blue ink, appearing to read 'J. Highlander', is positioned below the 'Sincerely,' text.

Josua A. Highlander, PE
President



City of
ALACHUA

THE GOOD LIFE COMMUNITY

FOR PLANNING USE ONLY

Case #: _____
Application Fee: \$ _____
Filing Date: _____
Acceptance Date: _____
Review Type: P&Z

Certificate of Appropriateness Application

Reference City of Alachua Land Development Regulations 2.4.6

You must have all information for your application to be considered complete. Incomplete applications will not be accepted.

A. PROJECT TYPE

- ☐ Demolition ☐ Removal
☐ New Construction ☐ Addition
☒ Alteration of Exterior Features

B. APPLICANT

1. Applicant's Status ☐ Owner (title holder) ☒ Agent
2. Name of Applicant(s) or Contact Person(s): Josh Highlander Title: Manager
Company (if applicable): Forge Integrated
Physical address: 13800 Tech City Circle Suite 306 Alachua, FL 32615
Mailing Address: 15202 NW 147th Drive, Suite 1200 PMB 199
City: Alachua State: FL ZIP: 32615
3. If the applicant is agent for the property owner*:
Name of Owner (title holder): Welcome Home Properties & Rentals, LLC (Ryan Larmann)
Mailing Address: 9776 SW 98th Ave
City: Gainesville State: FL ZIP: 32608
Telephone: 352-538-1177 FAX: N/A e-mail: rlarmann@gmail.com

C. PROPERTY AFFECTED

1. Address of Subject Property: 14822 Main Street Alachua FL 32615
2. Parcel ID Number(s): 03646-000-000
3. Existing Use of Property: Vacant (Commercial office)
4. Future Land Use Map Designation: CBD
5. Zoning Designation: CBD
6. Acreage: 0.14
7. Number of Existing Structures on the Property: One

D. ATTACHMENTS

- ✓ 1. A detailed drawing which identifies the dimensions of the property, location of existing building(s) and those proposed (if applicable), distances of buildings from property lines, building setback lines (dimensioned), and names of adjacent streets. A current survey or site plan may be submitted to meet this requirement, if all requested information is provided.
- ✓ 2. Set of plans and specifications for the project. All drawings must be clear, concise, and drawn to scale. Plans must include and dimension all exterior elevations and provide a dimensioned floor plan illustrating all rooms within any proposed addition (if applicable).
- ✓ 3. Photographs of existing building(s) (all facades or elevations of building(s) and adjacent buildings). Photographs must clearly illustrate the appearance and conditions of existing building(s) affected by the project, close-up pictures of any specific elements under consideration by the project (for

- example, windows or doors if proposed to be removed and/or replaced), as well as photographs depicting such elements and their relation with neighboring buildings.
- ✓ 4. If demolition is proposed, a report from a registered structural engineer stating the condition of the structure.
 - ✓ 5. The applicant must provide a report which addresses the following:
 - ✓ (1) **Affect Exterior Appearance**

Whether the proposed action will affect the exterior appearance of the subject land or structure or the appearance of any interior portion specifically identified in any relevant designation ordinance.
 - ✓ (2) **Affect Consistent with Historical, Architectural, or Other Relevant Qualities**

Whether any such affect is consistent with the historical, architectural, or other qualities which the relevant designation ordinance seeks to protect and enforce.
 - ✓ (3) **Negative or Positive Impact on Neighboring Lands of Historical Significance**

Whether the proposed action will have a negative or positive impact on neighboring lands that have historic significance.
 - ✓ (4) **Effect of Denial**

Whether the denial of a Certificate of Appropriateness would deprive the owner of reasonable beneficial use of their land.
 - ✓ (5) **Demolition**

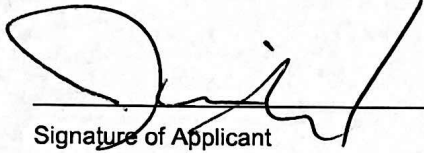
In cases where a Certificate of Appropriateness is proposed for demolition of all or a portion of a Historic Property, the applicant shall demonstrate:

 - (a) That no other feasible alternative can be found;
 - (b) The extent to which the land may not be beneficially used without approval of the demolition;
 - (c) The ability to obtain a reasonable return from the existing structure(s); and
 - (d) Whether or not the building, structure, or land contributes to a Historic Overlay (HO) District, or no longer has historical significance.
 - ✓ 6. Proof of ownership.
 - ✓ 7. Proof of payment of taxes.
 8. **Fee.** Please see fee schedule for fee determination. No application shall be accepted for processing until the required application fee is paid in full by the applicant. Any necessary technical review will be billed to the applicant at the rate of the reviewing entity. The invoice shall be paid in full prior to any legislative and/or quasi-judicial action of any kind on the petition, appeal, or development application.

All attachments are required for a complete application. A completeness review of the application will be conducted within five (5) business days of receipt. If the application is determined to be incomplete, the application will be returned to the applicant.

I/We certify and acknowledge that:

1. I /We must comply with the current Florida Building Code through the Building Department and obtain any necessary permits prior to receiving a final certificate of occupancy.
2. I/We must comply with the requirements of the Alachua County Fire Marshall.
3. I /We must obtain a Local Business Tax Receipt.
4. I/We must meet parking standards and any use specific standards for the zoning district
5. Falsifying information on this application may result in the Certificate of Appropriateness being revoked.



Signature of Applicant

Josh Highlander

Typed or printed name and title of applicant

9/17/24

Date

Signature of Co-applicant

N/A

Typed or printed name of co-applicant

Date

State of Florida County of Alachua

The foregoing application is acknowledged before me this 17th day of September, 2024, by Joan

Highlander, who is/are personally known to me, or who has/have produced _____
as identification.



MELANIE M. OSTOVIC
Commission # HH 117396
Expires April 17, 2025
Bonded Thru Budget Notary Services



Signature of Notary Public, State of Florida

RE: [EXTERNAL] Fwd: Main Street Historical Approval

Ryan Larmann <ryan.larmann.e3uj@statefarm.com>

Mon 9/16/2024 1:19 PM

To: Melanie Ostovic <melanie.ostovic@forgeintegrated.com>

Hi Melanie,

I authorize Forge Integrated to act my agent on this application for 14822 Main St.

Ryan Larmann

**Ryan Larmann Ins Agcy Inc**

Bus: 386-418-0160

14521 Main St

Alachua, FL 32615-5168

[Get a Quote](#)[Visit Agent's Page](#)[Maps & Directions](#)[My Account](#)Ryan Larmann Ins Agcy Inc
Ryan Larmann, Agent**Providing Insurance and Financial Services**

From: Ryan Larmann <rlarmann@gmail.com>**Sent:** Saturday, September 14, 2024 9:23 AM**To:** Ryan Larmann <ryan.larmann.e3uj@statefarm.com>**Subject:** [EXTERNAL] Fwd: Main Street Historical Approval

Sent from my iPhone

Begin forwarded message:

From: Ryan Larmann <rlarmann@gmail.com>**Date:** September 14, 2024 at 9:22:52 AM EDT**To:** Ryan Larmann <rlarmann@gmail.com>**Subject:** Fwd: Main Street Historical Approval

Sent from my iPhone

Begin forwarded message:

From: Melanie Ostovic <melanie.ostovic@forgeintegrated.com>
Date: September 13, 2024 at 6:23:33 PM EDT
To: rlarmann@gmail.com
Subject: Main Street Historical Approval

Hi Ryan,

As we work through the Certificate of Appropriateness for the City's Historical approval, there are two items we need from you, please.

1. A statement from you indicating that you authorize Forge Integrated to act as your agent for the application at the 14822 Main Street property. This can be sent via email.
2. Proof of ownership of the building

If you are able to get those to me Monday or Tuesday of next week, that would be great.

Thanks,
Melanie

Melanie Ostovic

Business Operations Lead

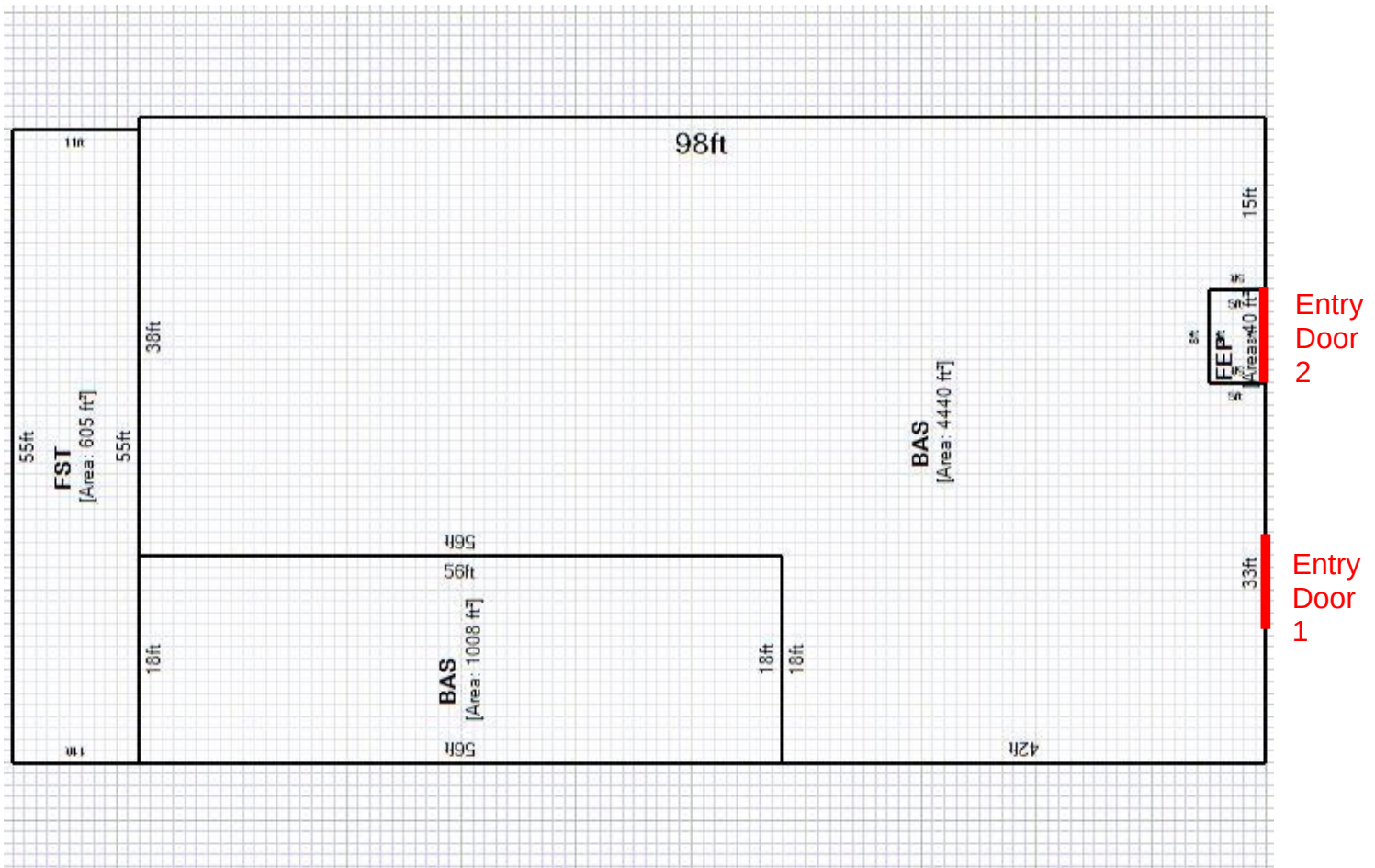
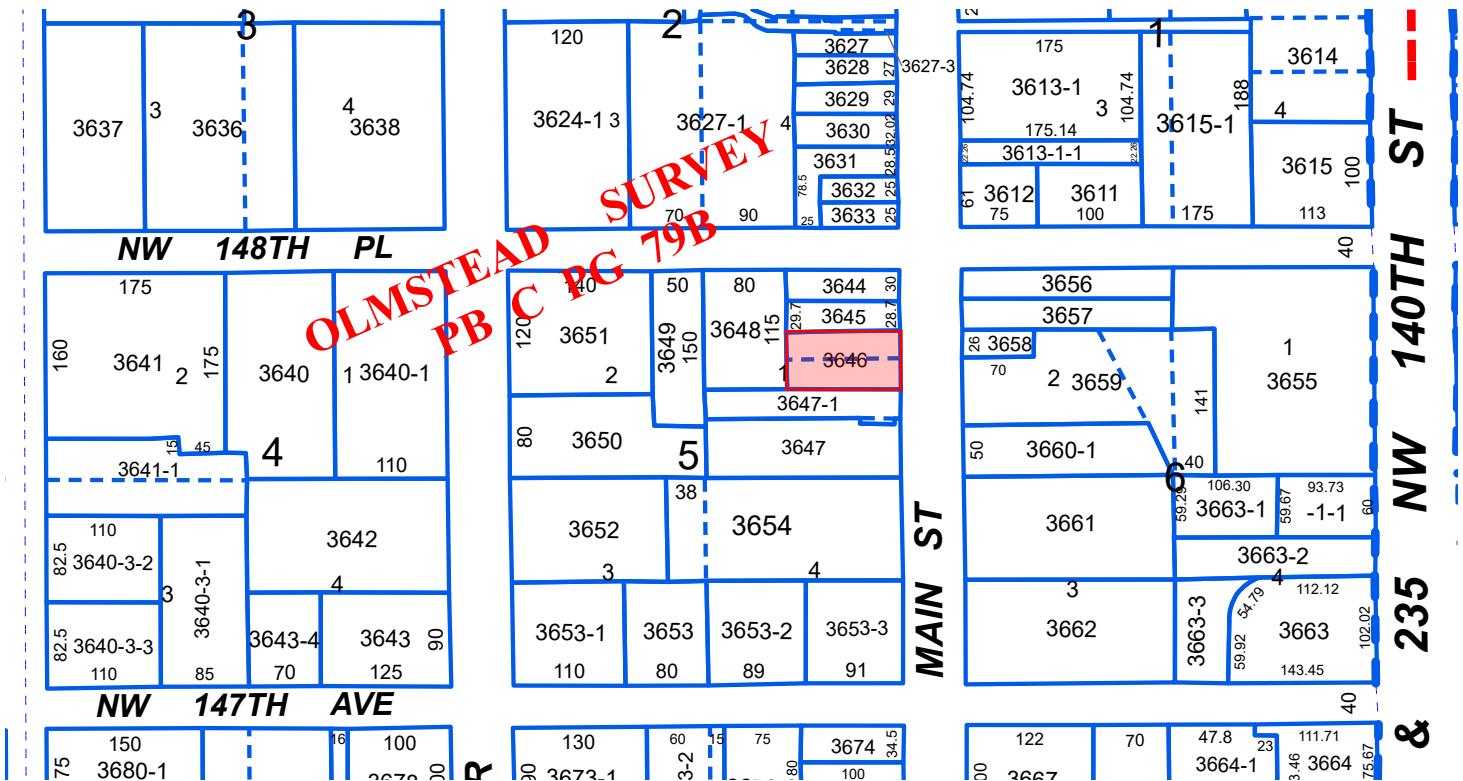


FL CGC 1524307
(352) 281-8261
www.forgeintegrated.com
<Outlook-rua4s3zq.jpg>

<Outlook-blds1twq.jpg>

<Outlook-wdymseif.jpg>

Attachments 1 & 2
Dimension Plan 14822 Main Street, Alachua, FL 32615



**ALTA OWNER'S FORM**

Transaction Identification Data, for which the Company assumes no liability as set forth in Condition 9.d.:

Issuing Agent: **Bosshardt Title Insurance Agency, LLC**
 Issuing Office: **5532 NW 43rd Street
Gainesville, FL 32653**
 Issuing Office File Number: **24-286**
 Property Address: **14822 Main Street, Alachua, FL 32615**

SCHEDULE A

Name and Address of Title Insurance Company: **WFG National Title Insurance Company
12909 SW 68th Ave., Suite 350
Portland, OR 97223**

Policy Number: **3177112-7649479**
 Amount of Insurance: **\$451,100.00**
 Date of Policy: **July 8, 2024 4:33PM**

1. The Insured is:

Welcome Home Properties & Rentals LLC, a Florida limited liability company

2. The estate or interest in the Land insured by this policy is:

Fee Simple

3. The Title is vested in:

Welcome Home Properties & Rentals LLC, a Florida limited liability company

4. The Land is described as follows:

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

**Bosshardt Title Insurance Agency, LLC
5532 NW 43rd Street
Gainesville, FL 32653**

Authorized Signatory

Kimberly G. Bosshardt, Esq.

EXHIBIT "A"
LEGAL DESCRIPTION

All that certain real property in the County of Alachua, State of Florida, described as follows:

A TRACT OF LAND SITUATED IN LOT 1, BLOCK 5, OF OLMSTEAD SURVEY OF THE CITY OF ALACHUA, AS PER PLAT THEREOF RECORDED IN PLAT BOOK C, PAGES 79 THROUGH 79-C, INCLUSIVE, OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, SAID TRACT OF A LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE AFOREMENTIONED LOT 1, BLOCK 5, OF OLMSTEAD SURVEY FOR THE POINT OF REFERENCE AND RUN SOUTH 00 DEGREE 00'00" EAST, ALONG THE EAST LINE OF SAID LOT 1, A DISTANCE OF 60.76 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUE SOUTH 00 DEGREE 00'00" EAST, ALONG SAID EAST LINE A DISTANCE OF 55.24 FEET TO THE SOUTHEAST CORNER OF THAT CERTAIN PARCEL OF LAND AS DESCRIBED IN OFFICIAL RECORDS BOOK 1699, PAGE 1611 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE RUN NORTH 89 DEGREES 37'24" WEST, ALONG THE SOUTH LINE OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1699, PAGE 1611 A DISTANCE OF 110.00 FEET TO THE SOUTHWEST CORNER OF SAID LANDS; THENCE RUN NORTH 00 DEGREE 00'00" WEST, ALONG THE WEST LINE OF THE EAST 110 FEET OF THE AFOREMENTIONED LOT 1, A DISTANCE OF 54.21 FEET TO THE INTERSECTION OF SAID WEST LINE WITH THE WESTERLY PROJECTION OF THE CENTERLINE OF A PARTY WALL SEPARATING TWO ONE-STORY BRICK STRUCTURES; THENCE RUN NORTH 89 DEGREES 50'19" EAST, ALONG SAID PARTY WALL CENTERLINE, A DISTANCE OF 110.00 FEET TO THE TRUE POINT OF BEGINNING.

Attachment 7: Proof of payment of taxes



[Vehicle Registration Renewal](#) [Property Tax](#) [Tourist Tax](#) [Reports](#) [Specialty License Plates](#) [Specialty Plate Voucher](#)

[Search](#) > [Account Summary](#)

Real Estate Account #03646 000 000

Owner: FLORIDA MAD MEN LLC
Site(s): 14822 MAIN ST
ALACHUA 32615
[Parcel details](#)
[Property Appraiser](#)



Get bills by email

Amount Due

Your account is **paid in full**. There is nothing due at this time.
Your last payment was made on 11/06/2023 for \$2,527.77.

Account History

BILL	AMOUNT DUE	STATUS	ACTION
2023 Annual Bill ⓘ	\$0.00 Paid \$2,527.77	11/06/2023 Receipt #23-0048391	Print (PDF)
2022 Annual Bill ⓘ	\$0.00 Paid \$2,575.49	11/09/2022 Receipt #22-0030232	Print (PDF)
2021 Annual Bill ⓘ	\$0.00 Paid \$2,722.24	11/03/2021 Receipt #21-0004129	Print (PDF)
2020 Annual Bill ⓘ	\$0.00 Paid \$2,797.75	11/05/2020 Receipt #20-0026539	Print (PDF)
2019 Annual Bill ⓘ	\$0.00 Paid \$2,965.33	11/19/2019 Receipt #19-0025312	Print (PDF)
2018 Annual Bill ⓘ	\$0.00 Paid \$3,173.43	04/23/2019 Receipt #18-0091531	Print (PDF)

ACCOUNT NUMBER	PROPERTY ADDRESS	MILLAGE CODE
03646 000 000	14822 MAIN ST	1700

WELCOME HOME PROPERTIES &
RENTALS LLC
14822 MAIN ST
ALACHUA, FL 32615

EXEMPTIONS:



SCAN TO PAY ONLINE

AD VALOREM TAXES					
TAXING AUTHORITY	MILLAGE RATE	ASSESSED VALUE	EXEMPTION(S)	TAXABLE VALUE	TAXES LEVIED
COUNTY GENERAL	7.6414	109,673	0	109,673	838.06
LIBRARY GENERAL	1.0339	109,673	0	109,673	113.39
SCHOOL CAP PROJECT	1.5000	109,673	0	109,673	164.51
SCHOOL DISCRNRY & CN	0.7480	109,673	0	109,673	82.04
SCHOOL GENERAL	3.1840	109,673	0	109,673	349.20
SCHOOL VOTED	1.0000	109,673	0	109,673	109.67
CHILDREN'S TRUST	0.4612	109,673	0	109,673	50.58
SUWANNEE RIVER WATER MGT DIST	0.3113	109,673	0	109,673	34.14
CITY OF ALACHUA	5.9500	109,673	0	109,673	652.55
TOTAL MILLAGE					21.8298
AD VALOREM TAXES					\$2,394.14

LEGAL DESCRIPTION
OLMSTEAD SURVEY PB C-79B S 32 7/12 FT OF N 116 FT OF E 110 FT OF LOT 1 BK 5 (ALS See Additional Legal on Tax Roll

NON-AD VALOREM ASSESSMENTS			
LEVYING AUTHORITY	UNIT	RATE	AMOUNT
801 BOCC SOLID WASTE MGMT	1.000	@ 23.6100	23.61
550 COUNTY FIRE SERVICES	1.000	Varies	215.34
NON-AD VALOREM ASSESSMENTS			\$238.95

PAY ONLY ONE AMOUNT. ↓

COMBINED TAXES AND ASSESSMENTS

\$2,633.09

IF PAID BY PLEASE PAY	Nov 30, 2023 \$0.00				
--------------------------	------------------------	--	--	--	--

JOHN POWER, CFC

ALACHUA COUNTY TAX COLLECTOR

2023 PAID REAL ESTATE

NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

14612

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

ACCOUNT NUMBER	PROPERTY ADDRESS
03646 000 000	14822 MAIN ST

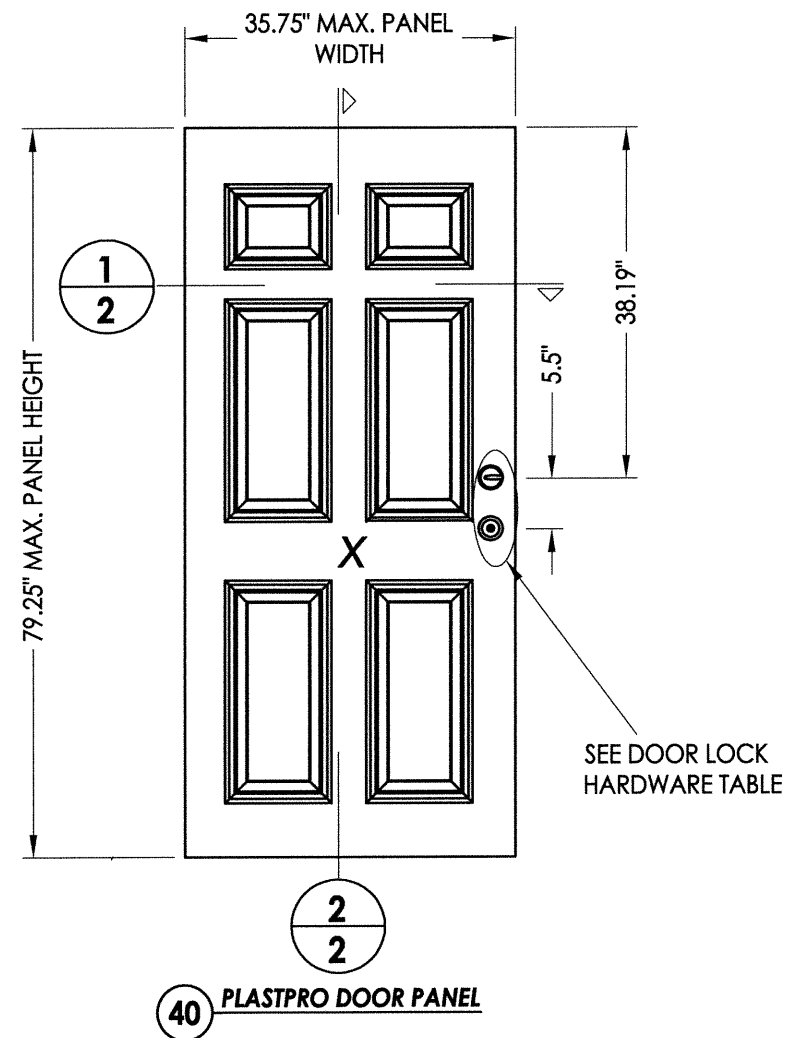
WELCOME HOME PROPERTIES &
RENTALS LLC
14822 MAIN ST
ALACHUA, FL 32615

PAY ONLY ONE AMOUNT

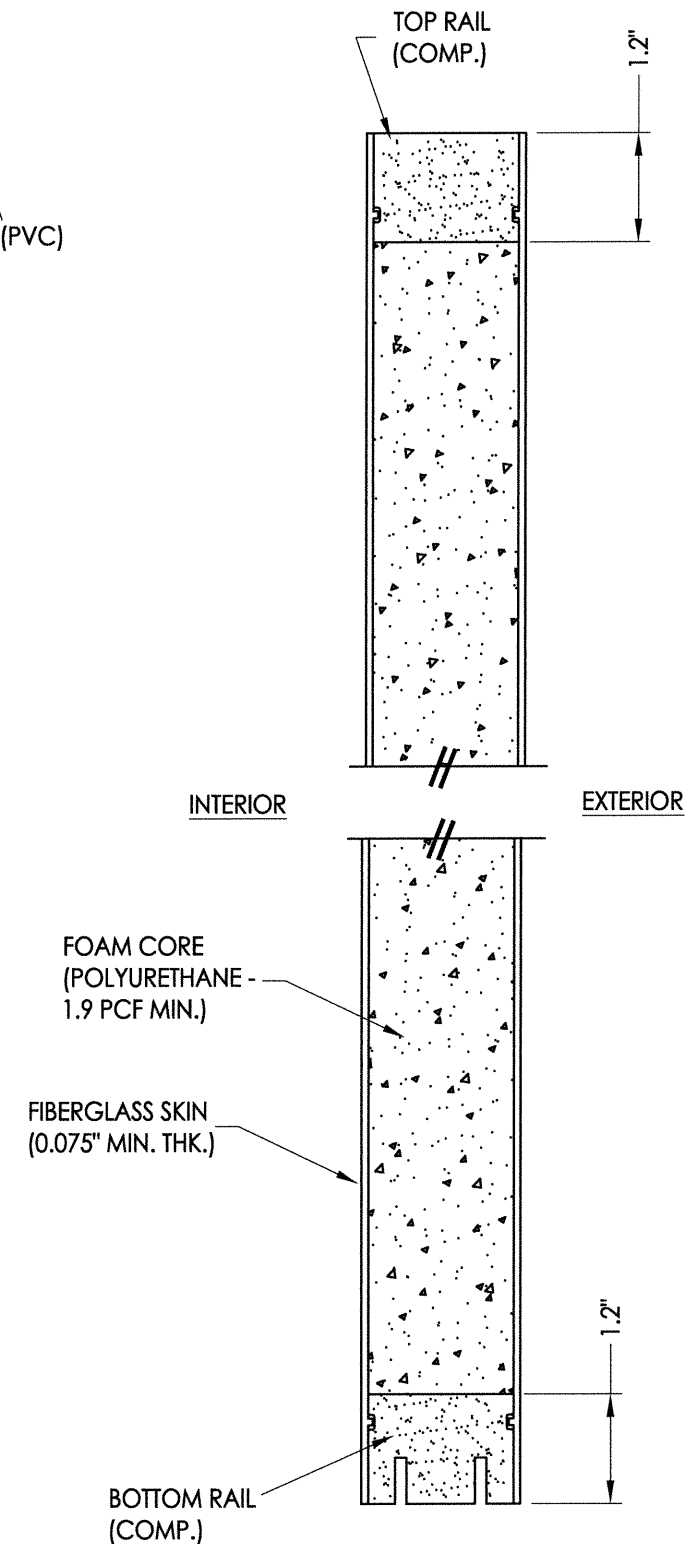
IF PAID BY	PLEASE PAY
☐ Nov 30, 2023	\$0.00
☐	
☐	
☐	
☐	

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

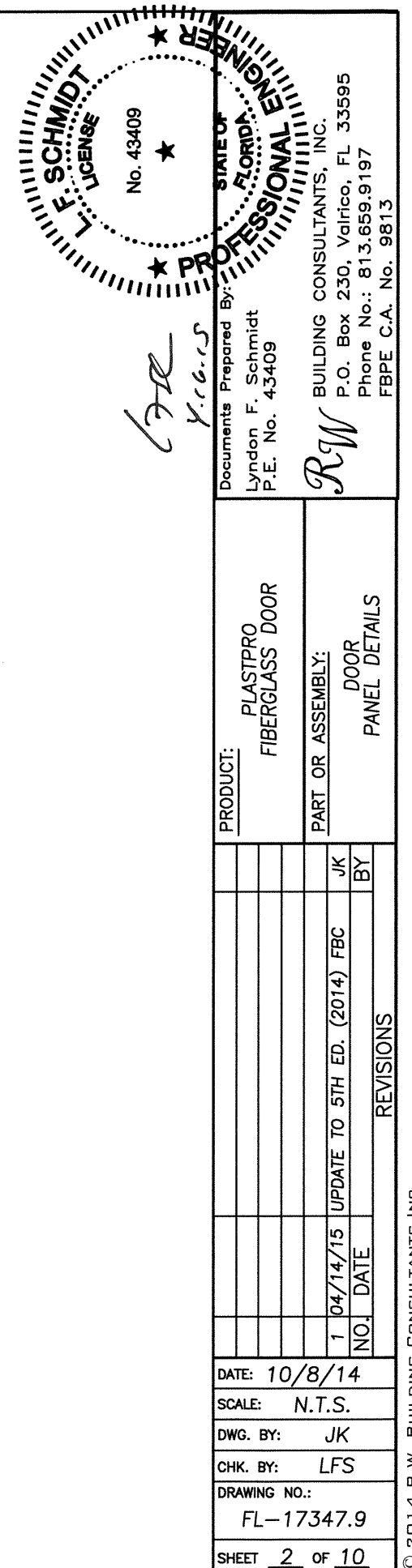




DOOR LOCK HARDWARE TABLE	
MANUFACTURER	MODEL
KWIKSET	KNOB: SERIES (400) DEADBOLT: SERIES (660)
SCHLAGE	HANDLE SET: "F" SERIES (F60) DEADBOLT: "F" SERIES (F60)
SCHLAGE	KNOB: "F" SERIES (F10) DEADBOLT: "B" SERIES (B60/62)
YALE	KNOB: CIRRUS 100 C DEADBOLT: 820 SINGLE CYLINDER
DEXTER BY SCHLAGE	KNOB: J54 DEADBOLT: JD60



2 VERTICAL CROSS SECTION



Technical drawing of a rectangular panel. The overall dimensions are 35.75" MAX. PANEL WIDTH and 79.25" MAX. PANEL HEIGHT. The panel features a central rectangular area with a dashed line indicating a break. The panel is mounted on a wall using four screws, labeled 1 and 3. The mounting holes are labeled 2 and 3. The panel is shown in a perspective view.

2.8"

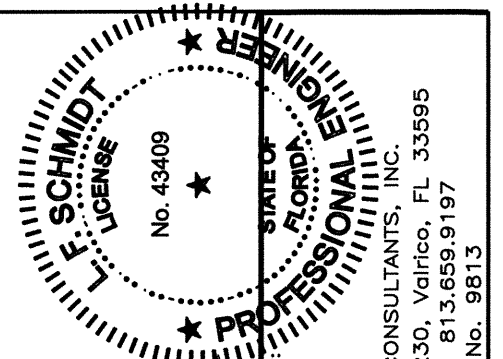
0.4"

1.75"

LATCH STILE (LVL)

CAP (PVC)

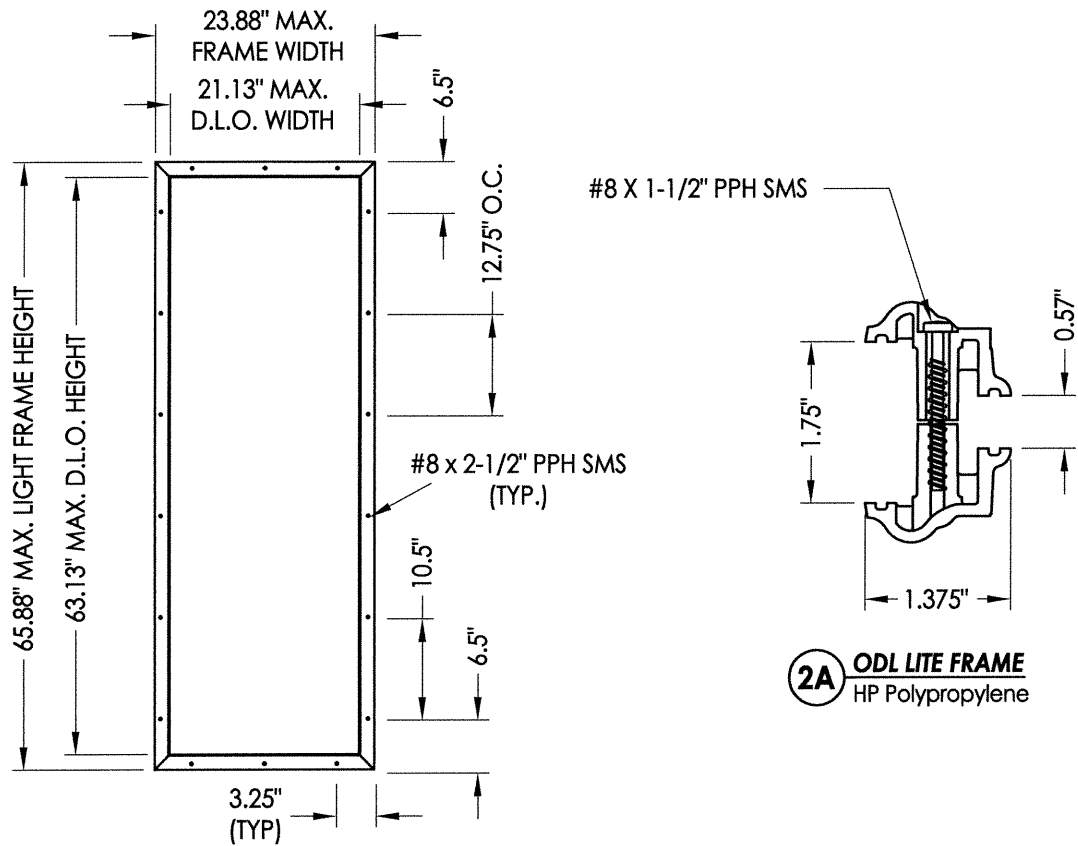
2 VERTICAL CROSS SECTION



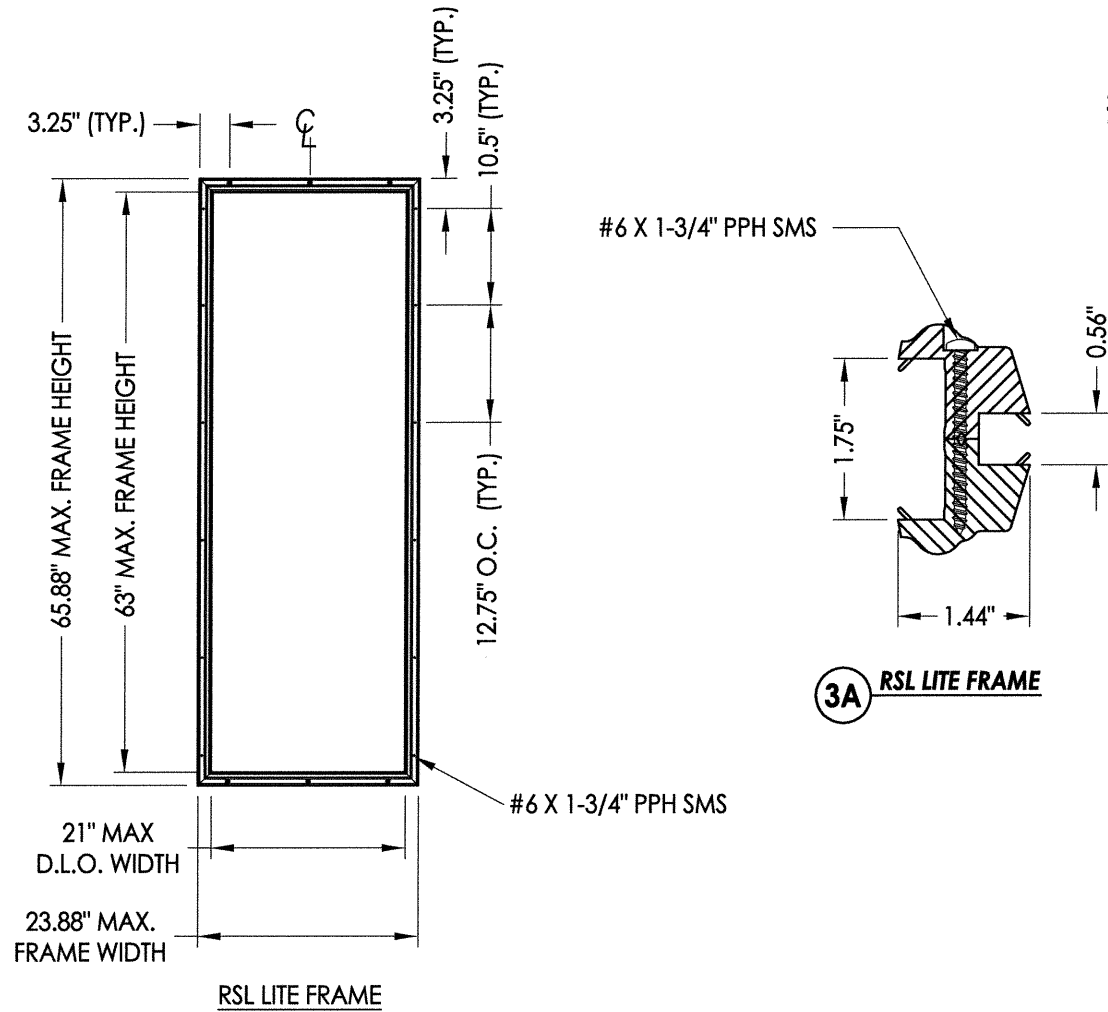
Documents Prepared By:
Lyndon F. Schmidt
P.E. No. 43409

BUILDING CONSULTANTS, INC.
P.O. Box 230, Valrico, FL 33595
Phone No.: 813.659.9197
FBPE C.A. No. 9813

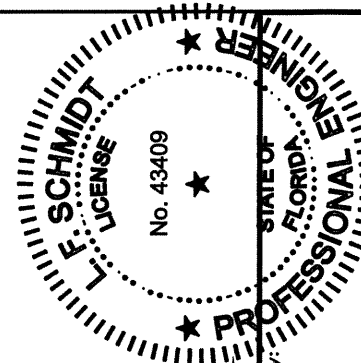
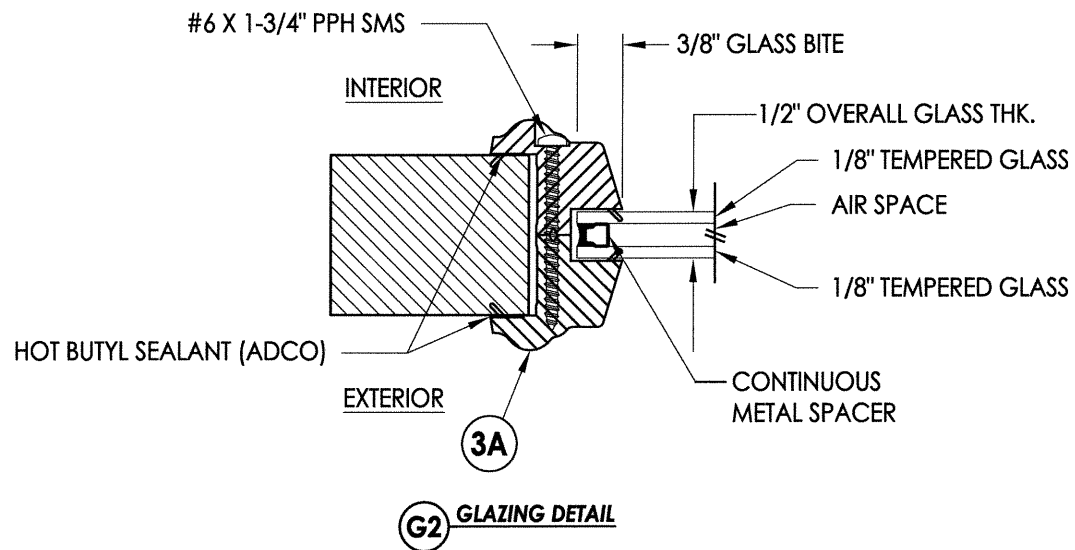
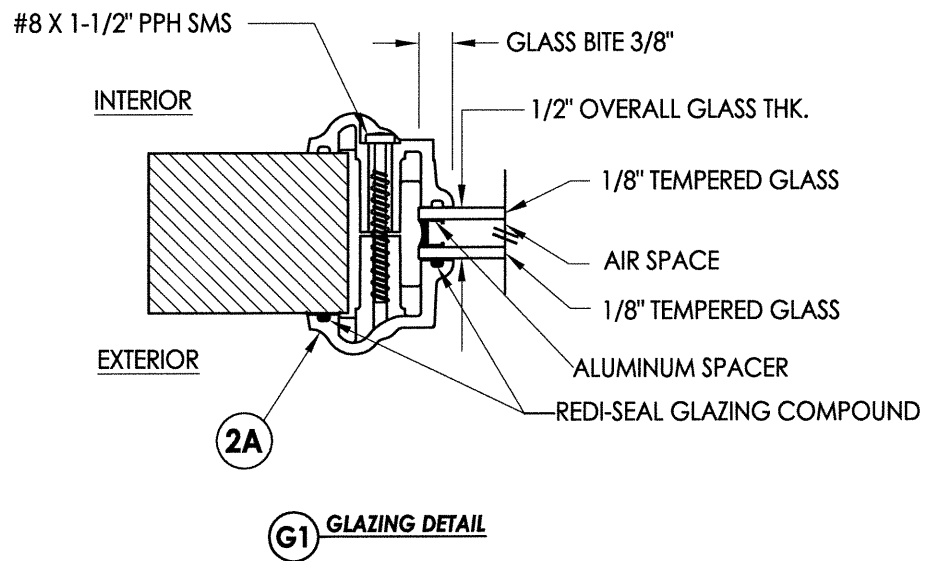
DATE: 10/8/14		PRODUCT: PLASTPRO FIBERGLASS DOOR	
SCALE: N.T.S.			
DWG. BY: JK			
CHK. BY: LFS			
DRAWING NO.: FL-17347.9			
SHEET 3 OF 10	PART OR ASSEMBLY: SIDELITE PANEL DETAILS		



ODL LITE FRAME



RSL LITE FRAME



Documents Prepared By:
Lyndon F. Schmidt
P.E. No. 43409

RW BUILDING CONSULTANTS, INC.
P.O. Box 230, Valrico, FL 33595
Phone No.: 813.659.9197
FBPE C.A. No. 9813

PRODUCT: PLASTPRO
FIBERGLASS DOOR

PART OR ASSEMBLY:
LITE FRAME
GLAZING DETAILS

NO.	DATE	REVISIONS
1	04/14/15	UPDATE TO 5TH ED. (2014) FBC

DATE: 10/8/14

SCALE: N.T.S.

DWG. BY: JK

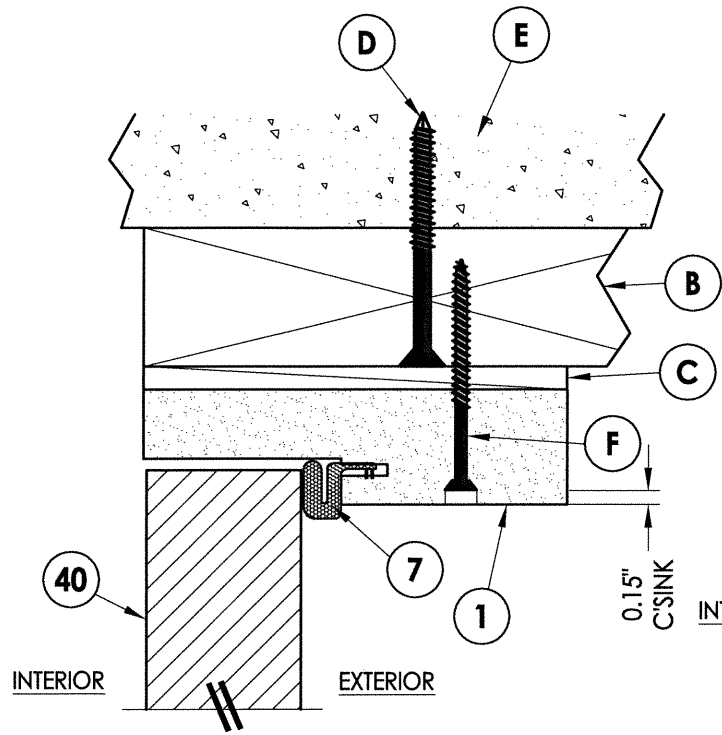
CHK. BY: LFS

DRAWING NO.:

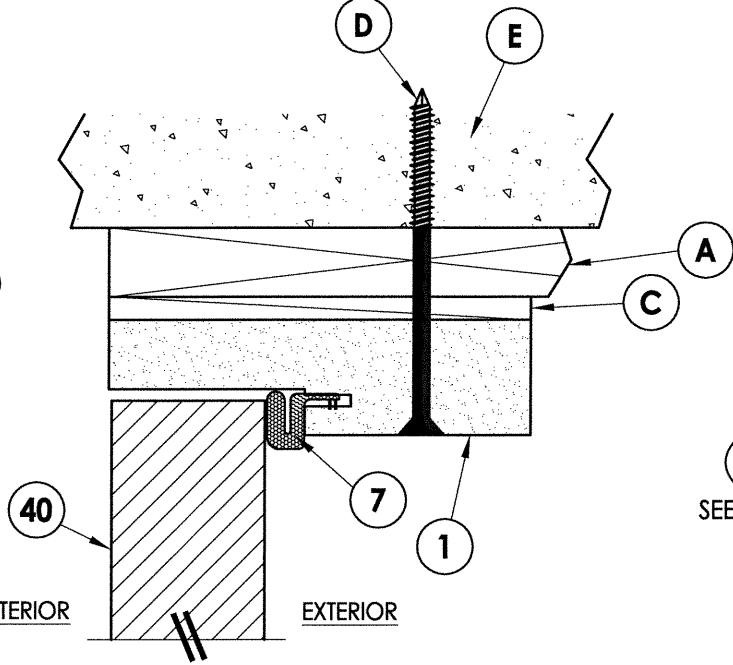
FL-17347.9

SHEET 4 OF 10

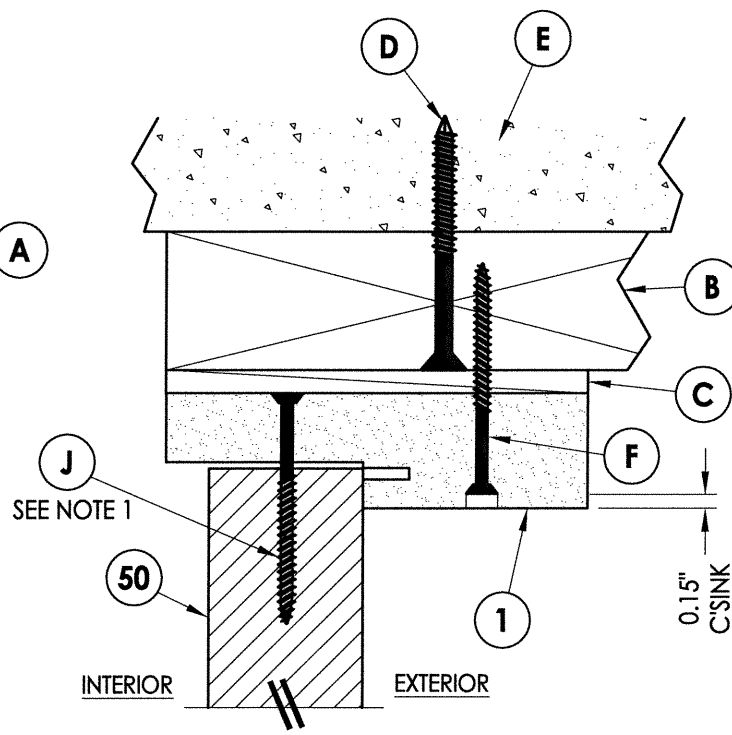
R:\Clients\Plastpro, Inc PERMANENT\Florida Product Approvals\Fl - 17347\C - Drawings\Current\FL-17347.9-12.dwg, 6.1



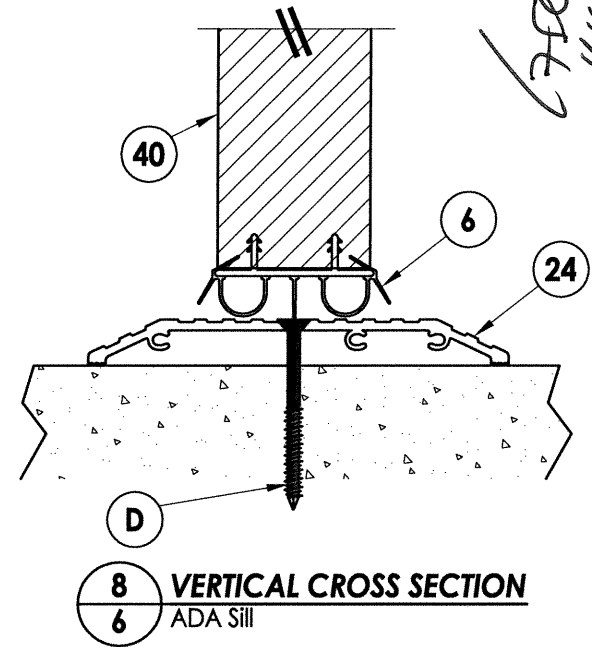
1
6 **VERTICAL CROSS SECTION**
Inswing shown (Outswing similar)
2X Buck Construction



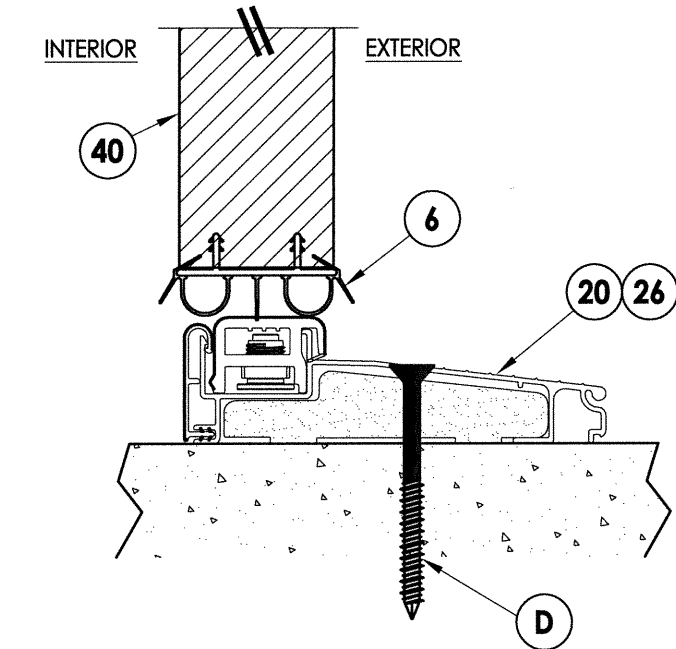
2
6 **VERTICAL CROSS SECTION**
Inswing shown (Outswing similar)
1X Buck Construction



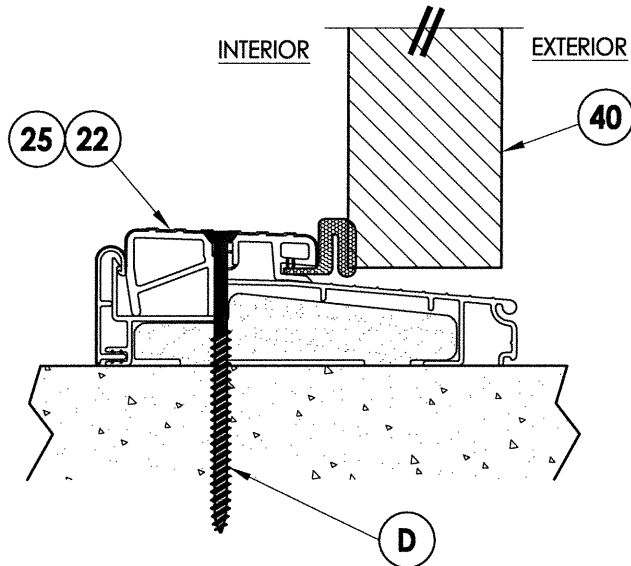
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6 **VERTICAL CROSS SECTION**
Inswing shown (Outswing similar)
2X Buck Construction



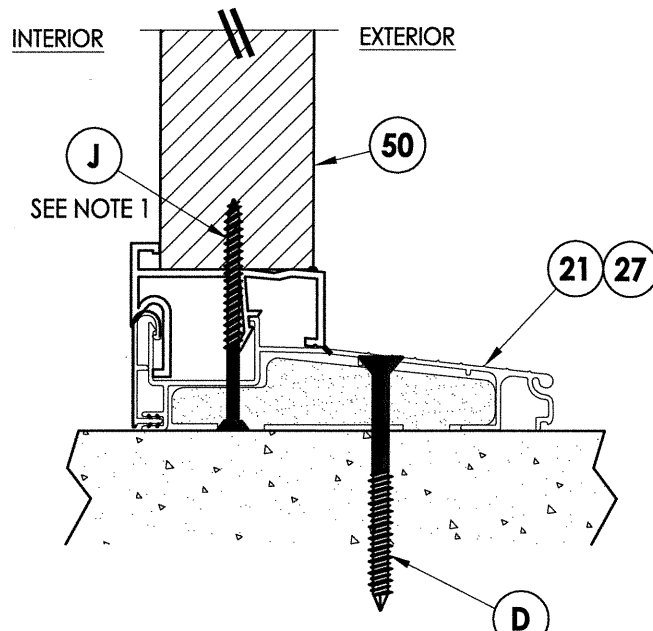
8
6 **VERTICAL CROSS SECTION**
ADA Sill



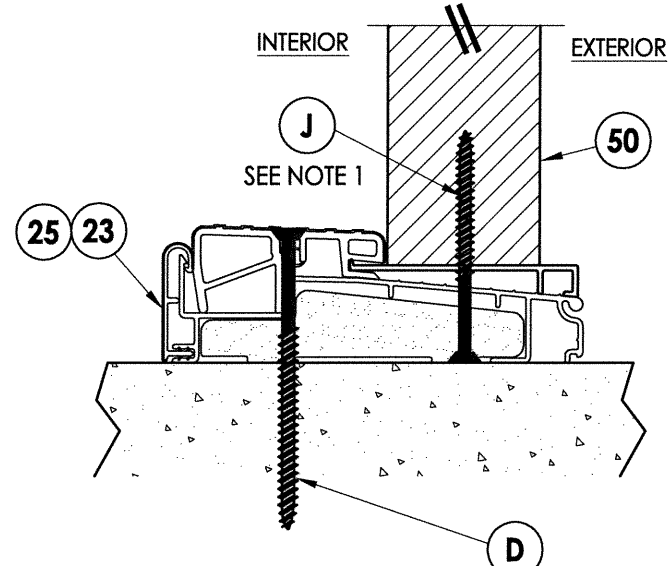
4
6 **VERTICAL CROSS SECTION**
Inswing sill



5
6 **VERTICAL CROSS SECTION**
Outswing sill

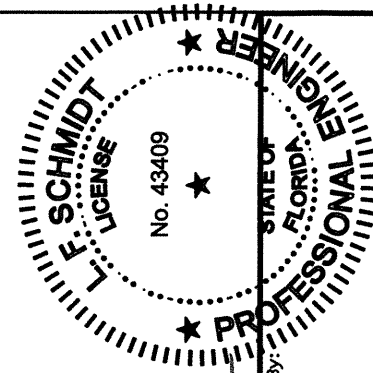


6
6 **VERTICAL CROSS SECTION**
Inswing sill



7
6 **VERTICAL CROSS SECTION**
Inswing sill

NOTE:
1. Spacing for item J @ head & sill: 6" from each end,
1 @ centerline, 2 additional at 3" & 4.5" from end
adjacent to door.



Documents Prepared By:
Lyndon F. Schmidt
P.E. No. 43409

RW BUILDING CONSULTANTS, INC.
P.O. Box 230, Valrico, FL 33595
Phone No.: 813.659.9197
FBPE C.A. No. 9813

PRODUCT: PLASTPRO
FIBERGLASS DOOR

PART OR ASSEMBLY:
VERTICAL CROSS
SECTIONS

NO.	DATE	REVISIONS
1	04/14/15	UPDATE TO 5TH ED. (2014) FBC
JK	BY	

DATE: 10/8/14

SCALE: N.T.S.

DWG. BY: JK

CHK. BY: LFS

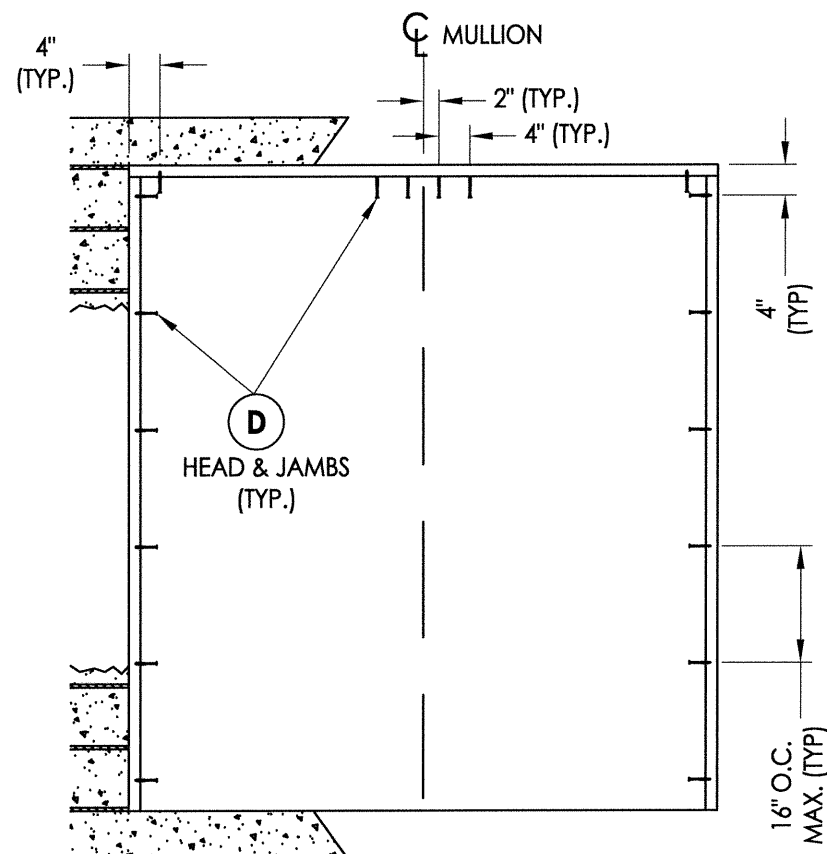
DRAWING NO.: FL-17347.9

SHEET 6 OF 10

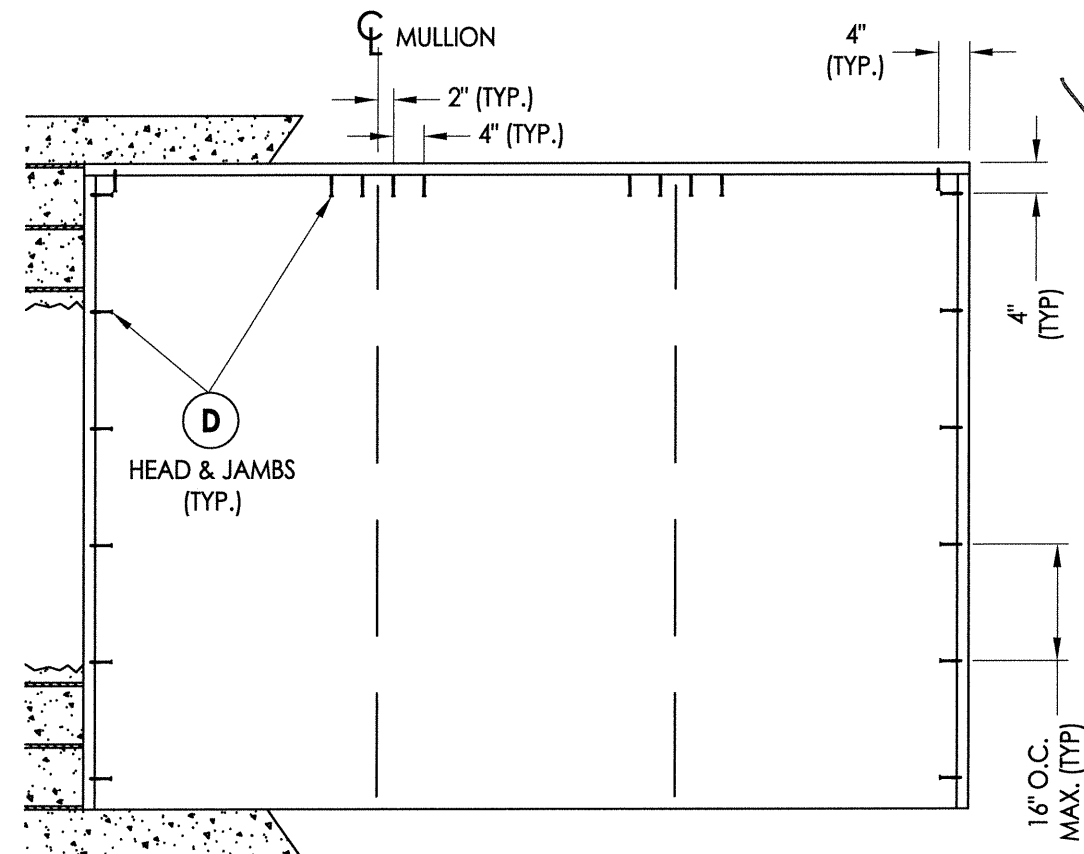
X

XO

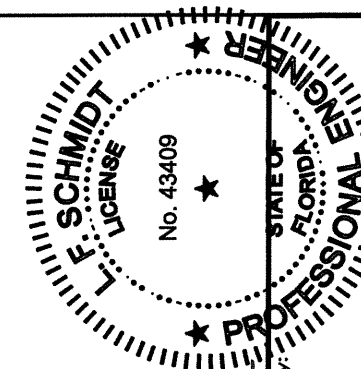
2X BUCK ANCHORING



XO



OXO



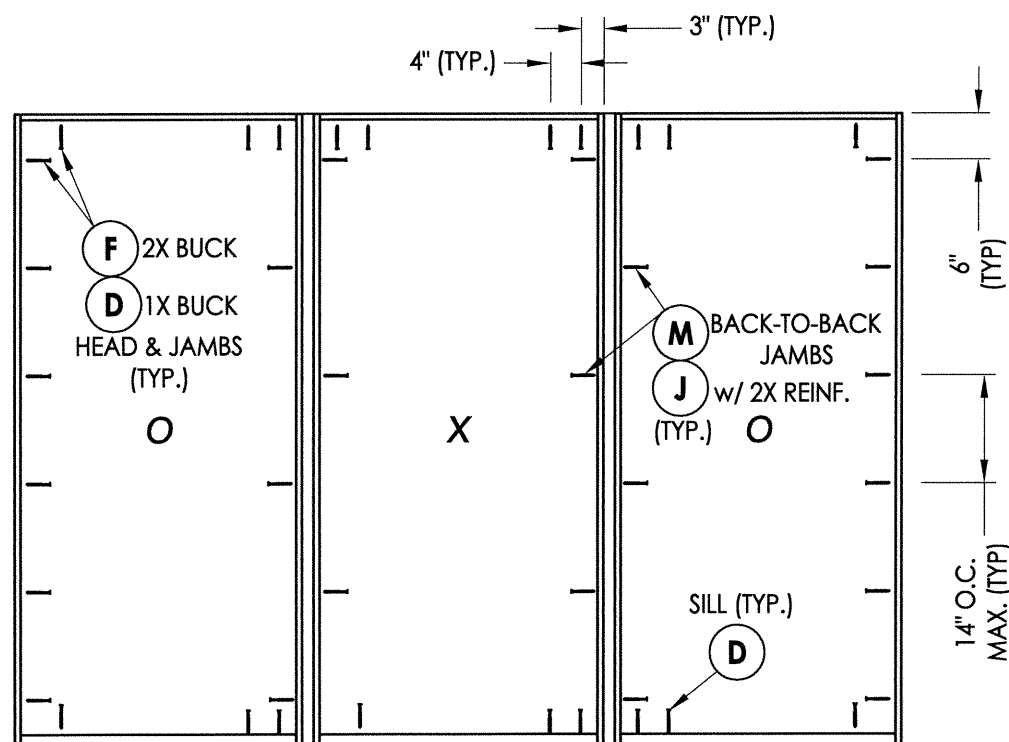
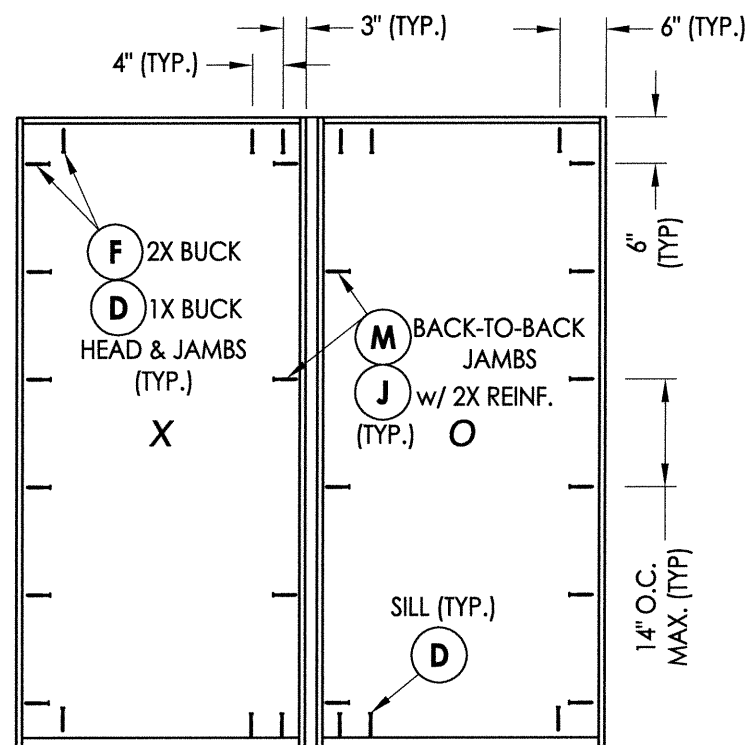
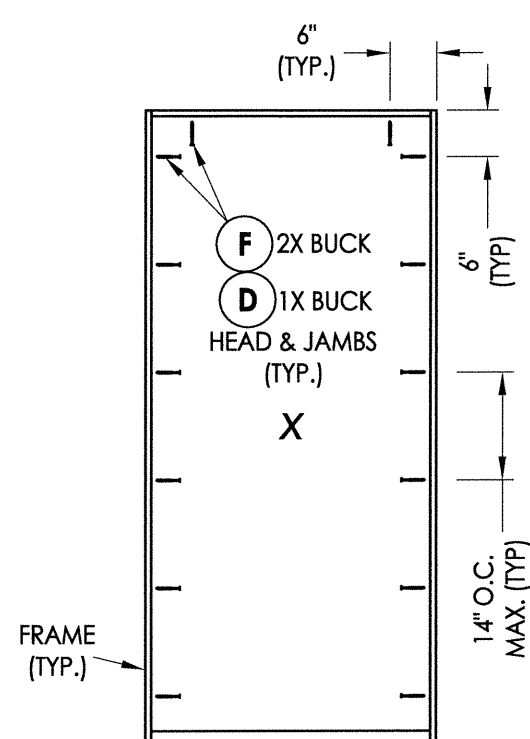
Documents Prepared By: Lyndon F. Schmidt
P.E. No. 43409

BUILDING CONSULTANTS, INC.
P.O. Box 230, Valrico, FL 33595
Phone No.: 813.659.9197
FBPE C.A. No. 9813

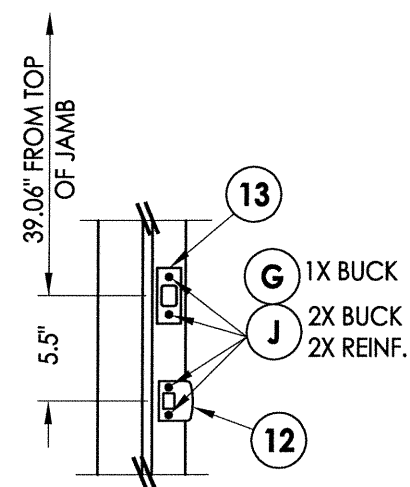
PRODUCT: PLASTPRO
FIBERGLASS DOOR

PART OR ASSEMBLY:
BUCK ANCHORING

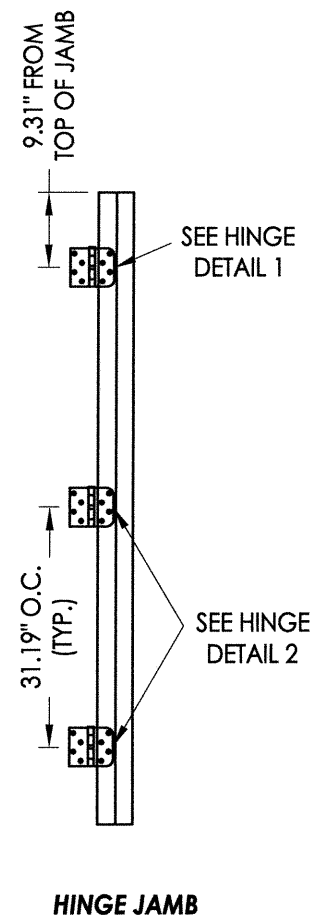
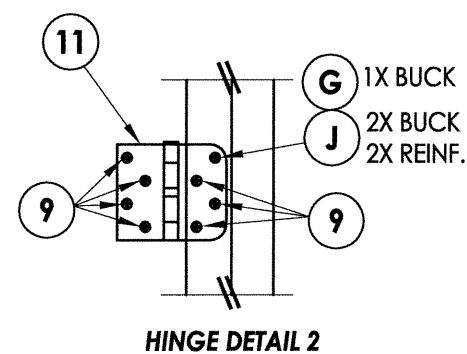
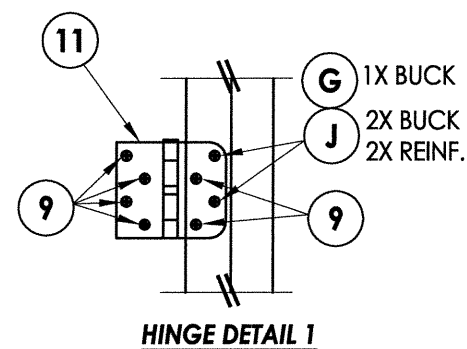
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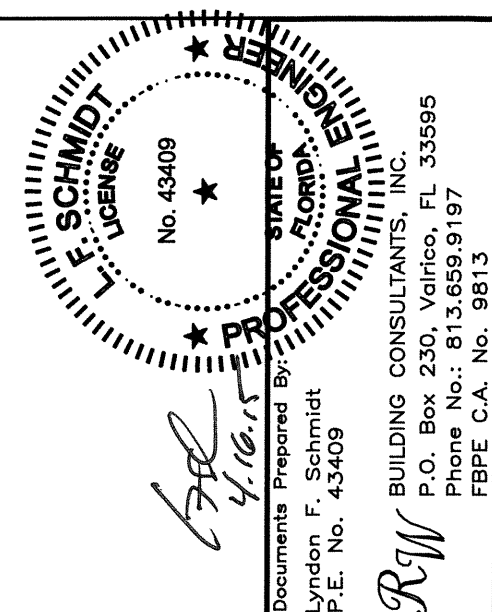
FRAME ANCHORING



LATCH AND DEADBOLT DETAILS



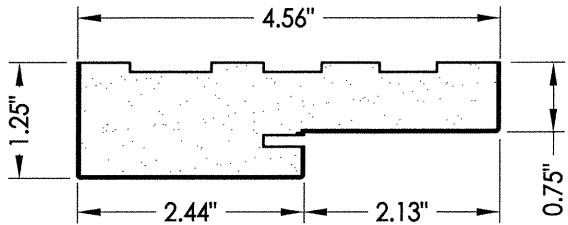
HARDWARE DETAILS



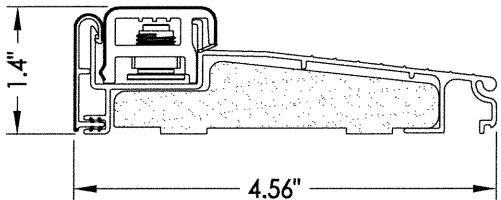
DATE: 10/8/14		PRODUCT: PLASTPRO FIBERGLASS DOOR	
SCALE: N.T.S.			
DWG. BY: JK			
CHK. BY: LFS			
DRAWING NO.: FL-17347.9		PART OR ASSEMBLY: FRAME ANCHORING & HARDWARE DETAILS	
SHEET 9 OF 10			

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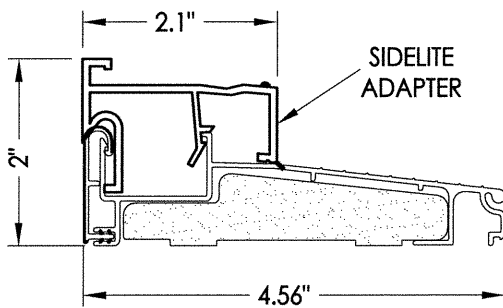
BILL OF MATERIALS		
ITEM #	DESCRIPTION	MATERIAL
A	1X FRAMING (G >= 0.42)	WOOD
B	2X FRAMING (G >= 0.42)	WOOD
C	1/4" MAX. SHIM SPACE	-
D	1/4" PFH CONCRETE SCREW (1-1/4" MIN. EMB.)	STEEL
E	MASONRY - 3,000 PSI MIN. CONCRETE CONFORMING TO ACI 301 OR HOLLOW BLOCK CONFORMING TO ASTM C90	CONCRETE
F	#10 X 2-1/2" PFH WOOD SCREW (1.15" MIN. EMB.)	STEEL
G	3/16" PFH CONCRETE SCREW (1-1/4" MIN. EMB.)	STEEL
J	#10 X 2-1/2" PFH WOOD SCREW	STEEL
M	#10 X 2" PFH WOOD SCREW	STEEL
1	POLY FIBER JAMB	COMP.
4	1X REINFORCEMENT (G >= 0.55)	WOOD
5	2X REINFORCEMENT (G >= 0.55)	WOOD
6	DOOR SWEEP	PVC
7	WEATHERSTRIP (ENDURA FORCE 5)	FOAM
9	#9 x 3/4" PFH WOOD SCREW	STEEL
11	4" X 4" HINGE	STEEL
12	LATCH STRIKE PLATE	STEEL
13	DEADBOLT STRIKE PLATE	STEEL
20	INSWING THRESHOLD	ALUM/COMP
21	INSWING THRESHOLD w/ SIDELITE ADAPTER	ALUM/COMP
22	OUTSWING THRESHOLD	ALUM/COMP
23	OUTSWING THRESHOLD w/ SIDELITE ADAPTER	ALUM/COMP
24	ADA THRESHOLD	ALUM
25	OUTSWING THRESHOLD	ALUM/COMP
26	INSWING THRESHOLD	ALUM/COMP
40	DOOR PANEL	-
50	SIDELITE PANEL	-



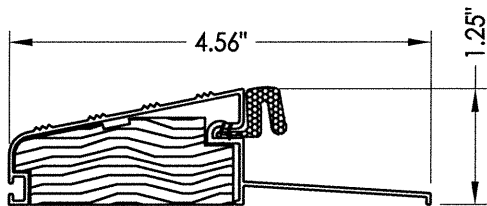
1 POLY FIBER JAMB



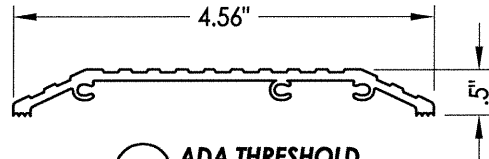
20 INSWING THRESHOLD
Endura (Z-Series)



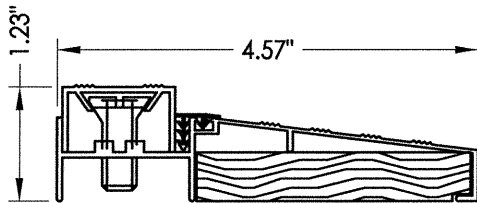
21 INSWING THRESHOLD w/ SIDELITE ADAPTER
Endura (Z-Series)



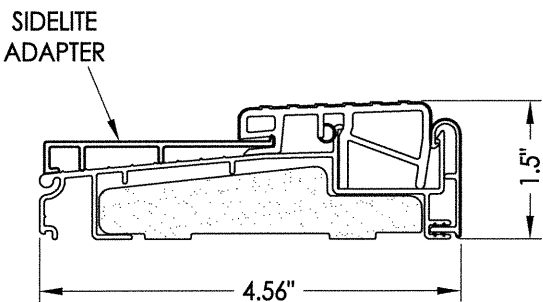
25 OUTSWING THRESHOLD
DLP



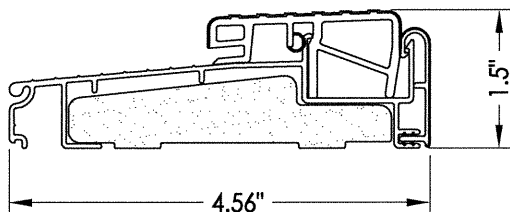
24 ADA THRESHOLD
DLP



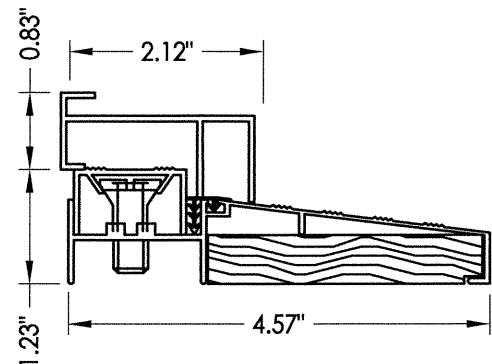
26 INSWING THRESHOLD
DLP



23 OUTSWING THRESHOLD w/ SIDELITE ADAPTER
Endura (Z-Series)



22 OUTSWING THRESHOLD
Endura (Z-Series)



27 INSWING THRESHOLD w/ SIDELITE ADAPTER
DLP

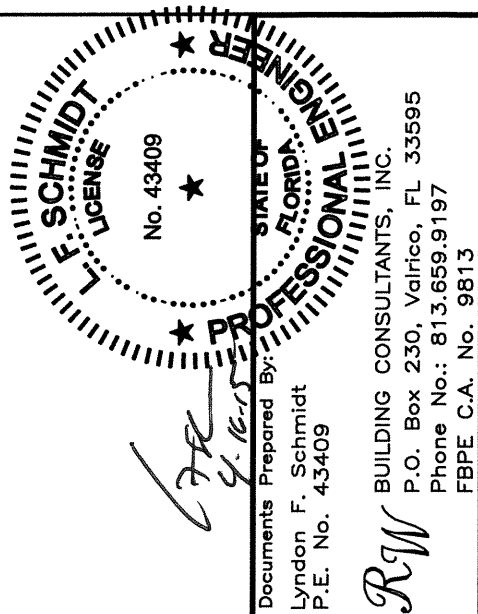
CONCRETE ANCHOR NOTES:

- Concrete anchor locations at the corners may be adjusted to maintain the min. edge distance to mortar joints.
- Concrete anchor locations noted as "MAX. ON CENTER" must be adjusted to maintain the min. edge distance to mortar joints, additional concrete anchors may be required to ensure the "MAX. ON CENTER" dimension are not exceeded.
- Concrete anchor table:

ANCHOR TYPE	ANCHOR SIZE	MIN. EMBEDMENT	MIN. CLEARANCE TO MASONRY EDGE	MIN. CLEARANCE TO ADJACENT ANCHOR
ITW BUILDEX TAPCON®	3/16"	1-1/4"	3"	1-1/2"
	1/4"	1-1/4"	2"	4"
ELCO ULTRACON®	1/4"	1-1/4"	1"	4"

WOOD SCREW INSTALLATION NOTES:

- Maintain a minimum 5/8" edge distance, 1" end distance, & 1" o.c. spacing of wood screws to prevent the splitting of wood.



Documents Prepared By:
Lyndon F. Schmidt
P.E. No. 43409

R.W. BUILDING CONSULTANTS, INC.
P.O. Box 230, Valrico, FL 33595
Phone No.: 813.659.9197
FBPE C.A. No. 9813

PRODUCT:
PLASTPRO
FIBERGLASS DOOR

PART OR ASSEMBLY:
BILL OF MATERIALS
& COMPONENTS

NO.	DATE	REVISIONS
1	04/14/15	UPDATE TO 5TH ED. (2014) FBC

DATE: 10/8/14

SCALE: N.T.S.

DWG. BY: JK

CHK. BY: LFS

DRAWING NO.:
FL-17347.9

SHEET 10 OF 10

Attachments 3 and 4

Photographs: Address: 14822 Main Street, Alachua, FL 32615

Existing front doors and proposed replacement doors



Entry Door 1



Entry Door 2



Photos of front elevations with both exterior doors to be replaced, and photo of adjacent buildings. The proposed new doors are to emulate current doors and are consistent with neighboring doors on Main Street.

Attachment 4:

No demolition beyond the immediate replacement of the doors proposed?

Attachment 5: Report

1. **Affect Exterior Appearance:** The proposed new doors type are consistent with the current doors and neighboring doors on Main Street, and will not violate any relevant designation ordinance.

2. **Affect Consistent with Historical, Architectural, or Other Relevant Qualities:** The existing building and doors were improved during prior renovations, utilizing modern materials and finishes at the time. The new replacement doors are consistent with door styles currently utilized and those of neighboring properties. However, the new doors meet current building code and Florida Product Approval criteria.

3. **Negative or Positive Impact on Neighboring Lands or Historical Significance:** The proposed replacement doors will not have a negative impact or effect on the historical significance of neighboring properties on Main Street.

4. **Effect of Denial:** Denial of a Certificate of Appropriateness would potentially deprive the Owner of certain business uses and tenants. The basis of the door (x2) replacement is due to deterioration and degradation of existing doors, resulting in air loss (lack of a proper seal for HVAC), water intrusion, and pest intrusion.

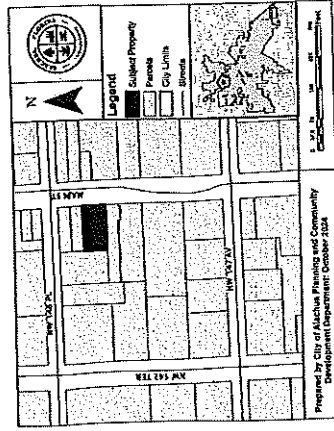
5. **Demolition:** Demolition will be limited to removal and replacement the entry doors only. No other demolition impacts are proposed.



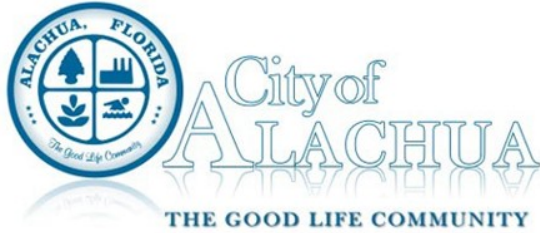
City of ALACHUA

NOTICE OF PUBLIC HEARING BEFORE THE PLANNING AND ZONING BOARD OF THE CITY OF ALACHUA, FLORIDA

Notice is hereby given that the Planning and Zoning Board of the City of Alachua will hold a public hearing on November 12, 2024 at 6:00 p.m. The hearing will be held in the James A. Lewis Commission Chambers in City Hall, located at 15100 NW 142nd Terrace, Alachua, Florida, to consider the following: A request by Josh Highlander, P.E. of Forge Integrated, applicant and agent for Welcome Home Properties and Rentals, LLC, property owner, for consideration of a Certificate of Appropriateness for the replacement of existing exterior doors at 14822 Main Street; Tax Parcel Number 03646-000-000; FLUM: Central Business District; Zoning: Central Business District (CBD).- Residential (PD-R).



At the public hearing, all interested parties may appear and be heard with respect to the application. Copies of the application are available for public inspection at the Planning and Community Development Department, 15100 NW 142nd Terrace, Alachua, Florida, on any regular business day between the hours of 7:30 a.m. to 6:00 p.m. Written comments on the application may be sent to the following address: City of Alachua, Planning and Community Development, P.O. Box 9, Alachua, FL 32616. Notice is given pursuant to Section 286.0105, Florida Statutes, that, in order to appeal any decision made at the public hearing, you will need a record of the proceedings, and that, for such purpose, you may need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is to be based. In accordance with the Americans with Disabilities Act, any persons with a disability requiring reasonable accommodation in order to participate in this meeting should call the City Clerk at (386) 418-6100 x 1501 at least 48 hours prior to the public hearing.



Commission Agenda Item

MEETING DATE: November 12, 2024

SUBJECT: Planned Development Amendment - Tolosa PD-R: A request by JBrown Professional Group, Inc., Agent, on behalf of 3rd Generation Developer, LLC and Bentley Timber LLC, property owners, for an amendment to the Tolosa Planned Development-Residential (PD-R), which proposes to increase the allowed density in area "B" from 40 units to 60 units and decrease the allowed non-residential intensity in area "B" from 20,000 sq-ft to zero sq-ft on a $\pm$ 50.5-acre subject property (tax parcel(s): 03130-004-000; 03130-007-001; 03130-008-000; 03130-009-000; 03135-000-000; 03135-001-000). FLU: Moderate Density Residential; Zoning: Planned Development-Residential (PD-R) (Quasi-Judicial).

PREPARED BY: Carson Crockett

RECOMMENDED ACTION:

Staff recommends that the Planning & Zoning Board transmit the proposed PD-R Amendment submitted by JBrown Professional Group Inc. on behalf of 3rd Generation Developer, LLC and Bentley Timber LLC to the City Commission with a recommendation to approve.

Recommended Motion: I move, based upon the competent substantial evidence presented at this hearing, the presentation before this board, and Staff's recommendation, this Board finds the application for a PD-R Amendment submitted by JBrown Professional Group Inc. on behalf of 3rd Generation Developer, LLC and Bentley Timber LLC to be consistent with the City of Alachua Comprehensive Plan and Land Development Regulations and transmits the application to the City Commission with a recommendation to approve.

Summary

This application is a request by JBrown Professional Group Inc., applicant and agent on behalf of 3rd Generation Developer, LLC and Bentley Timer LLC, property owners, for consideration of an amendment to the Tolosa Planned Development-Residential (PD-R). The proposed amendment would amend the Tolosa PD-R on a $\pm$ 50.5-acre subject property to increase the allowed density in area "B" from 40 units to 60 units and decrease the allowed non-residential intensity in area "B" from 20,000 sq-ft to 0 sq-ft. All other aspects of the Tolosa PD-R that were adopted in Ordinance 19-28 by the City Commission upon second reading on June 10, 2019, would remain unchanged. The subject property is generally located south of W State Road 235, north of NW 158th Avenue, and west of Hipp Way.

No changes to the Future Land Use Map or the Official Zoning Atlas are proposed as part of this request. The property would retain the current future land use category of Moderate Density Residential and zone district of Planned Development-Residential (PD-R).

FINANCIAL IMPACT

ADDITIONAL FINANCIAL INFORMATION

ATTACHMENTS

1. Staff Report - 2024_11_12
2. Draft Ordinance 25-01
3. Application Materials
4. Public Notice Materials



City of Alachua

Planning & Community Development Department

Staff Report

Planning & Zoning Board Hearing Date:
Quasi-Judicial Hearing

~~October 8, 2024~~

November 12, 2024

Application #: PR24-0001

SUBJECT: A request to amend the Tolosa Planned Development-Residential (PD-R) to increase the allowed density in area "B" from 40 units to 60 units and decrease the allowed non-residential intensity in area "B" from 20,000 sq-ft to 0 sq-ft.

APPLICANT/AGENT: JBrown Professional Group Inc.

PROPERTY OWNER: 3rd Generation Developer, LLC;
Bentley Timber LLC

LOCATION: Generally located south of W State Road 235, north of NW 158th Avenue, and west of Hipp Way.

PARCEL ID NUMBER: 03130-004-000; 03130-007-001; 03130-008-000;
03130-009-000; 03135-000-000; 03135-001-000

FLUM DESIGNATION: Moderate Density Residential

ZONING: Planned Development-Residential (PD-R)

OVERLAY: N/A

ACREAGE: ± 50.5

PROJECT PLANNER: Carson J. Crockett, AICP Candidate

RECOMMENDATION: Staff recommends that the Planning & Zoning Board transmit the proposed PD-R Amendment submitted by JBrown Professional Group Inc. on behalf of 3rd Generation Developer, LLC and Bentley Timber LLC to the City Commission with a recommendation to approve.

RECOMMENDED MOTION: *I move, based upon the competent substantial evidence presented at this hearing, the presentation before this board, and Staff's recommendation, this Board finds the application for a PD-R Amendment submitted by JBrown Professional Group Inc. on behalf of 3rd Generation Developer, LLC and Bentley Timber LLC to be consistent with the City of Alachua Comprehensive Plan and Land Development Regulations and transmits the application to the City Commission with a recommendation to approve.*

SUMMARY

This application is a request by JBrown Professional Group Inc., applicant and agent on behalf of 3rd Generation Developer, LLC and Bentley Timber LLC, property owners, for consideration of an amendment to the Tolosa Planned Development-Residential (PD-R). The proposed amendment would amend the Tolosa PD-R on a ± 50.5-acre subject property to increase the allowed density in area “B” from 40 units to 60 units and decrease the allowed non-residential intensity in area “B” from 20,000 sq-ft to 0 sq-ft. All other aspects of the Tolosa PD-R that were adopted in Ordinance 19-28 by the City Commission upon second reading on June 10, 2019, would remain unchanged. The subject property is generally located south of W State Road 235, north of NW 158th Avenue, and west of Hipp Way.

No changes to the Future Land Use Map or the Official Zoning Atlas are proposed as part of this request. The property would retain the current future land use category of Moderate Density Residential and zone district of Planned Development-Residential (PD-R) (see Figure 2 and Figure 3).

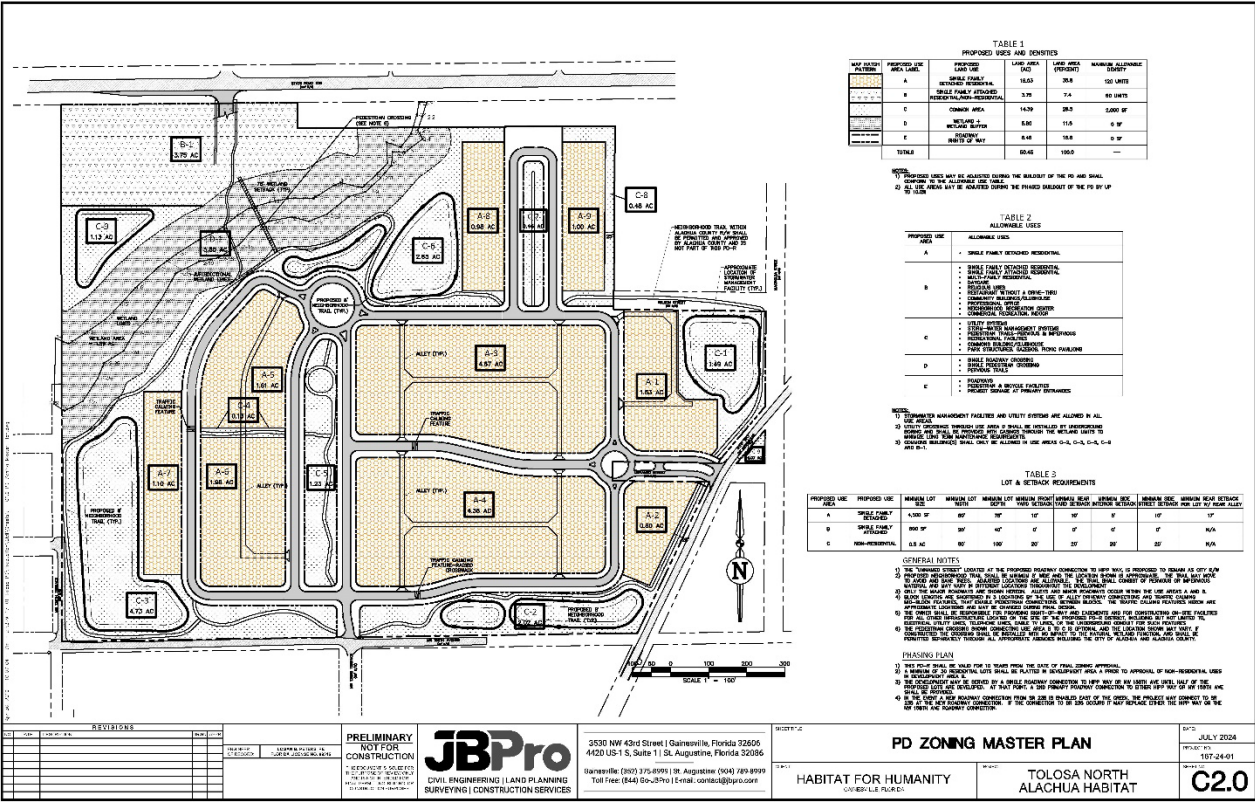


Figure 1. Proposed Amended Sheet C2.0 of the PD Master Plan

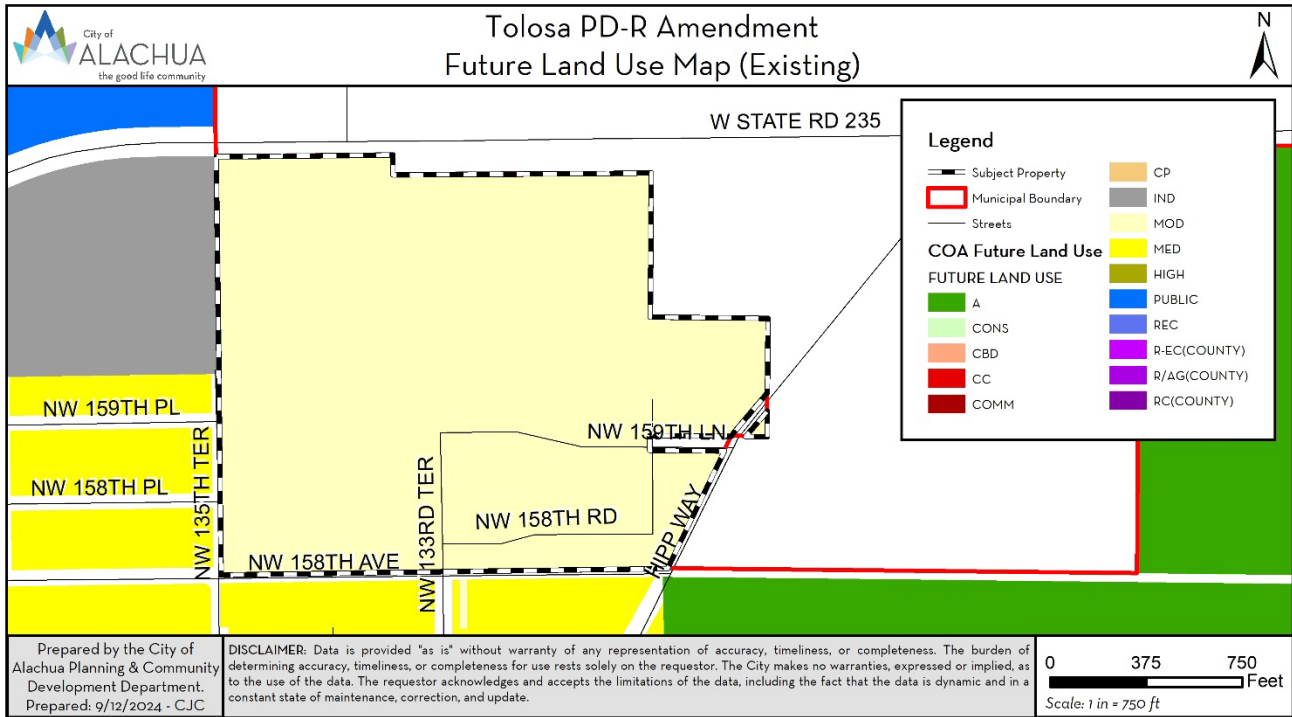


Figure 2. Future Land Use Map (Existing)

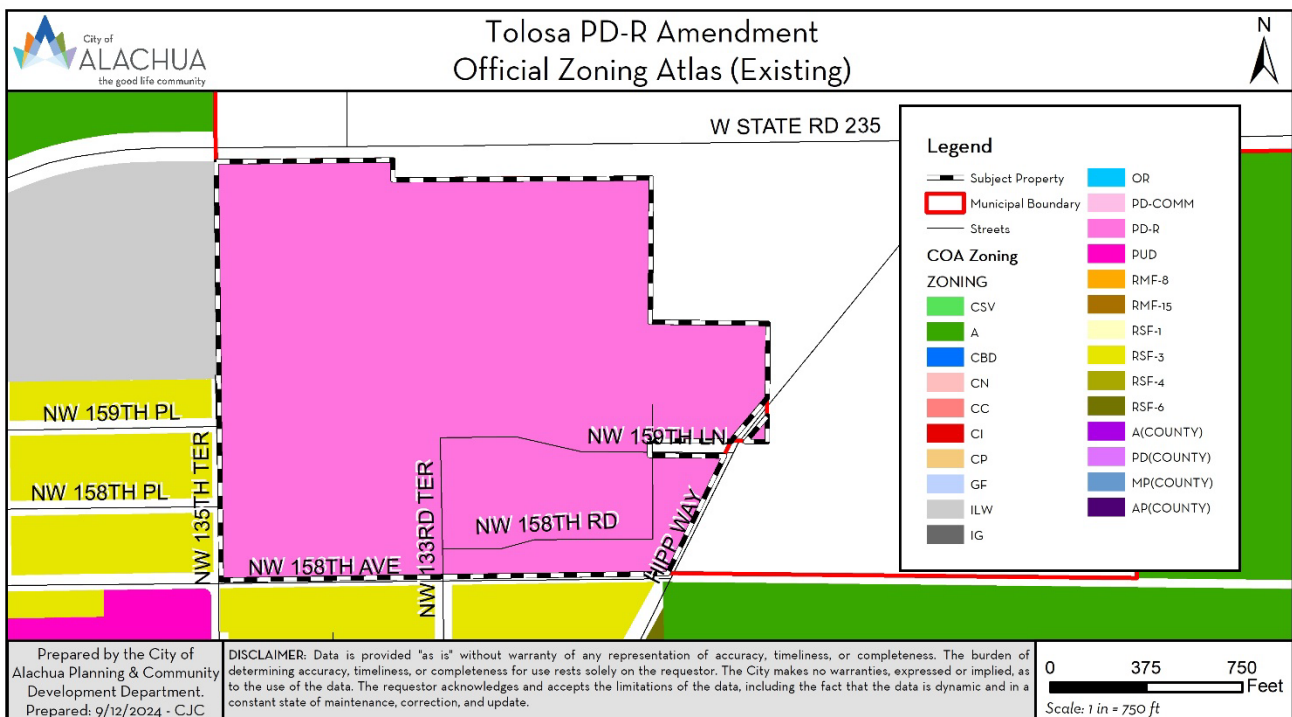


Figure 3. Official Zoning Atlas (Existing)

Planned Development – Residential

The general purposes of planned development districts are established in Section 3.6.1(A) of the City's Land Development Regulations (LDRs):

- (A) *General purpose.* The planned development (PD) districts are established for the purpose of encouraging innovative land planning and site design concepts that conform to community quality of life benchmarks and that achieve a high quality of development, environmental sensitivity, energy efficiency, and other City goals by:
- (1) *Increasing flexibility.* Reducing or diminishing the uniform design that results from the strict application of zoning and development standards that are designed primarily for individual lots;
 - (2) *Greater freedom to provide access, open space and amenities.* Allowing greater freedom in selecting the means to provide access, open space, and design amenities;
 - (3) *Greater freedom to provide mix of uses and housing types.* Allowing greater freedom in providing a mix of land uses in the same development, including a mix of housing types, lot sizes, and densities;
 - (4) *Providing greater opportunity for more efficient land use patterns.* Providing for an efficient use of land resulting in smaller networks of utilities and streets and thereby lowering development and housing costs;
 - (5) *Promoting quality design and environmentally sensitive development through site characteristics.* Promoting quality design and environmentally sensitive development by allowing development to take advantage of special site characteristics, locations, and land uses; and
 - (6) *Quality design through density increases.* In specific instances, encouraging quality design and environmentally sensitive development by allowing increases in base densities or floor area ratios when such increases can be justified by superior design or the provision of additional amenities such as public open space.

The specific purpose of the Planned Development – Residential (PD-R) zone district is established and described in Section 3.6.1(B)(1) of the City's LDRs:

- (1) *Planned Development-Residential District (PD-R).* The purpose of the Planned Development-Residential (PD-R) District is to provide a mix of residential uses using innovative and creative design elements, while at the same time providing an efficient use of open space. Commercial uses may be allowed in the PD-R district primarily to serve the needs of the residents in the development.

EXISTING USES

The subject property is undeveloped and is comprised of mostly naturally wooded areas.

SURROUNDING USES

The existing uses, Future Land Use Map (FLUM) designations, and zoning districts of the surrounding area are identified in Table 1. Figure 3 provides an overview of the vicinity of the subject property. (NOTE: The information below is intended to provide a general overview of the area surrounding the subject property and to generally orient the reader. The information below is not intended to be all-inclusive, and may not identify all existing uses, FLUM designations, and/or zoning districts surrounding the subject property.)

Table 1. Surrounding Land Uses

Direction	Existing Use(s)	FLUM Designation(s)	Zoning District(s)
North	Single-Family Residential	Rural/Agriculture (County)	Agricultural (A) (County)
South	Single-Family Residential	Medium Density Residential	Residential Single-Family-3 (RSF-3)
East	Single-Family Residential	Rural/Agriculture (County)	Agricultural (A) (County)
West	Single-Family Residential; Vacant Industrial	Medium Density Residential; Industrial	Residential Single-Family-3 (RSF-3); Light and Warehouse Industrial (ILW)

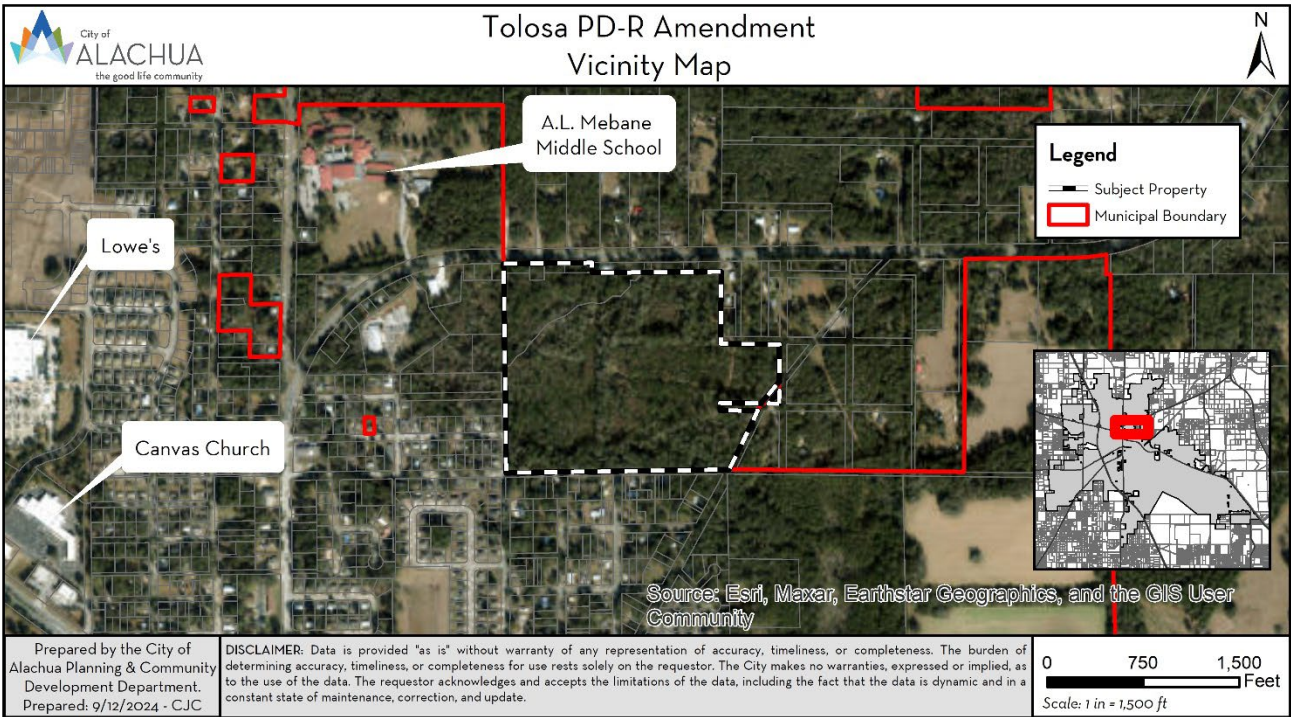


Figure 4. Vicinity Map

NEIGHBORHOOD MEETING

The purpose of a neighborhood meeting is to educate the owners of nearby land and any other interested members of the public about the project and to receive comments regarding the project. Neighborhood meetings are required for planned development amendment applications.

A neighborhood meeting was held on July 22, 2024. As required by Section 2.2.4 of the City's Land Development Regulations, all property owners within 400 feet of the subject property were notified and notice of the meeting was published in a newspaper of general circulation. The applicant was available to answer questions. Materials submitted by the applicant indicate that the meeting was attended by four members of the public. A neighborhood meeting summary was submitted by the applicant and is available in the application materials.

COMPREHENSIVE PLAN CONSISTENCY ANALYSIS

The Goals, Objectives, and Policies (GOPs) identified below are provided to establish a basis of the application's consistency with the Comprehensive Plan. There may be additional GOPs which the application is consistent with that are not identified within this report. An evaluation and findings of consistency with the identified GOPs is also provided below.

Future Land Use Element

Goal 1: Future Land Use Map 2035

The City shall maintain a Future Land Use Map in order to effectively guide development in a sustainable manner and to ensure economic prosperity and stability while maintaining a high quality of life for all of its present and future citizens, businesses, and visitors.

Objective 1.2: Residential

The City shall establish four Residential land use categories to ensure an orderly urban growth pattern that will provide a variety of housing options to its residents and provides for the best use of available lands for residential development.

Policy 1.2.b: *Moderate Density Residential* (0 to 4 dwelling units per acre): The Moderate Density Residential land use category allows residential development at a maximum density of 4 dwelling units per acre. The following uses are allowed in the Moderate Density Residential land use category:

1. Single family detached units;
2. Accessory dwelling units;
3. Manufactured or modular homes meeting certain design criteria;
4. Mobile homes only within mobile home parks;
5. Duplexes and quadplexes;
6. Townhomes;
7. Residential Planned Developments; and,
8. Supporting community services such as schools, houses of worship, parks, and community centers.

Evaluation & Findings: The amendment to the PD-R would result in a net increase of 20 dwelling units, for a total of 180 dwelling units permitted. 180 dwelling units on a ± 50.5 -acre subject property is a density of ± 3.56 units per acre, within the maximum permitted 4 dwelling units per acre. Additionally, the moderate density residential future land use category permits for a variety of dwelling unit types and residential planned developments.

Goal 2: Innovative Design Standards

The City shall utilize innovative design standards to discourage urban sprawl, provide aesthetic standards, promote open space and preserve rural character.

Objective 2.1: *Planned Development (PD) Standards*

In an effort to reduce the impacts of urban sprawl on the community and the region, the City shall provide for a wide array of planned developments to encourage the creation of interrelated neighborhoods and districts to increase the quality of life for all residents.

Evaluation & Findings: The proposed amendment is to an existing PD-R that was previously demonstrated to meet the innovative design standards outlined by Goal 2, Objective 2.1, and the subsequent policies. Objective 2.1 is implemented through Section 3.6 of the City's LDRs. An analysis of Section 3.6 has been included in this staff report.

Objective 5.1: *Natural features*

The City shall coordinate Future Land Use designations with appropriate topography, soils, areas of seasonal flooding, wetlands and habitat during review of proposed amendments to the Future Land Use Map and the development review process. Natural features may be included as amenities within a development project.

- Policy 5.1.a: Topography: The City shall protect the natural topography of the City, including steep and seepage slopes, by requiring new development to include techniques to minimize negative impacts on the natural terrain. An emphasis will be placed on retaining the natural function of seepage slopes during development. Additionally, retention of existing native vegetation will be encouraged as one method of protecting slopes.
- Policy 5.1.b: Soils: The City shall ensure soil protection and intervention measures are included in the development review process.
- Policy 5.1.c: Flood prone areas: The City shall require as part of the development review process the identification of FEMA flood zone areas. Where necessary, base flood elevations and minimum finished floor elevations shall be established. The City shall also require finished floor elevations on subdivision plats, site plans and building permit plans when necessary to determine compliance with flood prone area regulations. The City shall establish standards for a limitation on filling in flood prone areas.
- Policy 5.1.d: Wetlands: The City shall utilize statewide wetland delineation methodology in accordance with Florida Administrative Code (FAC) and regulations adopted by the FDEP and the Suwannee River Water Management District.
- Policy 5.1.e: Habitat: The City shall require as part of the development review process, an inventory of listed species for all new developments in areas identified as known habitat for listed species if listed species are known to exist in close proximity to the development. The survey shall include detailed information regarding type, quantity, location, and habitat requirements for any listed species identified. A de minimus threshold for properties required to complete the inventory shall be established in the City's Land Development Regulations.

Evaluation & Findings: The proposed amendment maintains the existing general layout of the existing PD-R, which accounts for the wetland in the northwest portion of the subject property. An environmental conditions analysis has been included in this staff report. Environmental conditions will be reevaluated in future development applications regarding this PD-R and the subject property.

Objective 5.2: Availability of facilities and services

All new development shall be planned and constructed concurrently with the availability of facilities and services necessary for the development.

Policy 5.2.a: All new development shall meet level of service standards for roadways, potable water, sanitary sewer, stormwater, solid waste, and public schools in accordance with LOS standards adopted in the elements addressing these facilities.

Evaluation & Findings: A public facilities impact analysis has been included in this staff report. The proposed PD-R amendment is not anticipated to negatively impact the level of service. Public facilities will be reevaluated in future development applications regarding this PD-R and the subject property as this PD-R amendment does not constitute a final development order.

Goal 9: Water and Wastewater Service

The City will ensure that new development and redevelopment within the corporate limits shall connect to the City's potable water and wastewater systems, where potable water and wastewater systems are available, as defined in Policy 1.2.a and Policy 4.2.b of the Community Facilities Element of the Comprehensive Plan

Policy 9.2: Any new residential subdivision within the corporate limits, where potable water service is available, as defined in Policy 4.2.b of the Community Facilities Element of the City's Comprehensive Plan that is within a Residential land use category or the Agriculture land use category shall connect to the City's potable water system. Any new residential subdivision within the corporate limits, where wastewater service is available, as defined on Policy 1.2.a of the Community Facilities Element of the City's Comprehensive Plan that is within a Residential land use category shall connect to the City's wastewater system.

Evaluation & Findings: The subject property is within the potable water and wastewater service area, and as such, must connect to these systems at time of development.

Transportation Element

Objective 1.1: *Level of Service*

The City shall establish a safe, convenient and efficient level of service standard for all motorized and non-motorized transportation systems.

Evaluation & Findings: A public facilities impact analysis has been included in this staff report. The proposed PD-R amendment is not anticipated to negatively impact the level of service. Public facilities will be reevaluated in future development applications regarding this PD-R and the subject property as this PD-R amendment does not constitute a final development order.

Housing Element

Policy 1.1.a: The City shall encourage the development of a variety of housing types including conventional single family homes, accessory dwelling units, multi-family units, group homes, assisted living facilities, foster care facilities, mobile homes, and manufactured housing, and shall ensure that appropriate land use designations and zoning districts exist to accommodate each type.

Evaluation & Findings: The existing PD-R currently allows single-family detached, single-family attached, and multi-family residential dwelling units. The proposed amendment would increase the potential number of dwelling units by 20 in area “B”, which permits for single-family detached, single-family attached, and multi-family residential dwelling units, supporting future development and additional housing within the City.

Community Facilities Element

Policy 1.1.d: The City hereby establishes the following level of service standards for sanitary sewer facilities:

- a) Quality: Compliance with all applicable standards of the U.S. Environmental Protection Agency (EPA) and the Florida Department of Environmental Protection (FDEP).
- b) Quantity: System-wide wastewater collection and treatment will be sufficient to provided a minimum of 250 gallons per day per equivalent residential unit (ERU) on an average annual basis. Plant expansion shall be planned in accordance with Rule 62-600.405, Florida Administrative Code, or subsequent provision.
- c) System capacity: If the existing demand and reserved capacity of the committed use of the City’s wastewater facility reaches 85% of the permitted capacity design, no further development orders for projects without reserved capacity will be issued until additional capacity becomes available or funds to increase facility capacity are committed in accordance with a development agreement.

Policy 1.2.a: The City shall establish a Community Wastewater Service Area, which shall include all areas where wastewater service is available. Wastewater service shall be deemed available if:

1. A gravity water main exists within 100 feet of the property line of any lot with a residential land use category or an existing single family residence and wastewater service is accessible through public utility easements or right of ways. The distance shall be measured as required for construction of the infrastructure along public utility easements and right of ways.
2. Gravity wastewater main exists with 500 feet of the property line of any proposed residential subdivision consisting of 5 units or less and the gravity wastewater system is accessible through public utility easements or right of ways. The distance shall be measured as required for construction of the infrastructure along public utility easements and right of ways.
3. A gravity wastewater main, wastewater pumping station, or force main exists within 2,640 feet of the property line of any proposed residential subdivision comprised of more than 5 units, or any multi-family residential development, or any commercial development, or any industrial development and the gravity wastewater system, wastewater pumping station, or force main is accessible through public utility easements or right of ways. The distance shall be measured as required for construction of the infrastructure along public utility easements and right of ways.

Evaluation & Findings: A public facilities impact analysis has been included in this staff report. The proposed PD-R amendment is not anticipated to negatively impact the level of service. The subject property is within the wastewater service area, and as such, must connect to the system at time of development. Public facilities will be reevaluated in future development applications regarding this PD-R and the subject property as this PD-R amendment does not constitute a final development order.

Policy 2.1.a: The City hereby establishes the following level of service standards for solid waste disposal facilities:

Facility Type	Level of Service Standard
Solid Waste Landfill	0.73 tons per capita per year

Evaluation & Findings: A public facilities impact analysis has been included in this staff report. The proposed PD-R amendment is not anticipated to negatively impact the level of service. Public facilities will be reevaluated in future development applications regarding this PD-R and the subject property as this PD-R amendment does not constitute a final development order.

Policy 4.1.b: The City shall establish a Community Potable Water Service Area, which includes all areas where potable water service is available. Water service shall be deemed available if:

1. A water main exists within 100 feet of any lot within a residential land use category or an existing single family residence water service is accessible through public utility easements or right of ways. The distance shall be measured as required for construction of the infrastructure along public utility easements and right of ways.
2. A water main exists within 500 feet of any proposed residential subdivision consisting of 5 units or less and water service is accessible through public utility easements or right of ways. The distance shall be measured as required for construction of the infrastructure along public utility easements and right of ways.
3. A water main exists within 2,640 feet of any residential subdivision with more than 5 units, or any multi-family residential development, or any commercial development, or any industrial development and water service can be accessed through public utility easements or right of ways. The distance shall be measured as required for construction of the infrastructure along public utility easements and right of ways.

Policy 4.1.c: The City establishes the following level of service standards for potable water:

- a) Quality: Compliance with all applicable standards of the U.S. Environmental Protection Agency (EPA) and the Florida Department of Environmental Protection (FDEP).
- b) Quantity: System-wide potable water collection and treatment will be sufficient to provide a minimum of 275 gallons per day per equivalent residential unit (ERU) on an average annual basis.
- c) Capacity: Plant expansion shall be planned in accordance with Florida Administrative Code. Additionally, if the existing demand and reserved capacity of the City's potable water facility reaches 85% of the permitted capacity design, no further development orders or permits for projects without reserved capacity will be issued until additional capacity becomes available or funds to increase facility capacity are committed in accordance with a development agreement.

Evaluation & Findings: A public facilities impact analysis has been included in this staff report. The proposed PD-R amendment is not anticipated to negatively impact the level of service. The subject property is within the potable water service area, and as such, must connect to the system at time of development. Public facilities will be reevaluated in future development applications regarding this PD-R and the subject property as this PD-R amendment does not constitute a final development order.

Conservation and Open Space Element

Objective 1.2: Native Communities and Ecosystems

The City shall preserve and protect native communities and ecosystems, particularly those considered endangered or threatened.

Policy 1.2.a: The City shall ensure that land use designations, development practices and regulations protect native communities and ecosystems, and environmentally sensitive lands.

Evaluation & Findings: The proposed amendment maintains the existing general layout of the existing PD-R, which accounts for the wetland in the northwest portion of the subject property. An environmental conditions analysis has been included in this staff report.

Objective 1.3: Listed Species

The City shall protect species listed by State and Federal agencies as endangered, threatened or of special concern, and their habitats.

Evaluation & Findings: The proposed amendment maintains the existing general layout of the existing PD-R, which accounts for the wetland in the northwest portion of the subject property. An environmental conditions analysis has been included in this staff report. No species identified as endangered, threatened, or of special concern are known to exist on the subject property. Should a regulated plant or animal species be discovered, compliance with the applicable Comprehensive Plan policies and Land Development Regulations will be required.

Objective 1.10: Wetlands

The City shall protect and preserve wetland values and functions from adverse, human caused, physical and hydrologic disturbances.

Policy 1.10.a: The City shall utilize statewide wetland delineation methodology in accordance with Florida Administrative Code and regulations adopted by the DEP and the Suwannee River Water Management District.

Policy 1.10.g: The City shall require natural vegetative buffers around wetlands to protect the fragile ecosystems they sustain. Buffers, measured from the outer edge of the wetland, shall be created as established in the following table:

Resource Addressed	Required Buffer (feet)
Wetlands less than or equal to 0.5 acre that do not support federally and/or state regulated vertebrate wetland/aquatic dependent animal species.	50' average 35' minimum
Wetlands greater than 0.5 acre that do not support the animal species described above.	75' average 50' minimum
Areas where the animal species described above have been documented within 300 feet of a wetland.	100' average 75' minimum

Evaluation & Findings: The proposed amendment maintains the existing general layout of the existing PD-R, which accounts for the wetland in the northwest portion of the subject property. An environmental conditions analysis has been included in this staff report. Wetlands have been delineated in accordance with the methodology established in Florida Administrative Code, as required by Policy 1.10.a. The amended PD Master Plan establishes minimum wetland setbacks that comply with Policy 1.10.g.

Recreation Element

Policy 1.2.b: The City shall adhere to a minimum level of service of five (5.0) acres of community, neighborhood or pocket park, per 1,000 persons, with a minimum of 20 percent of this in improved, passive parks.

Evaluation & Findings: A public facilities impact analysis has been included in this staff report. The proposed PD-R amendment is not anticipated to negatively impact the level of service. Public facilities will be reevaluated in future development applications regarding this PD-R and the subject property as this PD-R amendment does not constitute a final development order.

ENVIRONMENTAL CONDITIONS ANALYSIS

Wetlands

Wetlands are areas that are inundated or saturated by surface or ground water at a frequency and duration sufficient to support, and that under normal conditions do support, a prevalence of vegetation typically adapted for life in saturated soil conditions. Wetlands generally include swamps, marshes, bogs, and similar areas.

Evaluation & Findings: As part of the original PD-R application, the applicant submitted a letter and map which delineated the location of wetland areas in accordance with Chapter 62-340, Florida Administrative Code. In addition, the amended PD Master Plan indicates the location of the wetland buffer. The wetland buffer is consistent with the applicable wetland protection standards established in the City's Comprehensive Plan (Objective 1.10 of the Conservation and Open Space Element) and in the Land Development Regulations (Section 6.9.5.).

Strategic Ecosystems

Strategic Ecosystems were identified by an ecological inventory project in a report prepared for Alachua County Department of Growth Management in 1987 and updated in 1996. The purpose of the inventory was to identify, inventory, map, describe, and evaluate the most significant natural biological communities in private ownership in Alachua County.

Evaluation & Findings: The subject property is not located within or adjacent to a Strategic Ecosystem, therefore, the development will have no impact upon any Strategic Ecosystems identified within the ecological inventory report.

Regulated Plant & Animal Species

The Florida Natural Areas Inventory (FNAI) has identified areas throughout the State of Florida which may contain good quality natural communities. This data layer is known as the Potential Natural Areas (PNA) data layer, and identifies privately owned lands that are not managed or listed for conservation purposes. These areas were delineated by FNAI scientific staff through interpretation of natural vegetation from 1988-1993 FDOT aerial photographs and from input received during Regional Ecological Workshops held for each regional planning council. These workshops were attended by experts familiar with natural areas in the region.

Potential Natural Areas were assigned ranks of Priority 1 through Priority 5 based on size, perceived quality, and type of natural community present. The areas included in Priority 5 are exceptions to the above criteria. These areas were identified through the same process of aerial photographic interpretation and regional workshops as the PNA 1 through 4 ranked sites, but do not meet the standard criteria.

Evaluation & Findings: No species identified as endangered, threatened, or of special concern are known to exist on the subject property; however, a majority of the subject property is listed as a FNAI Priority 3 area. The FNAI PNA data is not intended for use in a regulatory decision-making process. The data must be referenced only as a resource to indicate the potential of land to support wildlife. Should a regulated plant or animal species be discovered, compliance with the applicable Comprehensive Plan policies and Land Development Regulations will be required.

Soil Survey

The hydrologic soil group is an indicator of potential soil limitations. The hydrologic soil group, as defined for each specific soil, refers to a group of soils which have been categorized according to their runoff-producing characteristics. These hydrologic groups are defined by the Soil Survey of Alachua County, Florida, dated August 1985. The chief consideration with respect to runoff potential is the capacity of each soil to permit infiltration (the slope and kind of plant cover are not considered, but are separate factors in predicting runoff). There are four hydrologic groups: A, B, C, and D. "Group A" soils have a higher infiltration rate when thoroughly wet and therefore have a lower runoff potential. "Group D" soils have a lower infiltration rate and therefore a higher runoff potential.

There are 11 soil types found within the subject property, shown in Table 2.

Table 2. Soil Types

Soil Type	Hydrologic Group	Drainage Class	Limitations		% of Subject Property (may not total to 100% due to rounding)
			Dwellings Without Basements	Small Commercial Buildings	
Arredondo Fine Sand; 5% to 8% Slopes	A	Well drained	Slight	Moderate: slope	22.94%
Bivans Sand; 8% to 12% Slopes	D	Poorly drained	Severe: wetness, slope	Severe: wetness, slope	15.26%
Lochloosa Fine Sand; 5% to 8% Slopes	C	Somewhat poorly drained	Slight	Moderate: slope	13.08%
Arredondo Fine Sand; 0% to 5% Slopes	A	Well drained	Slight	Slight	11.92%

Table 2. Soil Types (Continued)

Soil Type	Hydrologic Group	Drainage Class	Limitations		% of Subject Property (may not total to 100% due to rounding)
			Dwellings Without Basements	Small Commercial Buildings	
Fort Meade Fine Sand; 0% to 5% Slopes	A	Well drained	Slight	Slight	9.72%
Kendrick Sand; 2% to 5% Slopes	B	Well drained	Slight	Slight	8.24%
Pomona Sand; Depressional	D	Poorly drained	Severe: ponding	Severe: ponding	7.16%
Bivans Sand; 5% to 8% Slopes	D	Poorly drained	Severe: wetness, slope	Severe: wetness, slope	6.58%
Gainesville Sand; 0% to 5% Slopes	A	Well drained	Slight	Slight	4.38%
Tavares Sand; 0% to 5% Slopes	A	Moderately well drained	Slight	Slight	1.31%
Kanapaha Sand; 0% to 5% Slopes	B/D	Poorly drained	Severe: wetness	Severe: wetness	>1%

Evaluation & Findings: While some soil types pose limitations for urban uses, including dwellings, the limitations in areas where development would be permitted by the PD Master Plan are primarily due to slope. Soil types which present limitations due to wetness are primarily located in the wetland area or within the wetland buffer area. A more detailed geotechnical analysis may be required prior to any development of the site to further evaluate any potential limitations of the lands which may be presented by soils.

Flood Potential

Panel 12001C0140D of the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) Series, dated June 16, 2006 indicates that the development area is in Flood Zone X (areas determined to be outside of the 500-year floodplain).

Evaluation & Findings: The subject property is located in Flood Zone X (areas determined to be outside of the 500-year floodplain), therefore, there are no issues related to flood potential.

Karst-Sensitive Features

Karst sensitive areas include geologic features, such as fissures, sinkholes, underground streams, and caverns, and are generally the result of irregular limestone formations.

Evaluation & Findings: The subject property is not identified as a Karst sensitive area designated by the Suwannee River Water Management District (SRWMD) High Aquifer Recharge Map (HARP). There are no known geologic features located on the subject property which may indicate an increased potential for karst sensitivity.

Wellfield Protection Zones

Policy 7.2.1 of the Future Land Use Element of the City's Comprehensive Plan establishes a 500-foot radius area around each city-owned potable water well.

Evaluation & Findings: The subject property is not located within a City of Alachua wellhead protection zone as identified on the City of Alachua Wellfield Primary Protection Zones Map of the City's Comprehensive Plan, therefore, there are no issues related to wellfield protection.

Historic Structures/Markers and Historic Features

The State of Florida and the Alachua County Historic Resources Inventory identify historic structures in addition to the City's Historic Overlay District, as established by Section 3.7 of the City's Land Development Regulations.

Evaluation & Findings: The subject property is not within the City's Historic Overlay District and the State of Florida and Alachua County Historic Resources Inventory note no historic structures or markers on the subject property.

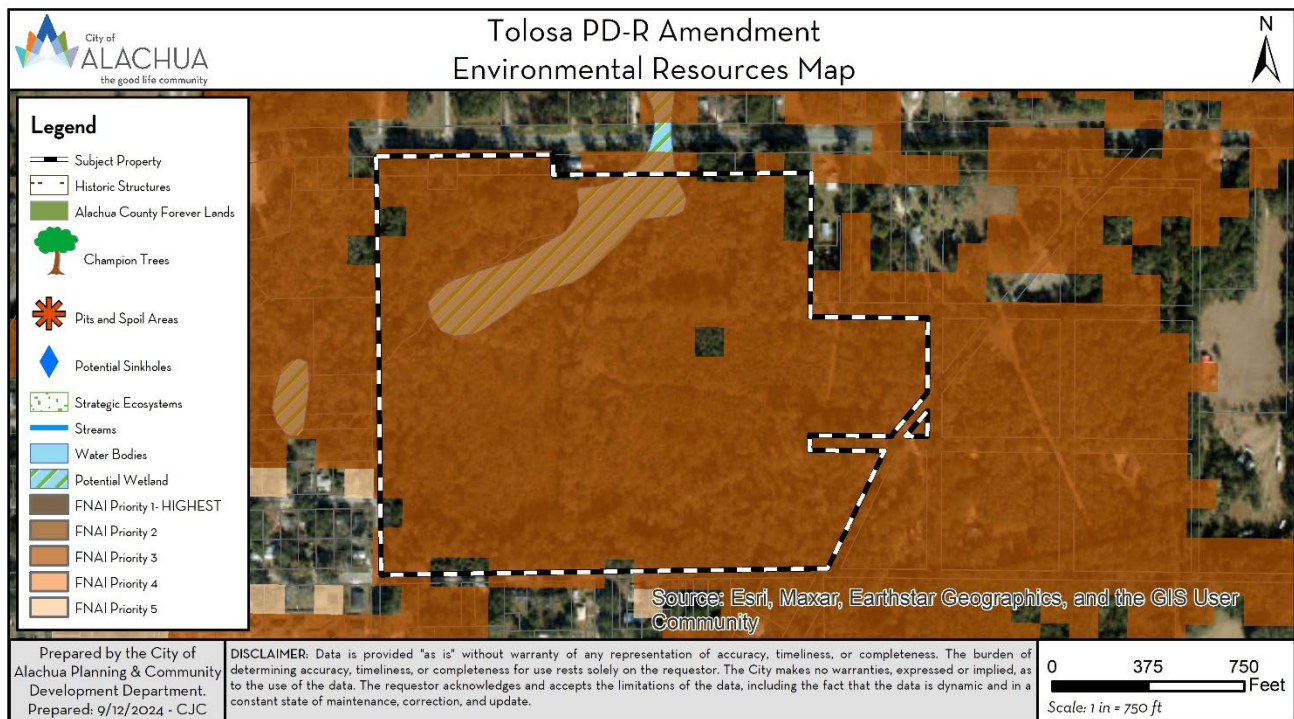


Figure 5. Environmental Resources Map

FINDINGS OF FACT: COMPLIANCE WITH LAND DEVELOPMENT REGULATIONS

Planned Development Standards

Section 2.4.3(D)(2) of the City's Land Development Regulations (LDRs) establishes the standards with which all Planned Developments must be found compliant. As required by Section 2.4.3(D)(2), the application has been reviewed for compliance with the standards of Section 2.4.2(E), Section 3.6.2, and Section 3.6.3(A). An evaluation of the findings of the applicant's compliance with the standards is provided below.

SECTION 2.4.2(E), STANDARDS FOR SITE-SPECIFIC AMENDMENTS TO THE OFFICIAL ZONING ATLAS

The proposed amendment to the existing PD-R does not propose a site-specific amendment to the Official Zoning Atlas. The property is proposed to retain the current PD-R zone district. As such, the standards of Section 2.4.2(E) of the City's LDRs are not applicable.

SECTION 3.6.2, GENERAL STANDARDS FOR ALL PD DISTRICTS

(1) **Master Plan.** The PD Master Plan:

- (a) Identifies the general location of land uses within individual development areas or development pods and the mix of land uses;

Evaluation & Findings: The amended PD Master Plan identifies five development areas. The allowable uses within each area have been defined on the amended PD Master Plan, and the permitted land uses are stated on the amended PD Master Plan.

- (b) Calculates the number, type, and mix of land uses, including the total number of residential units, residential densities, and nonresidential intensities within each development area or development pods and the total number, type, and mix of land uses for the entire PD Master Plan;

Evaluation & Findings: The amended PD Master Plan identifies the number, type, and permitted land uses, including the total number of residential units and nonresidential intensities for the PD-R and each development area.

- (c) Identifies the general location of open space;

Evaluation & Findings: The applicant has shown the location of open space by identifying a Stormwater/Open space area on the amended PD Master Plan.

- (d) Identifies the location of environmentally sensitive lands, wildlife habitat, and stream corridors;

Evaluation & Findings: As part of the original PD-R application, the applicant submitted a letter and map which delineated the location of wetland areas in accordance with Chapter 62-340, Florida Administrative Code. In addition, the amended PD Master Plan indicates the location of the proposed wetland buffer as Area D. The proposed wetland buffer is consistent with the applicable wetland protection standards established in the City's Comprehensive Plan (Objective 1.10 of the Conservation and Open Space Element) and in the Land Development Regulations (Section 6.9.5.).

- (e) Identifies the on-site transportation circulation system including arterial and collector roads, existing or projected transit corridors, and pedestrian and bicycle pathways;

Evaluation & Findings: The amended PD Master Plan identifies the location of the on-site transportation circulation system. No roads within the proposed development are classified as arterial or collector roads.

- (f) Identifies on-site potable water and wastewater facilities; and

Evaluation & Findings: The amended PD Master Plan identifies the location of proposed on-site potable water and wastewater facilities, and the location of connection to off-site wastewater facilities.

- (g) Identifies the general location of all public facility sites serving the development, including transportation, potable water, wastewater, parks, fire, police, EMS, stormwater, solid waste and schools.

Evaluation & Findings: The applicant has identified on the amended PD Master Plan the location of internal circulation. The amended PD Master Plan identifies the general location of stormwater management facilities serving the development. The development will utilize existing public facilities for parks, fire, police, EMS, and schools, as noted on the amended PD Master Plan.

- (2) ***Consistency with the Comprehensive Plan.*** The PD zone district designation and the PD Master Plan is consistent with the Comprehensive Plan.

Evaluation & Findings: An analysis of the application's consistency with the Comprehensive Plan has been included in this staff report.

- (3) ***Compatibility with surrounding residential areas.*** Development along the perimeter of a PD district is compatible with adjacent existing or proposed future development. In cases where there are issues of compatibility, the PD Master Plan shall provide for transition areas at the edges of the PD district that provide for appropriate buffering and/or ensure a complimentary character of uses. Complimentary character shall be identified based on densities/intensities; lot size and dimensions; building height; building mass and scale; hours of operation; exterior lighting; and siting of service areas.

Evaluation & Findings: The uses permitted by the PD-R zone district are comparable to those presently located on nearby properties. Areas to the west and south of the subject property are developed with residential uses. The proposed Development Areas adjacent to existing development have been so designed so as to provide complimentary character.

- (4) ***Development phasing plan.*** If there are phases of development proposed for the PD, a development phasing plan shall be provided for the PD Master Plan that identifies the general sequence or phases in which the land is proposed to be developed, including how residential and nonresidential development will be timed, how infrastructure and open space will be provided and timed, and how development will be coordinated with the City's capital improvements program. The phasing plan shall be established at the time of approval of the PD Master Plan. It is permissible for a development phasing plan to include only one phase.

Evaluation & Findings: The proposed development may be constructed in one or more phases. Each phase would be required to meet the conditions created by the Planned Development Ordinance, the amended PD Master Plan, and applicable standards of the City's Comprehensive Plan and Land Development Regulations. The amended PD Master Plan shall be valid for a period of ten years from the original PD Master Plan approval. This proposed amendment to the PD-R does not extend the validity of the PD Master Plan. Only one ingress/egress from either NW 158th Avenue or Hipp Way would be required until 60 lots have been approved by a Final Plat. After 60 lots have been approved the second access point to either NW 158th Avenue or Hipp Way would be required. The ingress/egress point to SR 235 would require a permit through the Florida Department of Transportation (FDOT). The ingress/egress point to Hipp Way would require a permit through Alachua County Department of Public Works.

- (5) ***Conversion Schedule.*** The PD Master Plan may include a conversion schedule that identifies the range of conversion that may occur between different types of residential uses and between different types of nonresidential uses (i.e., residential to residential, or nonresidential to nonresidential) within the PD Master Plan. These conversions may occur within development areas and between development areas, as long as they occur within the same scheduled phase of development in the development phasing plan, and are consistent with established ranges of conversion set down in the conversion schedule.

Evaluation & Findings: Use areas may be adjusted by up to 10% during final PD plan approval, but proposed uses must conform to those permitted in the allowable use table in the amended PD Master Plan.

(6) *Public facilities.*

- (a) The PD Master Plan shall include a transportation component that demonstrates there is or will be adequate capacity concurrent with impacts of development on the City's road system to accommodate the development proposed in the PD Master Plan.

Evaluation & Findings: The amended PD Master Plan identifies the location of transportation facilities within the project. A public facilities impact analysis has been included in this staff report. The proposed PD-R amendment is not anticipated to negatively impact the level of service. Public facilities will be reevaluated in future development applications regarding this PD-R and the subject property as this PD-R amendment does not constitute a final development order.

- (b) The PD Master Plan shall include a potable water and wastewater component that demonstrates adequate capacity for potable water and wastewater is available or will be available concurrent with impacts of development at the time development occurs to accommodate the development proposed in the PD Master Plan.

Evaluation & Findings: The amended PD Master Plan requires on-site potable water and wastewater facilities to be in public rights-of-way and/or dedicated easements along internal rights-of-way. A public facilities impact analysis has been included in this staff report. The proposed PD-R amendment is not anticipated to negatively impact the level of service. Public facilities will be reevaluated in future development applications regarding this PD-R and the subject property as this PD-R amendment does not constitute a final development order.

- (c) The PD Master Plan shall include a parks component that demonstrates that adequate parks and recreation facilities are available or will be available concurrent with impacts of development to accommodate the development proposed in the PD Master Plan.

Evaluation & Findings: The amended PD Master Plan identifies the project's impact on recreational facilities. A public facilities impact analysis has been included in this staff report. The proposed PD-R amendment is not anticipated to negatively impact the level of service. Public facilities will be reevaluated in future development applications regarding this PD-R and the subject property as this PD-R amendment does not constitute a final development order.

- (d) The PD Master Plan shall include a solid waste component that demonstrates that adequate capacity for solid waste is available or will be available concurrent with impacts of development to accommodate the development proposed in the PD Master Plan.

Evaluation & Findings: The amended PD Master Plan identifies the project's impact on solid waste facilities. A public facilities impact analysis has been included in this staff report. The proposed PD-R amendment is not anticipated to negatively impact the level of service. Public facilities will be reevaluated in future development applications regarding this PD-R and the subject property as this PD-R amendment does not constitute a final development order.

- (e) The PD Master Plan shall include a stormwater component that demonstrates that adequate capacity for treatment of stormwater runoff is available or will be available concurrent with impacts of development to accommodate the development proposed in the PD Master Plan.

Evaluation & Findings: The applicant has identified the location of stormwater facilities on the amended PD Master Plan. All stormwater management facilities shall be designed to comply with the regulations of the City of Alachua and Suwannee River Water Management District (SRWMD).

- (7) ***Planned development agreement.*** Concurrent with the approval of the adopting ordinance for the PD zone district designation and the PD Master Plan, a PD agreement shall be established binding the PD to any conditions placed in the adopting ordinance and PD Plan. The PD agreement shall include, but not be limited to:
 - (a) The PD Master Plan, including any PD standards.
 - (b) Conditions related to the approval of the PD Master Plan.
 - (c) Conditions related to the form and design of development in the PD.
 - (d) Provisions addressing how transportation, potable water, wastewater, stormwater management, park, and other public facilities will be provided to accommodate the development proposed for the PD Master Plan, and if phased, how public facilities will be phased accordingly.
 - (e) Provisions related to environmental protection and monitoring.
 - (f) Provisions addressing concurrency compliance requirements.
 - (g) Any other provisions the City Commission determines is relevant and necessary to implement the terms and conditions of the PD Master Plan and any PD terms and conditions statements.

Evaluation & Findings: The existing PD agreement is to remain as currently adopted. No amendments to the PD agreement are proposed, only the PD Master Plan and Ordinance 19-28 adopted by the City Commission upon second reading on June 24, 2019, which established the existing PD-R zone district.

SECTION 3.6.3, ADDITIONAL STANDARDS FOR PD DISTRICTS.

(A) *PD-R, Planned Development Residential District.*

- (1) **Minimum area.** A PD-R district shall be a minimum of ten acres in area. The City Commission may waive the minimum size requirement based on a finding that creative site planning through zoning to a PD-R district is necessary to address a physical development constraint, protect sensitive natural areas, or promote a community goal when more conventional development or subdivision would be difficult or undesirable given the constraints on development.

Evaluation & Findings: The existing PD-R district is approximately 50.5-acres in area, exceeding the minimum 10-acre size requirement. No amendments are proposed to the bounds of the existing PD-R district.

- (2) **Uses.** The uses allowed in the PD-R district are identified in Table 4.1-1, Table of Allowed Uses. Allowed uses are subject to any use regulations applicable to the PD-R district.

Evaluation & Findings: The allowable uses are identified on the amended PD Master Plan, and comply with the uses allowed within the PD-R district as identified in Table 4.1-1.

- (3) **Densities/intensities.** The densities for residential development and the intensities for nonresidential development for the PD Master Plan and PD-R district designation shall be established in the PD Master Plan, and shall be consistent with the Comprehensive Plan. Densities and intensities may exceed that allowed in the base zone districts being replaced by the PD-R district.

Evaluation & Findings: The density of the residential development area is established on the amended PD Master Plan. The density identified on the amended PD Master Plan is consistent with the existing Moderate Density Residential future land use map designation.

- (4) **Dimensional standards.** The dimensional standards of the underlying base zone district being replaced by the PD-R district shall be incorporated into the PD Master Plan and apply to each development area of the PD-R district unless they are modified in ways that are consistent with the general intent and goals for development of the PD-R district and the scale and character of development in the City. Dimensional standards shall include the following:
- (a) **Minimum dimensional requirements.** The minimum lot area, minimum lot width, minimum setback, maximum lot coverage, and maximum height for development.
- (b) **Setbacks from adjoining residential uses.** Minimum setbacks or buffers from adjoining residential development or zone districts.

Evaluation & Findings: The minimum lot area, minimum lot width, minimum setbacks, maximum lot coverage, and maximum height for development within each development area are identified on the amended PD Master Plan. The amended PD Master Plan establishes the minimum setbacks for development within the subject property.

(5) **Development standards.** Unless otherwise specifically modified by a PD Master Plan, development in a PD-R district shall comply with the applicable standards Article 6, Development Standards. All modifications to a development standard in Article 6 shall be consistent with this section, and shall be included as a part of the PD Master Plan.

(a) **General development standards.** The following Table 3.6-1, Development Standards Applicable in the PD-R District, specifies the development standards applicable to development in the PD-R district, and the procedure for modifying a development standard:

Table 3.6-1. Development Standards Applicable in the PD-R District	
Development Standard	Procedure for Modification [1]
Off-street parking and loading (Section 6.1)	Inclusion in a master parking plan
Landscape/tree protection (Section 6.2)	Inclusion in an alternative landscaping plan
Exterior lighting (Section 6.4)	Inclusion in a master lighting plan
Signage (Section 6.5)	Inclusion in a master sign plan
Open space (Section 6.7)	Modifications prohibited
Environmental protection (Section 6.9)	
Concurrency management (Section 2.4.14)	
[1] Development standards shall only be modified in ways that are consistent with the general intent and purpose of the PD-R district.	

Evaluation & Findings: The applicant has not proposed any modifications to the development standards identified in Table 3.6-1. At the time of each Final PD Plan, the applicant shall be required to comply with all applicable standards of Article 6, Development Standards.

(b) **Public facilities standards.** The PD Master Plan shall ensure that impacts from the development are addressed for the following public facilities:

- (i) **Potable water.** The PD Master Plan shall establish the general location of on-site potable water facilities and how they will connect to the City's potable water system consistent with City laws, and how dedication of land, easements, and/or on-site construction of all potable water facilities/improvements will occur in a manner that complies with City laws.
- (ii) **Wastewater.** The PD Master Plan shall establish the general location of on-site wastewater facilities and how they will connect to the City's or other wastewater lines and mains and sewer interceptor lines consistent with City laws, and how dedication of land, easements, and/or on-site construction of all wastewater facilities/improvements will occur in a manner that complies with City laws.
- (iii) **Streets.** The PD Master Plan District shall establish the design of public streets within the PD-R in ways that comply with all applicable City standards, except that right-of-way, pavement widths, street widths, required materials, turning radii, and other design standards may be modified or reduced by the City Commission where it is found that:
 - a. The reduction or modification is necessary as a traffic-calming measure;
 - b. The PD Master Plan provides for separation of vehicular, pedestrian, and bicycle traffic;
 - c. Access for emergency service vehicles is not substantially impaired;
 - d. Adequate off-street parking is provided for the uses proposed; and
 - e. Adequate space for public utilities is provided within the right-of-way.
- (iv) **Stormwater.** The PD Master Plan District shall establish the design of a stormwater management system within the PD-R in ways that comply with all applicable City standards.
- (v) **Other.** The PD Master Plan shall establish the responsibility of the landowner/developer for providing right-of-way and easements and for constructing on-site facilities for all other infrastructure located on the site of the proposed PD-R district, including but not limited to, electrical utility lines, telephone lines, cable TV lines, or the underground conduit for such features. The PD Master Plan shall also establish the responsibility of the landowner/developer to make any other improvements as required by City ordinances, to guarantee construction of all required improvements, and, if requested by the City, to dedicate these improvements to the City in a form that complies with City laws. The PD Master Plan shall also specify the ownership, operation, and maintenance provisions for all on-site facilities not dedicated to the City.

Evaluation & Findings: As demonstrated within this report, the applicant has sufficiently addressed public facility standards as provided in Section 3.6.3(A)(5)(b)(i)-(iv). The applicant had previously requested, and was granted, modifications to Article 7 requirements for required subdivision improvements. The amended PD Master Plan does not alter these modifications. The amended PD Master Plan provides a note which contains the provisions required by this section, and indicates all on-site facilities not dedicated to the City shall be maintained by a property-owner's association.

PUBLIC FACILITIES IMPACT ANALYSIS

Section 2.4.14 of the City's Land Development Regulations (LDRs) establishes the standards for a Certificate of Concurrency Compliance which applies to all development orders unless exempted by Section 2.4.14(C). The application has been reviewed for impacts to roads, sanitary sewer, solid waste, stormwater management, potable water, and recreation facilities to ensure the application's potential impacts do not negatively impact the level of service (LOS) for those public facilities.

The public facilities impact analysis was conducted using the proposed maximum development potential of the PD-R, for a total of 180 dwelling units. The net change on public facility impacts between the original approval of the PD-R and the proposed amended PD-R are noted in the evaluation of each public facility. Public facilities will be reevaluated in future development applications regarding this PD-R and the subject property as this PD-R amendment does not constitute a final development order.

Traffic Impact

The following impacts are expected on the roadway segments identified in Table 3.

Table 3-1. Affected Comprehensive Plan Roadway Segments¹

Segment Number ²	Segment Description	Lanes	Functional Classification	Area Type	LOS
4	U.S. Hwy 441 From CR 25A East Intersection to SR 235	4/D	Principle Arterial	Urban Trans	D
5	U.S. Hwy 441 From SR 235 to I-75	4/D	Principle Arterial	COMM	D
9	SR 235 From US 441 to NW 140 th Street	2/U Bays	Major Collector	Comm	D
10	SR 235 From NW 140 th Street to East City Limit	2/U	Major Collector	Comm	D
12	CR 241 From NW SR 235 to North City Limit	2/U	Major Collector	Comm	D
¹ City of Alachua Comprehensive Plan, Transportation Element. ² For developments generating more than 1,000 trips, affected roadway segments are identified as those on which the development's impacts are five percent or greater of the maximum service volume of the roadway; and, all those wholly or partially located within 1/2 mile of the development's ingress/egress, or to the nearest intersecting major street, whichever is greater [Section 2.4.14(H)(2)(b) of the LDRs].					

Table 3-2. Potential Trip Generation ¹

Land Use	Density/Intensity	AADT	PM Peak Hour
Single-Family Detached ²	120 Units	1,132	119
Single-Family Attached ³	60 Units	432	37
Total	180 Units	1,564	156
¹ Source: ITE Trip Generation, 11 th Edition. ² ITE Code 210 ³ ITE Code 215			

Table 4-1. Projected Impact on Affected Comprehensive Plan Roadway Segment

Traffic System Category	Segment 4 U.S. Hwy 441 From CR25A East Intersection to SR 235	
	AADT	Peak Hour
Maximum Service Volume ¹	45,700	4,110
Existing Traffic ²	19,134	1,767
Reserved Trips ³	6,565	609
Available Capacity ³	20,001	1,734
Increase/Decrease in Trips Generated by Development ⁴	548	55
Residual Capacity	19,453	1,679
Residual Percentage of Permitted Design Capacity Utilized	47.43%	59.15%
¹ AADT & Peak Hour MSVs calculated using LOSPLAN 2012. County Facilities reflect a 10 percent reduction in the MSV calculated within LOSPLAN 2012 as set forth in the Generalized Tables for AADT / Peak Hour Volumes, FDOT 2018 Q/LOS Handbook. ² Florida Department of Transportation. (2024). <i>2023 Count Data</i> . Accessed via Florida Traffic Online April 2024. ³ Source: City of Alachua July 2024 Development Monitoring Report. ⁴ Trip Distribution: Segment 4 - 35%.		

Table 4-2. Projected Impact on Affected Comprehensive Plan Roadway Segment

Traffic System Category	Segment 5 U.S. Hwy 441 From SR 235 to I-75	
	AADT	Peak Hour
Maximum Service Volume ¹	39,000	3,510
Existing Traffic ²	25,096	2,198
Reserved Trips ³	3,753	328
Available Capacity ³	10,151	984
Increase/Decrease in Trips Generated by Development ⁴	469	47
Residual Capacity	9,682	937
Residual Percentage of Permitted Design Capacity Utilized	75.17%	73.30%
¹ AADT & Peak Hour MSVs calculated using LOSPLAN 2012. County Facilities reflect a 10 percent reduction in the MSV calculated within LOSPLAN 2012 as set forth in the Generalized Tables for AADT / Peak Hour Volumes, FDOT 2018 Q/LOS Handbook. ² Florida Department of Transportation. (2024). <i>2023 Count Data</i> . Accessed via Florida Traffic Online April 2024. ³ Source: City of Alachua July 2024 Development Monitoring Report. ⁴ Trip Distribution: Segment 5 - 30%.		

Table 4-3. Projected Impact on Affected Comprehensive Plan Roadway Segment

Traffic System Category	Segment 9 SR 235 From US 441 to NW 140 th Street	
	AADT	Peak Hour
Maximum Service Volume ¹	14,400	1,290
Existing Traffic ²	8,624	691
Reserved Trips ³	316	38
Available Capacity ³	5,460	561
Increase/Decrease in Trips Generated by Development ⁴	1,564	156
Residual Capacity	3,896	405
Residual Percentage of Permitted Design Capacity Utilized	72.94%	68.60%
¹ AADT & Peak Hour MSVs calculated using LOSPLAN 2012. County Facilities reflect a 10 percent reduction in the MSV calculated within LOSPLAN 2012 as set forth in the Generalized Tables for AADT / Peak Hour Volumes, FDOT 2018 Q/LOS Handbook. ² Florida Department of Transportation. (2024). <i>2023 Count Data</i> . Accessed via Florida Traffic Online April 2024. ³ Source: City of Alachua July 2024 Development Monitoring Report. ⁴ Trip Distribution: Segment 9 - 100%.		

Table 4-4. Projected Impact on Affected Comprehensive Plan Roadway Segment

Traffic System Category	Segment 10 SR 235 From NW 140 th Street to East City Limit	
	AADT	Peak Hour
Maximum Service Volume ¹	14,400	1,290
Existing Traffic ²	6,526	483
Reserved Trips ³	0	0
Available Capacity ³	7,874	807
Increase/Decrease in Trips Generated by Development ⁴	391	39
Residual Capacity	7,483	768
Residual Percentage of Permitted Design Capacity Utilized	48.33%	40.47%
¹ AADT & Peak Hour MSVs calculated using LOSPLAN 2012. County Facilities reflect a 10 percent reduction in the MSV calculated within LOSPLAN 2012 as set forth in the Generalized Tables for AADT / Peak Hour Volumes, FDOT 2018 Q/LOS Handbook. ² Florida Department of Transportation. (2024). <i>2023 Count Data</i> . Accessed via Florida Traffic Online April 2024. ³ Source: City of Alachua July 2024 Development Monitoring Report. ⁴ Trip Distribution: Segment 10 - 25%.		

Table 4-5. Projected Impact on Affected Comprehensive Plan Roadway Segment

Traffic System Category	Segment 12 CR 241 From NW SR 235 to North City Limit	
	AADT	Peak Hour
Maximum Service Volume ¹	15,120	1,359
Existing Traffic ²	1,578	150
Reserved Trips ³	356	35
Available Capacity ³	13,186	1,174
Increase/Decrease in Trips Generated by Development ⁴	157	16
Residual Capacity	13,029	1,158
Residual Percentage of Permitted Design Capacity Utilized	13.83%	14.79%
¹ AADT & Peak Hour MSVs calculated using LOSPLAN 2012. County Facilities reflect a 10 percent reduction in the MSV calculated within LOSPLAN 2012 as set forth in the Generalized Tables for AADT / Peak Hour Volumes, FDOT 2018 Q/LOS Handbook. ² Florida Department of Transportation. (2024). <i>2023 Count Data</i> . Accessed via Florida Traffic Online April 2024. ³ Source: City of Alachua July 2024 Development Monitoring Report. ⁴ Trip Distribution: Segment 12 – 10%.		

Evaluation & Findings: The impacts anticipated by the proposed amendment will not adversely affect the level of service (LOS) of any affected roadway segment and are therefore acceptable. The net change in total anticipated AADT from the original PD-R to the proposed amendment is -237 trips and is -64 trips for PM peak hour. Concurrency and public facilities impacts will be reevaluated during the review of future development applications.

Potable Water Impacts

Table 5. Potable Water Impacts

System Category	Gallons Per Day
Current Permitted Capacity ¹	2,300,000
Less Actual Potable Water Flows ¹	1,548,250
Reserved Capacity ²	467,620
Available Capacity	284,130
Increase/Decrease in Potable Water Demand from Application ³	50,400
Residual Capacity	233,730
Residual Percentage of Permitted Design Capacity Utilized	89.84%
¹ City of Alachua Public Services Department, April 2024 ² City of Alachua July 2024 Development Monitoring Report ³ Formula: Per City of Alachua Comprehensive Plan, Community Facilities Element Policy 4.1.c(2): 275 GPD / Unit	

Evaluation & Findings: The impacts anticipated by the proposed amendment will not adversely affect the level of service (LOS) of potable water facilities and are therefore acceptable. The net change in anticipated potable water demand from the original PD-R to the proposed amendment is +2,500 gallons per day. Concurrency and public facilities impacts will be reevaluated during the review of future development applications.

Sanitary Sewer Impacts

Table 6. Sanitary Sewer Impacts

System Category	Gallons Per Day
Treatment Plant Permitted Capacity ¹	1,500,000
Less Actual Treatment Plant Flows ¹	764,000
Reserved Capacity ²	435,759
Available Capacity	300,241
Increase/Decrease in Sanitary Sewer Demand from Application ³	45,900
Residual Capacity	254,341
Residual Percentage of Permitted Design Capacity Utilized	83.04%
¹ City of Alachua Public Services Department, April 2024 ² City of Alachua July 2024 Development Monitoring Report ³ Formula: Per City of Alachua Comprehensive Plan, Community Facilities Element Policy 1.1.d(b): 250 GPD / Unit	

Evaluation & Findings: The impacts anticipated by the proposed amendment will not adversely affect the level of service (LOS) of sanitary sewer facilities and are therefore acceptable. The net change in anticipated sanitary sewer demand from the original PD-R to the proposed amendment is +2,000 gallons per day. Concurrency and public facilities impacts will be reevaluated during the review of future development applications.

Solid Waste Impacts

Table 7. Solid Waste Impacts

System Category	Pounds Per Day	Tons Per Year
Existing Demand ¹	44,060.00	8,040.95
Reserved Capacity ²	50,388.47	9,195.90
Increase/Decrease in Demand Generated by Application ³	1,856.26	339
New River Solid Waste Facility Anticipated Capacity ⁴	50+ Years	
1 Bureau of Economic & Business Research, University of Florida, Estimates of Population by County and City in Florida (2023); Policy 2.1.a, Community Facilities Element. Formula: 11,015 Persons x 0.73 tons per year. 2 City of Alachua July 2024 Development Monitoring Report 3 Formula: Per City of Alachua Comprehensive Plan, Community Facilities Element Policy 2.1.a: 0.73 tons / year per capita 4 New River Solid Waste Association, April 2024		

Evaluation & Findings: The impacts anticipated by the proposed amendment will not adversely affect the level of service (LOS) of solid waste facilities and are therefore acceptable. The net change in anticipated solid waste demand from the original PD-R to the proposed amendment is +5.2 tons per year. Concurrency and public facilities impacts will be reevaluated during the review of future development applications.

Recreation Facilities

Table 8-1. Recreational Impacts

System Category	Acreage
Existing City of Alachua Recreation Acreage ¹	135.48
Acreage Required to Serve Existing Population ²	55.08
Reserved Capacity ¹	13.84
Available Capacity	66.57
Increase/Decrease in Recreation Acreage Demand by Development ³	2.13
Residual Capacity	64.44
Residual Percentage of Recreation Acreage Capacity Utilized	52.44%
¹ City of Alachua July 2024 Development Monitoring Report ² Bureau of Economic & Business Research, University of Florida, Estimates of Population by County and City in Florida (2023); Policy 1.2.b, Recreation Element. Formula: 11,015 Persons x (5 acres / 1,000 persons). ³ Formula: Per City of Alachua Comprehensive Plan, Recreation Element Policy 1.2.b: 2.37 persons per unit * 180 units * (5 acres / 1,000 persons)	

Table 8-2. Passive Recreational Impacts

System Category	Acreage
Existing Improved Passive Park Space ¹	34.82
Minimum Improved Passive Park Space Required to Serve Existing Population ^{1, 2}	11.02
Reserved Capacity ^{1, 2}	2.76
Available Improved Passive Park Space	21.04
Increase/Decrease in Improved Passive Park Space Demand by Development ³	0.43
Residual Capacity	20.61
Residual Percentage of Improved Passive Park Space Capacity Utilized	40.81%
¹ City of Alachua July 2024 Development Monitoring Report ² Formula: Per City of Alachua Comprehensive Plan, Recreation Element Policy 1.2.b: Acreage Required * 0.20 ³ Formula: Per City of Alachua Comprehensive Plan, Recreation Element Policy 1.2.b: 2.37 persons per unit * 180 units * (5 acres / 1,000 persons) * 0.20	

Evaluation & Findings: The impacts anticipated by the proposed amendment will not adversely affect the level of service (LOS) of recreation facilities and are therefore acceptable. The net change in anticipated recreation demand from the original PD-R to the proposed amendment is +0.07-acres. For passive recreational impacts, the net change in demand is +0.02-acres. Concurrency and public facilities impacts will be reevaluated during the review of future development applications.

Public School Facilities

A School Capacity Review was submitted to The School Board of Alachua County (SBAC) in accordance with the City's Comprehensive Plan, specifically Policies 1.1.b, 1.1.c, 1.1.e, and 1.1.f of the Public School Facilities Element. According to the School Capacity Review report submitted to the City by the School Board of Alachua County on August 28, 2024, capacity is currently available at the elementary, middle, and high school levels to support the proposed amendment.

EXHIBIT "A"
TO
TOLOSA PD-R AMENDMENT
PR24-0001
STAFF REPORT

DRAFT ORDINANCE 25-01

ORDINANCE 25-01

AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA, RELATING TO THE AMENDMENT OF THE TOLOSA PLANNED DEVELOPMENT-RESIDENTIAL (“PD-R”); AMENDING SECTION 3, DEVELOPMENT PARAMETERS, OF ORDINANCE 19-28; AMENDING SHEET C2.0 OF THE PD MASTER PLAN; REPEALING ALL ORDINANCES IN CONFLICT; PROVIDING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

RECITALS

WHEREAS, the City Commission of the City of Alachua, Florida adopted Ordinance 19-28 upon second reading on June 24, 2019, establishing a PD-R zone district on the subject property, the legal description for which is attached hereto as Exhibit “A” and is herein referred to as the “Property”; and,

WHEREAS, Ordinance 19-28 establishes development parameters for the PD-R zone district, approves the PD Master Plan, and adopts a valid Planned Development Agreement; and,

WHEREAS, an application for an amendment to an existing Planned Development (“PD”) in the City known as Tolosa Planned Development-Residential (“PD-R” or “Project”), as described below, has been filed with the City by 3rd Generation Developer, LLC and Bentley Timber LLC, (“Owners”); and

WHEREAS, the Owners desire to amend the PD-R to increase the permitted maximum of 160 residential units to 180 residential units and decrease the permitted maximum of non-residential floorspace from 22,000 square feet to 2,000 square feet on the Property (“Amendment”); and

WHEREAS, the City advertised a public hearing to be held before the Planning and Zoning Board, sitting as the Local Planning Agency (“LPA”), _____; and

WHEREAS, the LPA conducted a quasi-judicial public hearing on the proposed Amendment on _____, and the LPA reviewed and considered all comments received during the public hearing concerning the proposed Amendment and made its recommendation to the City Commission; and

WHEREAS, the City advertised public hearings to be held before the City Commission on _____ and _____; and,

WHEREAS, the City Commission conducted quasi-judicial public hearings on the proposed Amendment on _____, and _____, and provided for and received public participation at both public hearings; and

WHEREAS, the City Commission has determined and found the proposed Amendment to be consistent with the City’s Comprehensive Plan and the City’s Land Development Regulations (“LDRs”); and

WHEREAS, for reasons set forth in this ordinance that is hereby adopted and incorporated as findings of fact, the Alachua City Commission finds and declares that the enactment of this Amendment is in the furtherance of the public health, safety, morals, order, comfort, convenience, appearance, prosperity, or general welfare.

NOW THEREFORE BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF ALACHUA, FLORIDA.

Section 1. Findings of Fact and Conclusions of Law

1. The above recitals are true and correct and are incorporated herein by reference.
2. The proposed Amendment is in compliance with the City's LDRs.
3. The proposed Amendment will not cause a reduction in the adopted level of service standards for transportation, water, sewer, waste, stormwater, recreation, and public schools.

Section 2. PD Master Plan Amended

Sheet C2.0 of the PD Master Plan adopted concurrent with the approval of Ordinance 19-28 is amended to be as shown in Exhibit "C" to permit for a maximum potential development of 60 dwelling units and zero square feet of nonresidential in Development Area 'B'.

Section 3. Ordinance 19-28 Amended

The development parameters for the PD-R adopted by Ordinance 19-28 are amended to permit for a maximum potential development of 60 dwelling units and zero square feet of nonresidential in Development Area 'B' as follows (text that is underlined is to be added and text that is shown as ~~striketrough~~ is to be removed):

1. The development shall consist of single-family and multiple-family residential development, community recreation, non-residential uses and stormwater/open space development areas as shown on the PD Master Plan. The density, intensity, allowable uses, acreage, and dimensional standards, where applicable, for each Development Area are as follows:

Maximum Development Area & Density/Intensity	Allowable Uses	Maximum Potential Development	Acres	Dimensional Standards	Percentage of PD
Development Area 'B' 4du/acre .75 FAR	Single Family Detached Residential; Single Family Attached Residential; Multiple Family Residential; Daycare; Religious Institutions; Restaurants without a Drive Through; Community Buildings/ Clubhouse;	40 dwelling units 20,000 square feet nonresidential <u>60 dwelling units</u>	±3.75	<i>Minimum Lot Area</i> 800 square feet <i>Minimum Lot Width</i> 20 feet <i>Minimum Lot Depth</i> 40 feet <i>Setbacks</i> Front (Primary) = 0' Front (Secondary) = 0' Side = 0'	±7.40%

Maximum Development Area & Density/Intensity	Allowable Uses	Maximum Potential Development	Acres	Dimensional Standards	Percentage of PD
	Professional—Office; Neighborhood Recreation—Center; Commercial Recreation, Indoor			Rear=0' <i>Maximum Building Height</i> 45 feet <i>Maximum Lot Coverage</i> 90% <i>Arterial Street Building Setback</i> 75' from ROW Centerline of SR 235 <i>Minimum Living Area</i> 750 square feet (per dwelling unit)	

Section 4. Remain in Effect

All other requirements, conditions, and development parameters of Ordinance 19-28, the PD Master Plan, and the valid Planned Development Agreement as originally adopted shall remain as originally adopted. If there is any inconsistency between the terms of Ordinance 19-28 and this Ordinance 25-01, the terms of this Ordinance 25-01 shall govern.

Section 5. Ordinance to be Construed Liberally

This ordinance shall be liberally construed in order to effectively carry out the purposes hereof which are deemed to be in the best interest of the public health, safety, and welfare of the citizens and residents of Alachua, Florida.

Section 6. Repealing Clause

All ordinances or parts of ordinances in conflict with this ordinance are, to the extent they conflict with this ordinance, repealed.

Section 7. Providing for Severability

It is the declared intent of the Alachua City Commission that, if any section, sentence, clause, phrase, or provision of this ordinance is for any reason held or declared to be unconstitutional, void, or inoperative by a court or agency of competent jurisdiction, such holding of invalidity or unconstitutionality shall not affect the remaining provisions of this ordinance and the remainder of this ordinance, after the exclusion of such part or parts, shall be deemed to be valid.

Section 8. Effective Date

This Ordinance shall be effective upon its passage and adoption on the second and final reading.

PASSED on first reading on the _____ day of _____.

PASSED and **DULY ADOPTED**, in regular session, with a quorum present and voting, by the City Commission, upon second reading this _____ day of _____.

CITY COMMISSION OF THE
CITY OF ALACHUA, FLORIDA

Gib Coerper, Mayor
SEAL

ATTEST:

APPROVED AS TO FORM

Mike DaRoza , City Manager/Clerk

Marian B. Rush, City Attorney

EXHIBIT “A”

Tax Parcel Numbers 03135-000-000, 03130-004-000, 03130-007-001, 03130-008-000 and 03130-009-000

LEGAL DESCRIPTION:

That part of the Southwest 1/4 and Southeast 1/4 of Section 11, Township 8 South, Range 18 East, Alachua County, Florida, comprised of lands described in O.R.B. 4427, Pg. 373 and O.R.B. 4564, Pg. 460 and O.R.B. 4564, Pg. 462, as recorded in the Public Records of Alachua County, Florida, and being more particularly described as follows:

Commence at the Southeast corner of the Southeast 1/4 of the Southwest 1/4 of Section 11, Township 8 South, Range 18 East, Alachua County, Florida, said Southeast 1/4 corner being also the POINT OF BEGINNING; thence South 89 degrees 12 minutes 14 seconds West along the South line of said Southeast 1/4 of the Southwest 1/4 for 1496.73 feet to the Southwest corner of said Southeast 1/4 of the Southwest 1/4; thence North 00 degrees 06 minutes 04 seconds West along the West line of said Southeast 1/4 of the Southwest 1/4 for 1343.16 feet to the Northwest corner of said Southeast 1/4 of the Southwest 1/4; thence continue North 00 degrees 06 minutes 04 seconds West, along said West line for 65.44 feet to a point on the South right of way line of State Road number 235 (100 foot Wide Right-of-Way); thence North 89 degrees 25 minutes 36 seconds East, along said Right-of-Way for 621.33 feet to the Northeast corner of the "Cain" parcel, as per description recorded in Official Records Book 2015, Page 694 of said Public Records; thence South 00 degrees 21 minutes 14 seconds West along the East line of said "Cain" parcel for 67.55 feet to the Southeast corner of said "Cain" parcel and an intersection with the North line of the Southeast 1/4 of the Southwest 1/4; thence North 89 degrees 37 minutes 50 seconds East along said North line for 834.19 feet to an intersection with the West line of Block 1, Range 3 of NEWNANSVILLE SUBDIVISION (unrecorded); thence South 00 degree 24 minutes 49 seconds West along said West line and along the West Right-of-Way line of Wilson Street (50 foot wide Right-of-Way) for 481.50 feet to the Northwest corner of Block 1, Range 4 of said NEWNANSVILLE SUBDIVISION; thence South 89 degrees 17 minutes 50 seconds East along the North line of said Block 1, Range 4 and along the South Right-of-Way line of said Wilson Street for 399.77 feet to the Northeast corner of said block 1, Range 4 and an intersection with the West Right-of-Way line of Magnolia Street (50 foot wide Right-of-Way); thence South 00 degrees 21 minutes 08 seconds West along said West Right-of-Way line and along the East line of said Block 1, Range 4 for 250.06 feet to an intersection with the monumented Westerly Right-of-Way line of Hipp Way (apparent 50 foot wide Right-of-Way); thence South 40 degrees 35 minutes 29 seconds West along said monumented Westerly Right-of-Way line for 180.87 feet; thence South 25 degrees 25 minutes 52 seconds West along said monumented Westerly Right-of-Way line for 12.29 feet to an intersection with the South line of said Block 1, Range 4 and an intersection with the North Right-of-Way line of an unnamed street (50 foot wide Right-of-Way); thence North 89 degrees 17 minutes 50 seconds West along said South line and along said North Right-of-Way line for 278.15 feet to the Southwest corner of said Block 1, Range 4; thence South 00 degrees 24 minutes 49 seconds West along the West Right-of-Way line of said unnamed street for 50.00 feet to the Northwest corner of Block 1, Range 5 of said Newnansville Subdivision; thence South 89 degree 17 minutes 50 seconds East along the North line of said Block 1, Range 5 and along the South Right-of-Way line of said unnamed street for 254.87 feet to an intersection with said monumented Westerly Right-of-Way line; thence South 25 degrees 25 minutes 52 seconds West along said Westerly monumented Right-of-Way line for 439.95 feet to an intersection with the South line of the Southeast 1/4 of said Section 11; thence North 89 degrees 21 minutes 00 seconds West along said South line for 15.48 feet to said POINT OF BEGINNING

Together with that part of said Block 1, Range 4 lying Easterly of the monumented Easterly Right-of-Way line of said Hipp Way.

EXHIBIT “B”

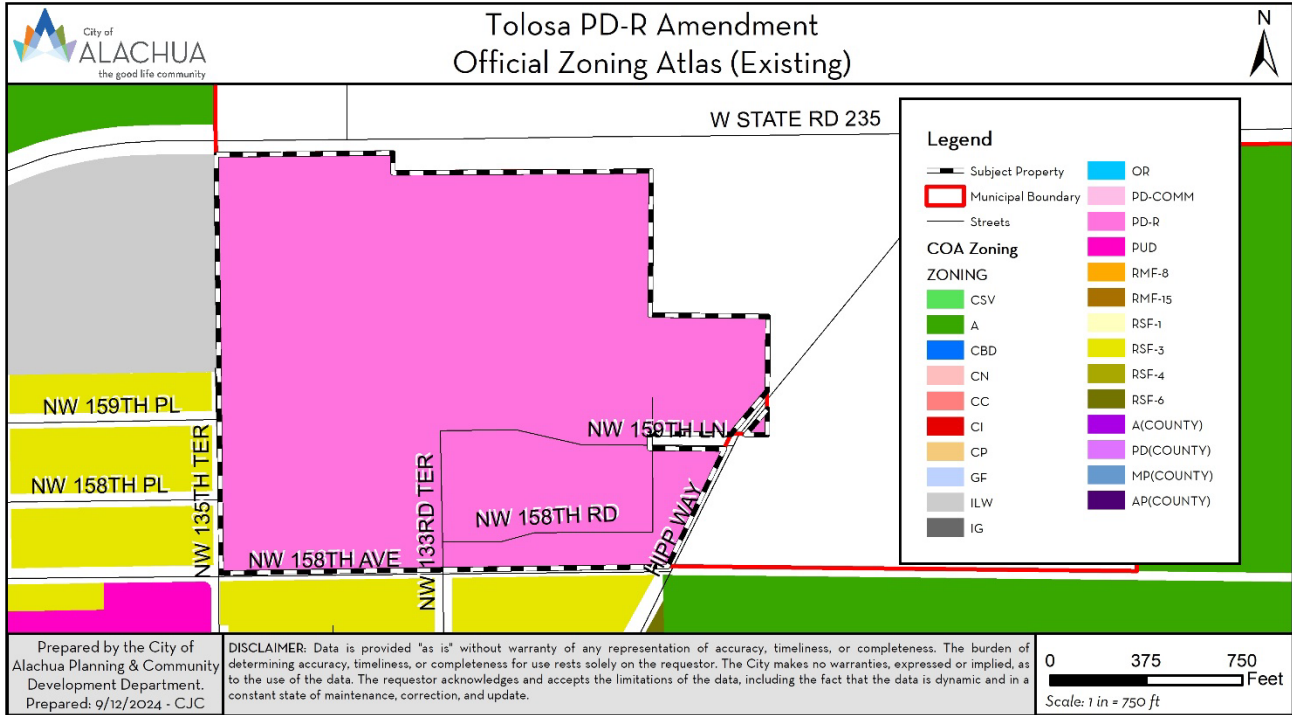


EXHIBIT “B”
TO
TOLOSA PD-R AMENDMENT
PR24-0001
STAFF REPORT

SUPPORTING APPLICATION MATERIALS
SUBMITTED BY CITY STAFF TO THE
PLANNING AND ZONING BOARD



City of Alachua

MIKE DAROZA
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN

September 3, 2024

Submitted electronically to tara.howell@jbpro.com

Tara Howell
JBrown Professional Group, Inc.
3530 NW 43rd Street
Gainesville, FL 32606

Application #: PR24-0001

RE: Notice of Hearing Scheduled for Tolosa PD-R Amendment

Dear Tara Howell,

On August 15, 2024, the City of Alachua received your revised application for an amendment to the Tolosa Planned Development-Residential (PD-R), which proposes amending a portion of the PD-R to increase the allowed density in area "B" from 40 units to 60 units and decrease the allowed non-residential intensity in area "B" from 20,000 sq-ft to 0 sq-ft on a ± 50.5-acre subject property (tax parcel(s): 03130-004-000; 03130-007-001; 03130-008-000; 03130-009-000; 03135-000-000; 03135-001-000).

Based on a review of the materials submitted, the City has determined that this application can now be scheduled for a hearing before the Planning and Zoning Board. **The application is tentatively scheduled for the October 8, Planning & Zoning Board meeting.**

You must provide two (2) double-sided, three-hole punched, color sets of each **complete** application package and a digital copy of all materials in PDF format on a CD or by emailing a Cloud / FTP link to download the materials to planning@cityofalachua.com no less than 10 business days prior to the PZB Meeting at which your applications are scheduled to be heard. The final day to submit these materials is **Thursday, September 26, 2024**. Materials may be submitted earlier than this date.

In addition, Section 2.2.9(D) of the Land Development Regulations requires the applicant to place posted notice signs on the subject property at least 14 days prior to the public hearing. Therefore, posted notice signs must be placed on the property no later than **Tuesday, September 24, 2024**. You will be notified when these signs are ready for pick up.

If you plan to utilize a PowerPoint presentation or would like other materials to be available for reference during the public hearing, please submit the presentation or materials no later than 12:00 PM on the last business day prior the PZB meeting (no later than **Monday, October 7, 2024**). Any presentation or materials may be submitted by emailing them to planning@cityofalachua.com.

If you have any questions regarding the information above, please contact me at (386) 418-6137 or via email at ccrockett@cityofalachua.org.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Carson J. Crockett'.

Carson J. Crockett, AICP Candidate
Planner

CC: Mike DaRoza, City Manager *(by electronic mail)*
 Rodolfo Valladares, Assistant City Manager *(by electronic mail)*
 Kathy Winburn, Planning & Community Development Director *(by electronic mail)*
 Justin Tabor, AICP, Principal Planner *(by electronic mail)*
 Adam Hall, AICP, Principal Planner *(by electronic mail)*



City of Alachua

MIKE DAROZA
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN

August 15, 2024

Submitted electronically to tara.howell@jbpro.com

Tara Howell
JBrown Professional Group, Inc.
3530 NW 43rd Street
Gainesville, FL 32606

Application #: PR24-0001

RE: Project Assistance Team (PAT) Comments for Tolosa PD-R Amendment

Dear Tara Howell,

On July 31, 2024, the City of Alachua received your revised application for an amendment to the Tolosa Planned Development-Residential (PD-R), which proposes amending a portion of the PD-R to increase the allowed density in area "B" from 40 units to 60 units and decrease the allowed non-residential intensity in area "B" from 20,000 sq-ft to 0 sq-ft on a ± 50.5-acre subject property (tax parcel(s): 03130-004-000; 03130-007-001; 03130-008-000; 03130-009-000; 03135-000-000; 03135-001-000).

The application has been reviewed by the City's Planning Assistance Team (PAT). Upon review of the application materials, the following insufficiencies must be addressed. A meeting may be scheduled upon request to review these comments.

Please address all insufficiencies in writing and provide an indication as to how they have been addressed by **5:00 PM on Thursday, September 5, 2024**. A total of three copies of the application package, plans, and a digital copy of all materials in PDF format on a CD or sent by emailing a Cloud/FTP link must be provided by this date. Upon receipt of your revised application, Staff will notify you of any remaining insufficiencies which must be resolved, if any, before the item may be scheduled for a public hearing before the Planning & Zoning Board. Please note that if Staff determines that the revised submission requires outside technical review by the City, your application may be delayed in order to allow for adequate review time. If all comments are addressed by the resubmission date above, the application may be scheduled for the **October 2024, Planning & Zoning Board (PZB) Meeting**.

Address the following insufficiencies:

Deficiencies to be Addressed

**** Unless otherwise noted, references to code sections are to the City of Alachua Land Development Regulations ****

1. Comprehensive Plan Consistency Analysis

- a. Tree mitigation is reviewed at the time of site plan, infrastructure plan, construction plans, or other development application reviews that constitute final development orders. Remove tree mitigation calculations from the application package.

2. Concurrency Impact Analysis

- a. Revise the Public School Student Generation Calculation Form to include all 180 units of the PD-R.

3. Miscellaneous

- a. Provide three, full sized hard copies of the Amended PD-R Master Plan on 24" x 36" sheets.

If you have any questions regarding the information above, please contact me at (386) 418-6137 or via email at ccrockett@cityofalachua.org. We look forward to receiving your revised application.

Sincerely,



Carson J. Crockett, AICP Candidate
Planner

CC: Kathy Winburn, Planning & Community Development Director *(by electronic mail)*
Justin Tabor, AICP, Principal Planner *(by electronic mail)*
Adam Hall, AICP, Principal Planner *(by electronic mail)*
Project File



City of Alachua

MIKE DAROZA
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN

July 31, 2024

Submitted electronically to tara.howell@jbpro.com

Tara Howell
JBrown Professional Group, Inc.
3530 NW 43rd Street
Gainesville, FL 32606

Application #: PR24-0001

RE: Completeness Review for Tolosa PD-R Amendment

Dear Tara Howell,

On July 31, 2024, the City of Alachua received your revised application for an amendment to the Tolosa Planned Development-Residential (PD-R), which proposes amending a portion of the PD-R to increase the allowed density in area "B" from 40 units to 60 units and decrease the allowed non-residential intensity in area "B" from 20,000 sq-ft to 0 sq-ft on a ± 49.85-acres subject property (tax parcel(s): 03130-004-000; 03130-007-001; 03130-008-000; 03130-009-000; 03135-000-000; 03135-001-000).

According to Section 2.6.6 of the City's Land Development Regulations (LDRs), upon receipt of an application, a completeness review shall be conducted to determine that the application contains all the necessary information and materials, is in proper form and of sufficient detail, and is accompanied by the appropriate fee. The Planning & Community Development Department has reviewed the aforementioned application for completeness and finds that **the application is complete at this time.**

This determination is based solely on a preliminary review of your application for completeness. An in-depth review of the content of the application will be performed, and the findings transmitted to you under separate cover. Project Assistance Team (PAT) meetings will be scheduled for this application as needed.

If you have any questions regarding the information above, please contact me at (386) 418-6137 or via email at ccrockett@cityofalachua.org. We look forward to receiving your revised application.

Sincerely,

A handwritten signature in blue ink, appearing to read "Carson J. Crockett".

Carson J. Crockett, AICP Candidate
Planner

CC: Kathy Winburn, Planning & Community Development Director *(by electronic mail)*
Justin Tabor, AICP, Principal Planner *(by electronic mail)*
Adam Hall, AICP, Principal Planner *(by electronic mail)*



City of Alachua

MIKE DAROZA
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN

July 11, 2024

Submitted electronically to tara.howell@jbpro.com

Tara Howell
JBrown Professional Group, Inc.
3530 NW 43rd Street
Gainesville, FL 32606

Application #: PR24-0001

RE: Fee Reduction Request Determination for Tolosa PD-R Amendment Application

Dear Tara Howell,

On July 10, 2024, the City of Alachua received your revised request on behalf of Bentley Timber, LLC and 3rd Generation Developer, LLC, property owners, to reduce the application fee for an application to amend the Tolosa PD-R in accordance with Section 2.8 of Resolution 24-05.

Section 2.8 of Resolution 24-05 states "the applicant may request a 25% reduction in application fees if it is found by the LDR Administrator, in his or her sole discretion, that an application will further one or more of the Strategic Initiatives as established within the City's current Strategic Plan". The base fee for PD amendment applications established by Resolution 24-05 is \$5,000. A fee reduction of 25% would result in an application fee of \$3,750.

The submitted justification letter contends that the proposed PD-R amendment will further Strategic Initiative 4.2 in the City's FY 2024 Strategic Plan by expanding residential unit availability and by providing for affordable housing options should development occur within the PD-R.

Strategic Initiative 4.2 states "develop strategies to ensure cohesive and compatible residential development to accommodate the growth of infill development and redevelopment within the City". The justification provided indicates that the proposed PD-R amendment has the potential to provide an increase in housing availability and unit type, but will not develop strategies to work towards the desired outcome of "ensur[ing] infill development and redevelopment occurs alongside greenfield and existing residential development in a cohesive and planned manner".

As such, the request for a fee reduction cannot be granted at this time. The remaining balance of your application fee for a PD amendment is \$1,250. Submittal of the remaining fee is required prior to review of the application.

If you have any questions regarding the information above, please contact the Planning & Community Development Department at (386) 418-6121 or via email at planning@cityofalachua.org.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Mike DaRoza', with a stylized flourish at the end.

Mike DaRoza
City Manager / LDR Administrator

CC: Rodolfo Valladares, Assistant City Manager *(by electronic mail)*
Kathy Winburn, Planning & Community Development Director *(by electronic mail)*
Justin Tabor, AICP, Principal Planner *(by electronic mail)*
Adam Hall, AICP, Principal Planner *(by electronic mail)*
Carson J. Crockett, AICP Candidate, Planner *(by electronic mail)*



City of Alachua

MIKE DAROZA
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN

July 1, 2024

Submitted electronically to tara.howell@jbpro.com

Tara Howell
JBrown Professional Group, Inc.
3530 NW 43rd Street
Gainesville, FL 32606

Application #: PR24-0001

RE: Completeness Review for Tolosa PD-R Amendment

Dear Tara Howell,

On June 26, 2024, the City of Alachua received your application for an amendment to the Tolosa Planned Development-Residential (PD-R), which proposes amending a portion of the PD-R to increase the allowed density in area "B" from 40 units to 60 units and decrease the allowed non-residential intensity in area "B" from 20,000 sq-ft to 0 sq-ft on a ± 49.85-acres subject property (tax parcel(s): 03130-004-000; 03130-007-001; 03130-008-000; 03130-009-000; 03135-000-000; 03135-001-000).

According to Section 2.6.6 of the City's Land Development Regulations (LDRs), upon receipt of an application, a completeness review shall be conducted to determine that the application contains all the necessary information and materials, is in proper form and of sufficient detail, and is accompanied by the appropriate fee. The Planning & Community Development Department has reviewed the aforementioned application for completeness and finds that **the application is incomplete** and that the following deficiencies must be addressed to begin the review of the application.

In accordance with Section 2.2.6(B) of the LDRs, the applicant must correct the deficiencies and resubmit the application for completeness determination. *Plans and application materials may be made available for return in order to revise and resubmit as needed.*

The time frame and cycle for review shall be based upon the date the application is determined to be complete. If the applicant fails to respond to the identified deficiencies within 45 calendar days, the application shall be considered withdrawn. Final day to resubmit materials is **Thursday, August 15, 2024.**

Please note that if an additional completeness review is required, a resubmittal fee equal to 10% of the application fee will be assessed for each additional completeness review and must be paid prior to further review of the application.

The comments below are based solely on a preliminary review of your application for completeness. An in-depth review of the content of the application will be performed, and the findings discussed at a Project Assistance Team (PAT) meeting, which will be scheduled after the application is determined to be complete.

Deficiencies to be Addressed

** Unless otherwise noted, references to code sections are to the City of Alachua Land Development Regulations **

1. **Application Attachment #6, Mailing Labels.** The provided mailing labels do not provide for all property owners within 400 feet of the entire PD-R. Provide mailing labels for property owners within 400 feet of the entire PD-R.
2. **Application Attachment #7, Neighborhood Meeting.** Neighborhood meeting must be re-noticed and re-held. See below deficiencies.
 - a. Neighborhood meeting notices depict the meeting to be held June 20. The neighborhood meeting summary notes the meeting was held June 21.
 - b. Neighborhood meeting summary does not list start or end times and does not list who from the hosting organization was in attendance.
 - c. The mailing list of property owners within 400 feet appears to be based solely on the northwest portion of the PD-R. Property owners within 400 feet of the entire PD-R are required to be notified. Additionally, upon resubmittal, please provide the mailing list as a photo copy of the labels used, not on label paper.
3. **Application Attachment #8, Public School Student Generation Form.** Provide filled in PDF of the Alachua Public School Student Generation Form. Staff has provided you with the fillable PDF via email as part of this communication.
4. **Application Attachment #10, Proof of Ownership.** Proof of ownership for Parcel 03135-001-000 is missing. Provide proof of ownership.
5. **Application Attachment #11, Proof of Payment of Taxes.** Proof of payment of taxes for Parcel 03135-001-000 is missing. Provide proof of payment of taxes.
6. **Application Attachment #12, Fee.** Staff has initiated review of the requested fee reduction in accordance with Resolution 24-05. Staff will contact you once a determination has been rendered by the LDR Administrator.

If you have any questions regarding the information above, please contact me at (386) 418-6137 or via email at ccrockett@cityofalachua.org. We look forward to receiving your revised application.

Sincerely,



Carson J. Crockett, AICP Candidate
Planner

CC: Kathy Winburn, Planning & Community Development Director *(by electronic mail)*
Justin Tabor, AICP, Principal Planner *(by electronic mail)*
Adam Hall, AICP, Principal Planner *(by electronic mail)*

ORDINANCE 25-01

AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA, RELATING TO THE AMENDMENT OF THE TOLOSA PLANNED DEVELOPMENT-RESIDENTIAL (“PD-R”); AMENDING SECTION 3, DEVELOPMENT PARAMETERS, OF ORDINANCE 19-28; AMENDING SHEET C2.0 OF THE PD MASTER PLAN; REPEALING ALL ORDINANCES IN CONFLICT; PROVIDING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

RECITALS

WHEREAS, the City Commission of the City of Alachua, Florida adopted Ordinance 19-28 upon second reading on June 24, 2019, establishing a PD-R zone district on the subject property, the legal description for which is attached hereto as Exhibit “A” and is herein referred to as the “Property”; and,

WHEREAS, Ordinance 19-28 establishes development parameters for the PD-R zone district, approves the PD Master Plan, and adopts a valid Planned Development Agreement; and,

WHEREAS, an application for an amendment to an existing Planned Development (“PD”) in the City known as Tolosa Planned Development-Residential (“PD-R” or “Project”), as described below, has been filed with the City by 3rd Generation Developer, LLC and Bentley Timber LLC, (“Owners”); and

WHEREAS, the Owners desire to amend the PD-R to increase the permitted maximum of 160 residential units to 180 residential units and decrease the permitted maximum of non-residential floorspace from 22,000 square feet to 2,000 square feet on the Property (“Amendment”); and

WHEREAS, the City advertised a public hearing to be held before the Planning and Zoning Board, sitting as the Local Planning Agency (“LPA”), _____; and

WHEREAS, the LPA conducted a quasi-judicial public hearing on the proposed Amendment on _____, and the LPA reviewed and considered all comments received during the public hearing concerning the proposed Amendment and made its recommendation to the City Commission; and

WHEREAS, the City advertised public hearings to be held before the City Commission on _____ and _____; and,

WHEREAS, the City Commission conducted quasi-judicial public hearings on the proposed Amendment on _____, and _____, and provided for and received public participation at both public hearings; and

WHEREAS, the City Commission has determined and found the proposed Amendment to be consistent with the City’s Comprehensive Plan and the City’s Land Development Regulations (“LDRs”); and

WHEREAS, for reasons set forth in this ordinance that is hereby adopted and incorporated as findings of fact, the Alachua City Commission finds and declares that the enactment of this Amendment is in the furtherance of the public health, safety, morals, order, comfort, convenience, appearance, prosperity, or general welfare.

NOW THEREFORE BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF ALACHUA, FLORIDA.

Section 1. Findings of Fact and Conclusions of Law

1. The above recitals are true and correct and are incorporated herein by reference.
2. The proposed Amendment is in compliance with the City's LDRs.
3. The proposed Amendment will not cause a reduction in the adopted level of service standards for transportation, water, sewer, waste, stormwater, recreation, and public schools.

Section 2. PD Master Plan Amended

Sheet C2.0 of the PD Master Plan adopted concurrent with the approval of Ordinance 19-28 is amended to be as shown in Exhibit "C" to permit for a maximum potential development of 60 dwelling units and zero square feet of nonresidential in Development Area 'B'.

Section 3. Ordinance 19-28 Amended

The development parameters for the PD-R adopted by Ordinance 19-28 are amended to permit for a maximum potential development of 60 dwelling units and zero square feet of nonresidential in Development Area 'B' as follows (text that is underlined is to be added and text that is shown as ~~striketrough~~ is to be removed):

1. The development shall consist of single-family and multiple-family residential development, community recreation, non-residential uses and stormwater/open space development areas as shown on the PD Master Plan. The density, intensity, allowable uses, acreage, and dimensional standards, where applicable, for each Development Area are as follows:

Maximum Development Area & Density/Intensity	Allowable Uses	Maximum Potential Development	Acres	Dimensional Standards	Percentage of PD
Development Area 'B' 4du/acre .75 FAR	Single Family Detached Residential; Single Family Attached Residential; Multiple Family Residential; Daycare; Religious Institutions; Restaurants without a Drive Through; Community Buildings/ Clubhouse;	40 dwelling units 20,000 square feet nonresidential <u>60 dwelling units</u>	±3.75	<i>Minimum Lot Area</i> 800 square feet <i>Minimum Lot Width</i> 20 feet <i>Minimum Lot Depth</i> 40 feet <i>Setbacks</i> Front (Primary) = 0' Front (Secondary) = 0' Side = 0'	±7.40%

Maximum Development Area & Density/Intensity	Allowable Uses	Maximum Potential Development	Acres	Dimensional Standards	Percentage of PD
	Professional—Office; Neighborhood Recreation—Center; Commercial Recreation, Indoor			Rear=0' Maximum Building Height 45 feet Maximum Lot Coverage 90% Arterial Street Building Setback 75' from ROW Centerline of SR 235 Minimum Living Area 750 square feet (per dwelling unit)	

Section 4. Remain in Effect

All other requirements, conditions, and development parameters of Ordinance 19-28, the PD Master Plan, and the valid Planned Development Agreement as originally adopted shall remain as originally adopted. If there is any inconsistency between the terms of Ordinance 19-28 and this Ordinance 25-01, the terms of this Ordinance 25-01 shall govern.

Section 5. Ordinance to be Construed Liberally

This ordinance shall be liberally construed in order to effectively carry out the purposes hereof which are deemed to be in the best interest of the public health, safety, and welfare of the citizens and residents of Alachua, Florida.

Section 6. Repealing Clause

All ordinances or parts of ordinances in conflict with this ordinance are, to the extent they conflict with this ordinance, repealed.

Section 7. Providing for Severability

It is the declared intent of the Alachua City Commission that, if any section, sentence, clause, phrase, or provision of this ordinance is for any reason held or declared to be unconstitutional, void, or inoperative by a court or agency of competent jurisdiction, such holding of invalidity or unconstitutionality shall not affect the remaining provisions of this ordinance and the remainder of this ordinance, after the exclusion of such part or parts, shall be deemed to be valid.

Section 8. Effective Date

This Ordinance shall be effective upon its passage and adoption on the second and final reading.

PASSED on first reading on the _____ day of _____.

PASSED and **DULY ADOPTED**, in regular session, with a quorum present and voting, by the City Commission, upon second reading this _____ day of _____.

CITY COMMISSION OF THE
CITY OF ALACHUA, FLORIDA

Gib Coerper, Mayor
SEAL

ATTEST:

APPROVED AS TO FORM

Mike DaRoza , City Manager/Clerk

Marian B. Rush, City Attorney

EXHIBIT “A”

Tax Parcel Numbers 03135-000-000, 03130-004-000, 03130-007-001, 03130-008-000 and 03130-009-000

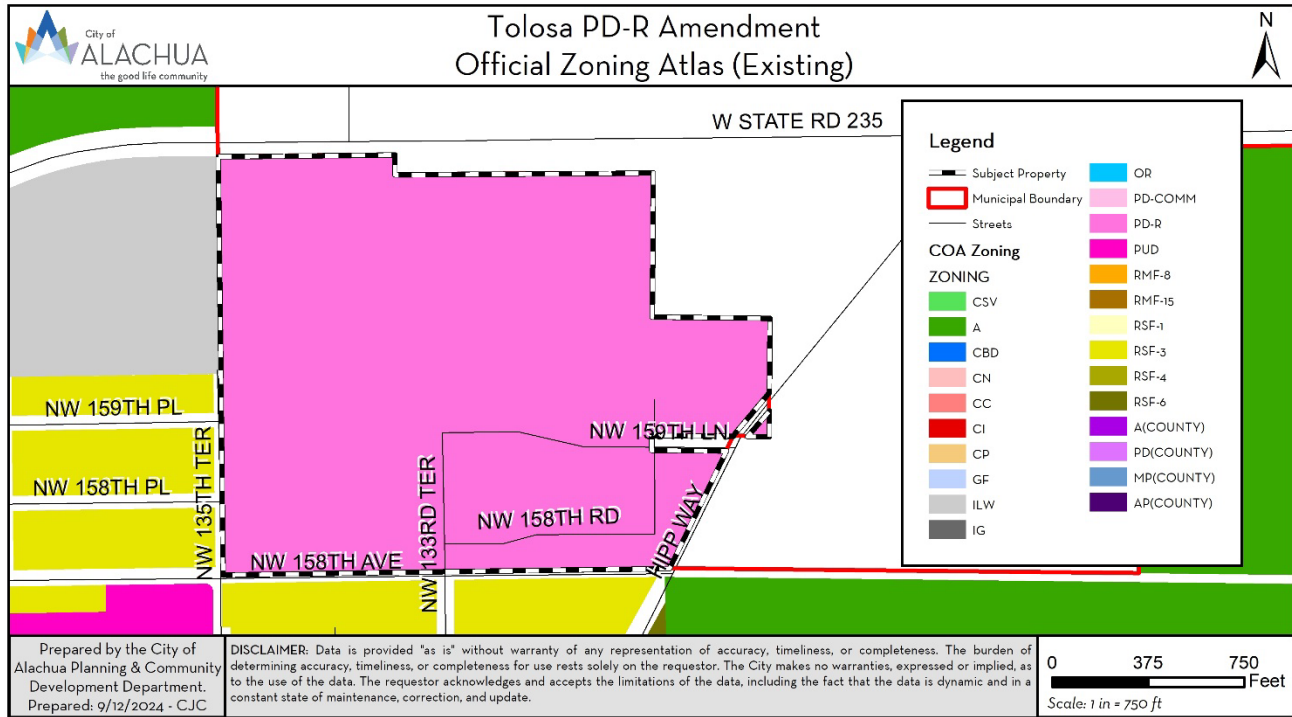
LEGAL DESCRIPTION:

That part of the Southwest 1/4 and Southeast 1/4 of Section 11, Township 8 South, Range 18 East, Alachua County, Florida, comprised of lands described in O.R.B. 4427, Pg. 373 and O.R.B. 4564, Pg. 460 and O.R.B. 4564, Pg. 462, as recorded in the Public Records of Alachua County, Florida, and being more particularly described as follows:

Commence at the Southeast corner of the Southeast 1/4 of the Southwest 1/4 of Section 11, Township 8 South, Range 18 East, Alachua County, Florida, said Southeast 1/4 corner being also the POINT OF BEGINNING; thence South 89 degrees 12 minutes 14 seconds West along the South line of said Southeast 1/4 of the Southwest 1/4 for 1496.73 feet to the Southwest corner of said Southeast 1/4 of the Southwest 1/4; thence North 00 degrees 06 minutes 04 seconds West along the West line of said Southeast 1/4 of the Southwest 1/4 for 1343.16 feet to the Northwest corner of said Southeast 1/4 of the Southwest 1/4; thence continue North 00 degrees 06 minutes 04 seconds West, along said West line for 65.44 feet to a point on the South right of way line of State Road number 235 (100 foot Wide Right-of-Way); thence North 89 degrees 25 minutes 36 seconds East, along said Right-of-Way for 621.33 feet to the Northeast corner of the "Cain" parcel, as per description recorded in Official Records Book 2015, Page 694 of said Public Records; thence South 00 degrees 21 minutes 14 seconds West along the East line of said "Cain" parcel for 67.55 feet to the Southeast corner of said "Cain" parcel and an intersection with the North line of the Southeast 1/4 of the Southwest 1/4; thence North 89 degrees 37 minutes 50 seconds East along said North line for 834.19 feet to an intersection with the West line of Block 1, Range 3 of NEWNANSVILLE SUBDIVISION (unrecorded); thence South 00 degree 24 minutes 49 seconds West along said West line and along the West Right-of-Way line of Wilson Street (50 foot wide Right-of-Way) for 481.50 feet to the Northwest corner of Block 1, Range 4 of said NEWNANSVILLE SUBDIVISION; thence South 89 degrees 17 minutes 50 seconds East along the North line of said Block 1, Range 4 and along the South Right-of-Way line of said Wilson Street for 399.77 feet to the Northeast corner of said block 1, Range 4 and an intersection with the West Right-of-Way line of Magnolia Street (50 foot wide Right-of-Way); thence South 00 degrees 21 minutes 08 seconds West along said West Right-of-Way line and along the East line of said Block 1, Range 4 for 250.06 feet to an intersection with the monumented Westerly Right-of-Way line of Hipp Way (apparent 50 foot wide Right-of-Way); thence South 40 degrees 35 minutes 29 seconds West along said monumented Westerly Right-of-Way line for 180.87 feet; thence South 25 degrees 25 minutes 52 seconds West along said monumented Westerly Right-of-Way line for 12.29 feet to an intersection with the South line of said Block 1, Range 4 and an intersection with the North Right-of-Way line of an unnamed street (50 foot wide Right-of-Way); thence North 89 degrees 17 minutes 50 seconds West along said South line and along said North Right-of-Way line for 278.15 feet to the Southwest corner of said Block 1, Range 4; thence South 00 degrees 24 minutes 49 seconds West along the the West Right-of-Way line of said unnamed street for 50.00 feet to the Northwest corner of Block 1, Range 5 of said Newnansville Subdivision; thence South 89 degree 17 minutes 50 seconds East along the North line of said Block 1, Range 5 and along the South Right-of-Way line of said unnamed street for 254.87 feet to an intersection with said monumented Westerly Right-of-Way line; thence South 25 degrees 25 minutes 52 seconds West along said Westerly monumented Right-of-Way line for 439.95 feet to an intersection with the South line of the Southeast 1/4 of said Section 11; thence North 89 degrees 21 minutes 00 seconds West along said South line for 15.48 feet to said POINT OF BEGINNING

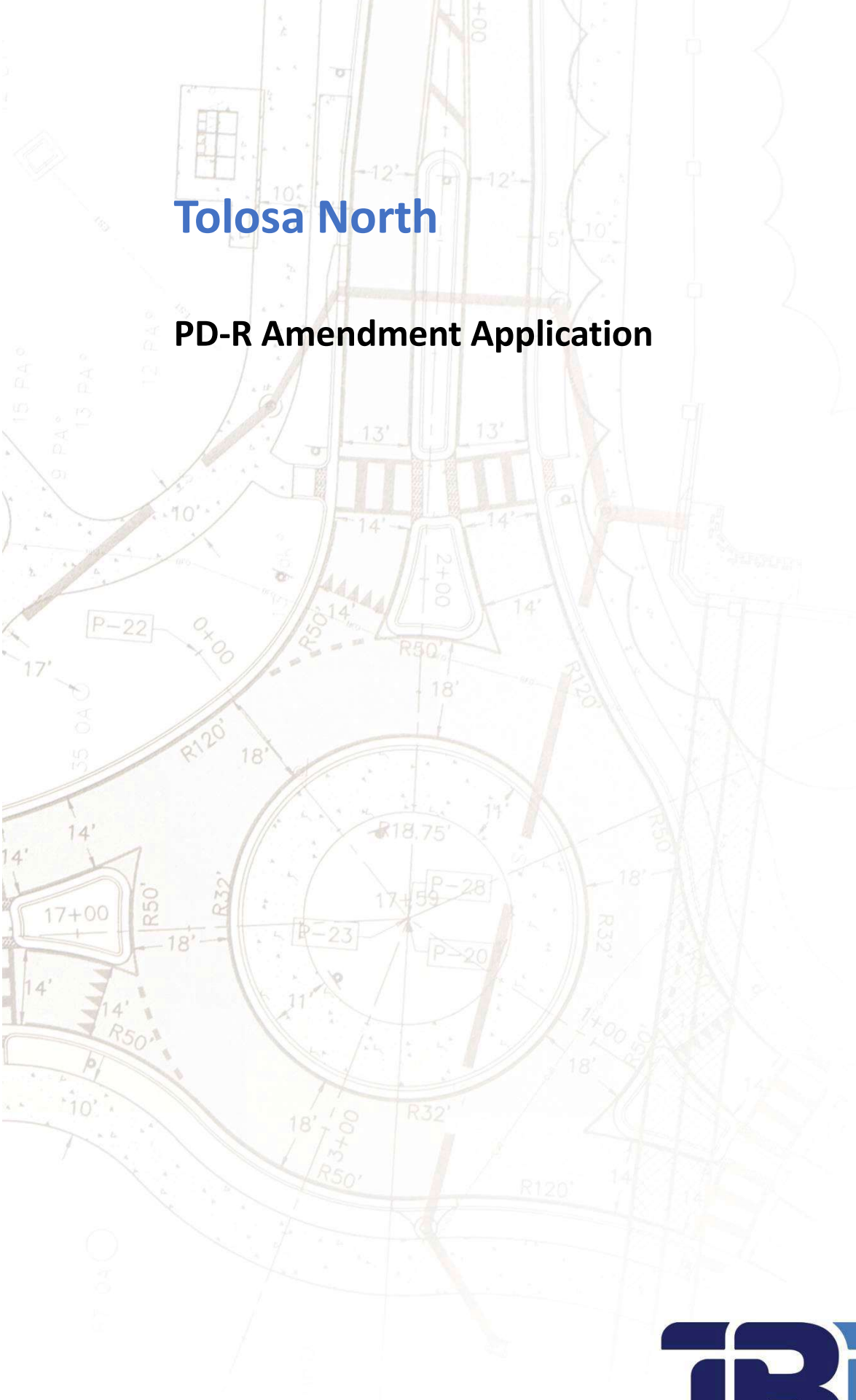
Together with that part of said Block 1, Range 4 lying Easterly of the monumented Easterly Right-of-Way line of said Hipp Way.

EXHIBIT “B”



Tolosa North

PD-R Amendment Application



JBP Pro



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Attachment A: Cover Letter

Attachment B: Complete Application

Attachment C: Letters of Authorization

Attachment D: Deeds

Attachment E: Current Amended PDR Master Plan, Concept Plan

Attachment F: Aerial Image, Topographic Survey and Legal Description

Attachment G: Proof of Publication, Workshop Notice Mailer, Mailing Labels, Sign in Sheet, Presentation

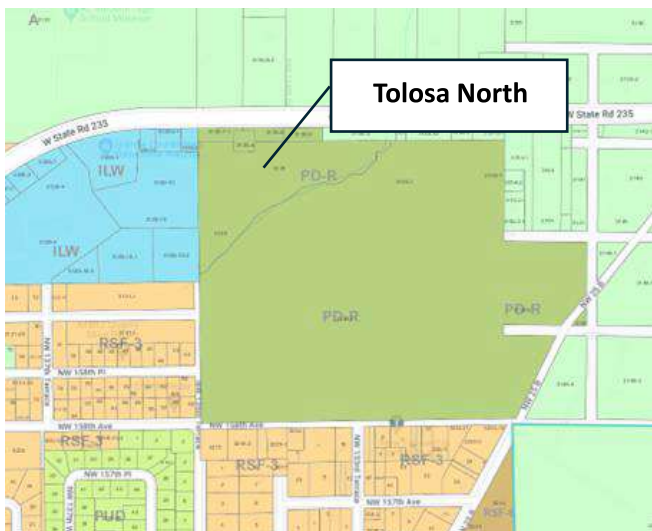
Attachment H: Tax Receipts

Attachment I: Student Generation Form

Attachment J: Tree Mitigation Report

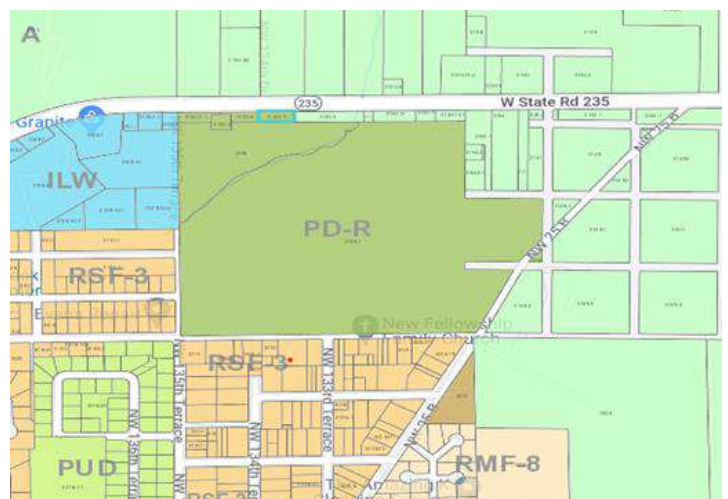
I. Statement of Proposed Change

The following proposal is a request to increase the density in Tolosa North only, in an approved PD-R under the name of Tolosa. The parcels included in this proposed density change are 03130- 007-001, 03130-004-000, 03135-000-000, 03130-008-000, 03130-009-000. Parcel 03135-001-000 is an additional parcel in the original approved PDR. Tolosa North is located on West State Rd 235. The PD-R has a total of 49.85 acres. The Tolosa North parcels are 7.52 acres, more or less. The current approved PD-R allows up to 40 residential units and 20,000 sq. ft of non-residential in Tolosa North. This request proposes to amend the existing PD-R to allow up to 60 residential units and remove the commercial space of 20,000 sq. ft.

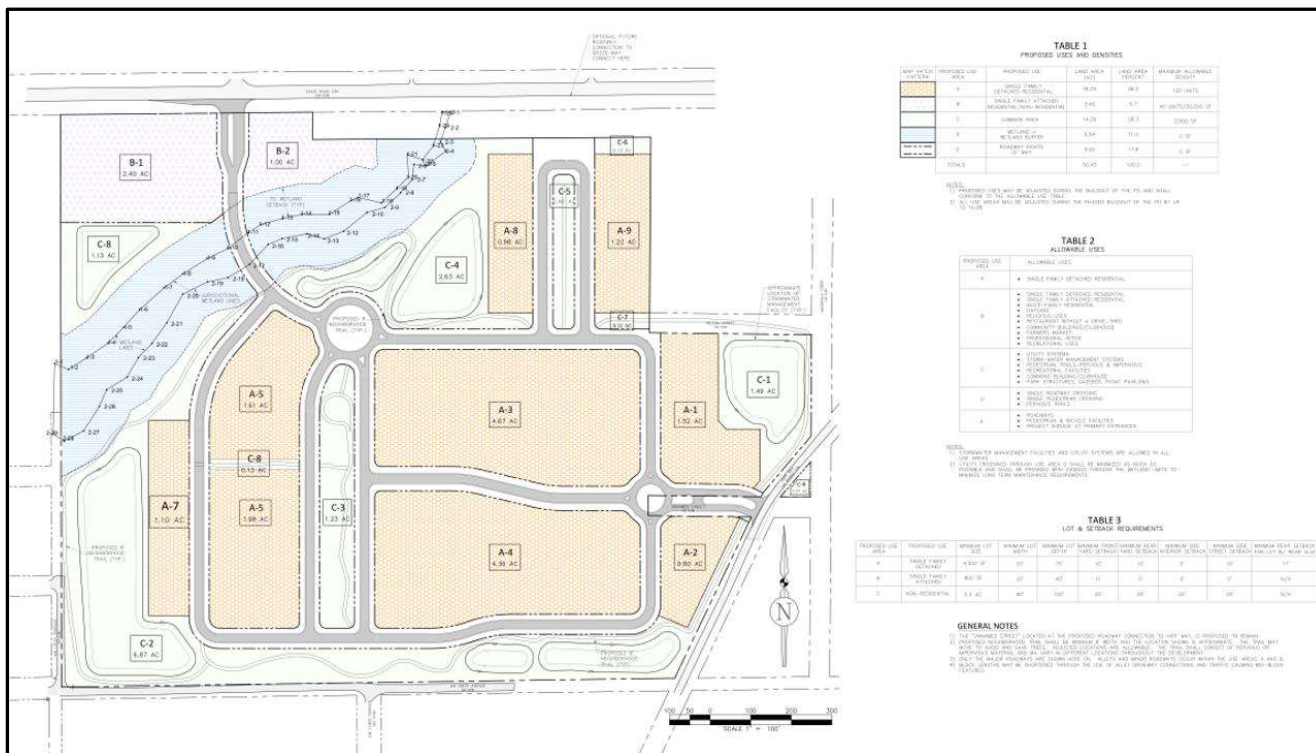


The table and map below show the current zoning districts for the PDR Tolosa and the surrounding areas.

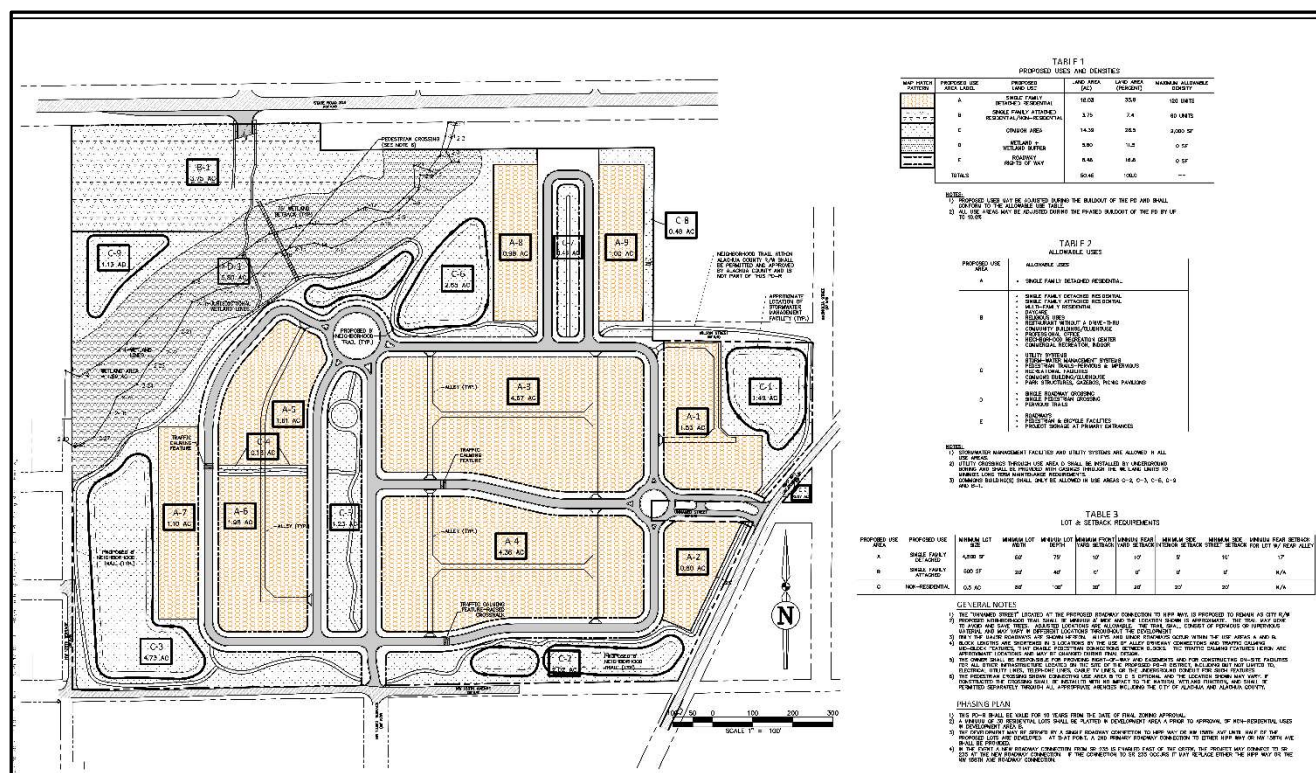
Location	Zoning Districts
Property	PDR - Planned Development Residential
North	Agriculture
East	Agriculture
South	RSF-3 - Residential, Single Family
West	ILW-Industrial, Light, Warehousing RSF-3 - Residential, Single Family



The original PD Zoning Master Plan for the Original PD-R Tolosa is below.



The Updated PD Master Plan below shows the proposed amendment to the Tolosa North area.





II. Analysis of consistency with the City of Alachua Comprehensive Plan

A. Future Land Use Element

Policy 1.2.b: Moderate density residential (0 to 4 dwelling units per acre): The moderate density residential land use category allows residential development at a maximum density of 4 dwelling units per acre. The following uses are allowed in the moderate density residential land use category:

- o Single family, conventional dwelling units;
- o Accessory dwelling units;
- o Manufactured or modular homes meeting certain design criteria
- o Mobile homes only within mobile home parks;
- o Duplexes and quadplexes;
- o Townhomes;
- o Residential Planned Developments;
- o Supporting community services, such as schools, houses of worship, parks, and community centers

As stated in the original approved PD-R “Comment: The proposed density is 3.1 dwelling units per acres (160 maximum dwelling units on 50.45 acres) which is below the maximum permitted density of 4 dwelling units per acre. The development will consist of single family attached and detached dwelling units. Therefore, it is consistent with FLUE”

Comment: The maximum allowed units for the entire PD-R is 201. This PD-R amendment will continue to be under the maximum allowed density of 4 units per acre. The proposed increase of 20 additional residential units will increase the proposed total units to 180. The units proposed in the amendment will consist of townhomes. Therefore, it remains consistent with FLUE.



GOAL 2: Innovative Design Standards: The City shall utilize innovative design standards to discourage urban sprawl, provide aesthetic standards, promote open space and preserve rural character.

Objective 2.1. Planned Development (PD) Standards: In an effort to reduce the impacts of urban sprawl on the community and the region, the City of Alachua shall provide for wide array of planned development to encourage the creation of interrelated neighborhoods and districts to increase the quality of life for all residents of the City.

Policy 2.1.a: Residential Planned Developments (PD): The City shall establish flexible development and use regulations for residential PDs for use within the residential land use categories. Those regulations shall be developed to achieve the following:

1. Residential development through a mixture of housing types, prices and densities. The allowed uses within a residential PD are not subject to the permitted uses in the underlying land use category but shall be subject to the permitted uses as set forth in the Land Development Regulations or Ordinance adopting the PD. Single-family homes, zero lot line homes, and townhomes are examples of the allowable housing types within residential PDs.

As stated in the original approved PD-R Comment: *The proposed development consists of single family detached residential units, single-family attached dwelling units and accessory recreation uses to serve the development. The development and design standards proposed for the development within the PD Master Plan have been created with the intent of providing a high quality of design that pays homage to the nature landscape of the property by preserving linear parks with mature trees.*

Comment: This proposed amendment does not make any changes to the statement above from the approved original PD-R.

2. The opportunity to improve quality of life by placing activities necessary for daily living in close proximity to residences through the allowance of a limited amount of neighborhood commercial uses, and with special design criteria, community commercial uses, within the residential PD at appropriate densities and intensities.



As stated in the original approved PD-R Comment: Limited non-residential uses have been proposed for the Tolosa PD-R in use Area B in order to remain sensitive to adjacent, low intensity uses. These uses will provide non-residential uses in close proximity to the neighborhood.

Comment: This proposed amendment will remove the non-residential area from Tolosa North. However, the community recreation area, located in the southern part of the approved in the original PD-R, is not being altered in the amendment.

3. A range of parks and open space, from playgrounds to community gardens to active recreation facilities within the neighborhood.

As stated in the original approved PD-R Comment: A community recreation area is proposed, centrally located within the neighborhood to provide low intensity recreational amenities for the residents.

Comment: This proposed amendment does not make any changes to the statement above from the approved original PD-R.

4. Streets and public spaces that are safe, comfortable, and designed to respect pedestrians, non-vehicular and vehicular modes of transportation.

As stated in the original approved PD-R Comment: Sidewalks have been provided on all streets within the development, offering pedestrian connection between the residential lots and onsite recreation. The on street parking proposed also helps create a safer, slower speed street network.

Comment: This proposed amendment does not make any changes to the statement above from the approved original PD-R.

5. Conservation of materials, financial resources and energy through efficient design of infrastructure.

Comment: The location of the proposed development maximizes existing infrastructure systems and in doing so makes best use of and conserves infrastructure materials and financial costs.



Objective 2.4: Landscaping and Tree Protection Standards: The City shall adopt landscaping and tree protection standards in order to achieve the aesthetic design values of the community and preserve tree canopies, as well as specimen protected, heritage and champion trees.

Policy 2.4.c: Tree Protection: The City shall require the preservation of heritage trees and champion trees when possible. Standards shall be set for determining the health and safety risks associated with heritage and champion trees both on individual residential lots, and existing and proposed developments.

Policy 2.4.d: Tree Protection: The City shall establish standards for the preservation of regulated trees. Particular attention shall be given to preserving specimen and preferred species of regulated trees, where feasible.

As stated in the original approved PD-R Comment: All tree protection standards will be met.

Comment: A tree mitigation has been completed for Tolosa North and is attached. Through the mitigation it has been determined that 322 trees are being removed and 142 are being saved. For the removed trees it is required to replace at least 420 2" caliper trees. The 142 saved trees give a total of 450 Tree credits. Therefore, based on these calculations and per City of Alachua tree replacement code no additional trees are needed. This does not include or reflect any code complaint landscaping requirements for the overall site.

Objective 2.5: Open Space Standards: The City shall utilize open space requirements to preserve the rural character of Alachua, protect natural resources, and provide spaces for people to recreate and gather.

As stated in Original approved PD-R Comment: As shown on the PD Zoning Master Plan, open space will be provided as part of the proposed development plan in accordance with Section 6.7 of Alachua's Code of Ordinances.

Comment: This proposed amendment does not make any changes to the statement above from the approved original PD-R.



Policy 2.5.a: There shall be a minimum of 10% percent open space required. The City shall establish incentives for the provision of open space beyond minimum requirements.

As stated in the original approved PD-R Comment: Any future proposed development plan will conform to the City's Open Space standards. The PD Zoning Master Plan provides much greater than 10% open space.

Comment: This proposed amendment does not make any changes to the statement above from the approved original PD-R.

Policy 2.5.b: Open space shall not be limited to unusable portions of project sites. A portion of open space shall be usable and functional.

As stated in the original approved PD-R Comment: The proposed project includes usable and functional open space in the form of an eight (8) ft. wide neighborhood trail that meanders throughout the neighborhood. Therefore, it is consistent with FLUE Policy 2.5.b.

Comment: This proposed amendment does not make any changes to the statement above from the approved original PD-R.

Objective 3.11: Archeological Preservation: The City of Alachua shall encourage the protection of sites of archeological significance through the development review process and coordination with local, state and federal agencies.

Policy 3.11.a: The City shall utilize data from Alachua County and the State of Florida in review of potential archaeologically sensitive areas within the City of Alachua during the development review process.

Policy 3.11.b: Individual sites and areas of archeological significance shall be preserved, protected or acquired and, whenever possible, enhanced.



As stated in the original approved PD-R Comments: A letter, Florida Master Site File Map and Florida Master Site File Roster from the Florida Division of Historical Resources has been provided under the appendices section that verifies the Newnansville Town Site was located near the property and has been listed on the National Register since 1974 as an archaeological site because it was the historic seat of Alachua County. An associated cemetery is not on the subject property but located in the vicinity of the property.

Comment: This proposed amendment does not make any changes to the statement above from the approved original PD-R.

Objective 5.1: Natural features: The City shall coordinate Future Land Use designations with appropriate topography, soils, areas of seasonal flooding, wetlands and habitat during review of proposed amendments to the Future Land Use Map and the development review process. Natural features may be included as amenities within a development project.

As stated in the original approved PD-R Comment: The proposed project incorporates the natural features of the land as amenities in the form of open space corridors and the creek. No development will occur within the required setback of the creek and associated wetland. Therefore, it is consistent with FLUE Objective 5.1.

Comment: This proposed amendment does not make any changes to the statement above from the approved original PD-R.

Policy 5.1.d: Wetlands: The City shall utilize statewide wetland delineation methodology in accordance with Florida Administrative Code (FAC) and regulations adopted by the FDEP and the Suwannee River Water Management District.

As stated in Original approved PD-R Comment: The wetland delineation performed utilized the FAC, FDEP, and SRWMD methodology. Therefore, it is consistent with FLUE Policy 5.1.d.

Comment: This proposed amendment does not make any changes to the statement above from the approved original PD-R.



Objective 5.2: Availability of facilities and services: The City shall utilize a concurrency management system to ensure that the adopted level of service standards is maintained.

Policy 5.2.a: All new development shall meet level of service requirements for roadways, potable water and sanitary sewer, stormwater, solid waste, public schools, and improved recreation in accordance with LOS standards adopted in the elements addressing these facilities.

As stated in the original approved PD-R Comment: *The proposed development will not degrade the level of service of roadways, potable water and sanitary sewer, stormwater, solid waste, public schools and improved recreation below an acceptable level. Therefore, it is consistent with FLUE Policy 5.2.a.*

Comment: A complete concurrency analysis for the approved original PD-R and the proposed amendment area is provided in section IV.

B. Housing Element

GOAL 1: To facilitate the provision of safe, sanitary, healthy and affordable, quality housing for all present and future City residents, while preserving and enhancing the community's physical and social fabric, and cultural diversity, and while protecting the interests of special needs groups, and very low and low, and moderate-income households.

Objective 1.1: Provision of Safe, Affordable, Quality Housing: The City shall facilitate the provision of safe, sanitary, healthy and affordable, quality housing, to accommodate all present and future residents at all income and age levels, including those with special needs, through a variety of housing types, preferably within mixed-income neighborhoods.

Policy 1.1.a: The City shall encourage development of a variety of housing types including conventional single-family homes, accessory dwelling units, multi-family units, group homes, assisted living facilities, foster care facilities, mobile homes and manufactured housing, and shall ensure that appropriate land use designations and zoning districts exist to accommodate each type.



As stated in the original approved PD-R Comment: *The Tolosa development will consist of up to 120 single-family detached dwelling units and up to 40 single-family attached dwelling units that will enhance the property values within this area, serve nearby employment centers and offer quality housing to existing and future Alachua residents.*

Comment: The proposed amendment requests the 40 single-family attached dwelling units be increased to 60 single-family attached dwelling units. The different types of housing offered will not deviate from the types offered in the original approved PD-R.

C. Community Facilities and Natural Groundwater Recharge Element

GOAL 1: Wastewater Plan for and provide adequate, high quality and economical wastewater service while protecting the environment, especially groundwater resources.

Objective 1.2: Wastewater service will be made available to new development in a manner to promote compact urban growth, promoting development where wastewater service is available, and discouraging urban sprawl. For purposes of this objective, new development does not include remodeling of existing developments or additions of less than 33% to existing developments.

As stated in the original approved PD-R Comment: *The proposed development will connect to the City's wastewater facilities. Therefore, it is consistent with Community Facilities and Natural Groundwater Recharge Element Objective 1.2.*

Comment: The proposed amendment will increase the original approved PD-R by less than 33% and therefore does not deviate from the original PD-R approval in this category. In addition, a revised concurrency analysis for Tolosa North is attached to this justification.



Policy 1.2.a: The City shall establish a Community Wastewater Service Area, which includes all areas where wastewater service is available. Wastewater service shall be deemed available if: A gravity water system exists within 100 ft of the property line of any residential subdivision lot or single family residence and wastewater service can be accessed through public utility easements or right of ways. The distance shall be measured as required for construction of the infrastructure along public utility easements and right of ways.

A gravity wastewater system exists with 500 ft of the property line of any residential subdivision consisting of 5 units or less and the gravity wastewater system can be accessed through public utility easements or right of ways. The distance shall be measured as required for construction of the infrastructure along public utility easements and right of ways.

A gravity wastewater system, wastewater pumping station, or force main exists within ¼ mile of the property line of any residential subdivision with more than 5 units, or any multi-family residential development, or any commercial development, or any industrial development and the gravity wastewater system, wastewater pumping station, or force main can be accessed through public utility easements or right of ways. The distance shall be measured as required for construction of the infrastructure along public utility easements and right of ways.

As stated in the original approved PD-R Comment: *The proposed development will connect to the City's wastewater facilities. Therefore, it is consistent with Community Facilities and Natural Groundwater Recharge Element Policy 1.2.a.*

Comment: The proposed amendment will remain in compliance with the Community Facilities and Natural Groundwater Recharge Element. In addition, a revised concurrency analysis for Tolosa North is attached to this justification.

Policy 3.1.b: The City shall require the construction of roads within new plats or replats to be arranged so that the grades of the streets shall conform as closely as possible to the original topography to prevent the interruption of natural drainage flows, including sheet flow and flow to isolated wetland systems.



GOAL 3: Stormwater: Develop and maintain a stormwater management system that minimizes flooding, protects, preserves and enhances desirable water quality conditions, and, where possible, preserves and utilizes existing natural features.

Objective 3.1: Ensure provision of drainage and stormwater retention through level of service standards and design requirements to minimize flooding and to protect and improve water quality.

Objective 3.3: The City shall implement design guidelines for stormwater management facilities to promote dual use, protect natural features, and provide aesthetically pleasing facilities.

Objective 3.4: The City shall promote practices that minimize erosion, sedimentation and stormwater runoff.

Objective 3.5: The City shall work with the Suwannee River Water Management District and the FDEP criteria for karst stormwater management system design.

As stated in the original approved PD-R Comment Onsite stormwater management facilities for proposed development will be designed and constructed in accordance with the City of Alachua, Suwannee River Water Management District stormwater requirements, as well as those of other applicable agencies.

Comment: This proposed amendment does not make any changes to the statement above from the approved original PD-R.

Objective 4.1: Achieve and maintain acceptable levels of service for potable water quantity and quality.

Policy 4.1.b: The City shall establish a Community Potable Water Service Area, which includes all areas where potable water service is available. Water service shall be deemed available if:

1. A water main exists within 100 ft of any residential subdivision lot or single family residence water service can be accessed through public utility easements or right of ways. The distance shall be measured as required for construction of the infrastructure along public utility easements and right of ways.



2. A water main exists within 500 ft of any residential subdivision consisting of 5 units or less and water service can be accessed through public utility easements or right of ways. The distance shall be measured as required for construction of the infrastructure along public utility easements and right of ways.

3. A water main exists within ¼ mile of any residential subdivision with more than 5 units, or any multi-family residential development, or any commercial development, or any industrial development and water service can be accessed through public utility easements or right of ways. The distance shall be measured as required for construction of the infrastructure along public utility easements and right of ways.

As stated in the original approved PD-R Comment: *The proposed development will connect to the City's potable water facilities. Therefore, it is consistent with Community Facilities and Natural Groundwater Recharge Element Policy 4.1.b.*

Comment: In addition, a revised concurrency analysis for Tolosa North is attached to this justification.

Policy 4.2.a: New urban development will only occur within areas where potable water services are available concurrent with development. For purposes of this policy, new development does not include remodeling of existing developments or additions of less than 33% to existing developments.

As stated in the original approved PD-R Comment: *The proposed development will connect to the City's potable water facilities. Therefore, it is consistent with Community Facilities and Natural Groundwater Recharge Element Policy 4.2.a.*

Comment: The proposed amendment will increase the original approved PD-R by less than 33% and therefore does not deviate from the original PD-R approval in this category. In addition, a revised concurrency analysis for Tolosa North is attached to this justification.

Policy 4.2.b: The City will continue to require necessary on-site water system improvements to be completed at the expense of the property owner.



As stated in the original approved PD-R Comment: *The proposed development will connect to the City's potable water facilities. Therefore, it is consistent with Community Facilities and Natural Groundwater Recharge Element Policy 4.2.b.*

Comment: In addition, a revised concurrency analysis for Tolosa North is attached to this justification.

Policy 5.2.b: The City shall require demonstration from engineering results that post development recharge volumes will equal predevelopment recharge volumes to the Floridan aquifer.

As stated in the original approved PD-R Comment: *The stormwater management design calculations for the future development will document the stormwater system design for pre-development flow vs. post-development flow.*

Comment: This proposed amendment does not make any changes to the statement above from the approved original PD-R.

Policy 5.2.c: Applicants for new development, expansions, or redevelopment shall employ one or more of the following techniques to address potential groundwater quality and quantity impacts:

1. Construction and maintenance of shallow, landscaped retention basins
2. Decreasing the amount of stormwater runoff through the use of pervious surfaces or increased open space
3. Development of a stormwater pollution prevention plan
4. Development of a sinkhole remediation plan
5. Development of a groundwater monitoring plan

As stated in the original approved PD-R Comment: *The proposed future development will implement one or more of the techniques required by Community Facilities and Natural Groundwater Recharge Element Policy 5.2.c.*



Comment: This proposed amendment does not make any changes to the statement above from the approved original PD-R.

D. Conservation and Open Space Element

GOAL 1: To conserve, protect, manage and restore the natural and environmental resources of the City by emphasizing stewardship and understanding that environmental issues transcend political and geographical boundaries.

Objective 1.2: Native Communities and Ecosystems: The City shall preserve and protect native communities and ecosystems, particularly those considered endangered or threatened.

Policy 1.2.a: The City shall ensure that land use designations, development practices and regulations protect native communities and ecosystems, and environmentally sensitive lands.

Policy 1.2.j: The City shall require all new development to be oriented in a fashion that reduces habitat fragmentation and preserves the largest possible contiguous area of undisturbed habitat, to the extent practicable.

Policy 1.2.k: The City shall establish criteria for the removal of vegetation that is neither threatened nor endangered, distinguishing between native, non-invasive exotics, and invasive exotics.

Policy 1.2.l: The City shall protect regulated, heritage, and champion trees. The City may continue to participate in the Florida Champion Tree Program. Additionally, the City will require tree removal permits to protect regulated, heritage, and champion trees from accidental removal and other development related disturbances.

As stated in the original approved PD-R Comment: The developer will work with the City staff to determine the suitability and feasibility for preservation of any existing trees on the property through the development review process.



Comment: A tree mitigation has been completed for Tolosa North and is attached as attachment. Through the mitigation it has been determined that 322 trees are being removed and 142 are being saved. For the removed trees it is required to replace at least 420 2" caliper trees. The 142 saved trees give a total of 450 Tree credits. Therefore, based on these calculations and per City of Alachua tree replacement code no additional trees are needed. This does not include or reflect any code complaint landscaping requirements for the overall site.

Objective 1.3: Listed Species: The City shall protect species listed by State and Federal agencies as endangered, threatened or of special concern, and their habitats.

Policy 1.3.d: The City shall require prior to development approval, an inventory of listed species for all new developments in areas identified as known habitat for listed species. The inventory shall include detailed information regarding type, quantity, location and habitat requirements for any listed species identified. Deminimus threshold for properties required to complete the inventory shall be established in the City's Land Development Regulations.

As stated in the original approved PD-R Comment: *An environmental assessment of the property to include an inventory of listed species will be provided for any future development proposed.*

Comment: This proposed amendment does not make any changes to the statement above from the approved original PD-R.

Objective 1.10: Wetlands: The City shall protect and preserve wetland values and functions from adverse, human caused, physical and hydrologic disturbances.

Policy 1.10.g: The City shall require natural vegetative buffers around wetlands to protect the fragile ecosystems they sustain. Buffers, measured from the outer edge of the wetland, shall be created as established in the following table.

Resource Addressed	Required Buffer (feet)
<i>Wetlands less than or equal to 0.5 acre that do not support federally and/or state regulated vertebrate wetland/aquatic dependent animal species.</i>	50' Average 35' Minimum
<i>Wetlands greater than 0.5 acre that do not support the animal species described above.</i>	75' Average 50' Minimum
<i>Areas where the animal species described above have been documented within 300 feet of a wetland.</i>	100' Average 75' Minimum

As stated in the original approved PD-R Comment: The proposed Master Plan indicates the wetland buffer, which has been designed in accordance with the above Table. Therefore, it is consistent with Community Facilities and Natural Groundwater Recharge Element Policy 1.10.g.

Comment: The proposed amended Master Plan indicates the wetland buffer, which has been designed in accordance with the above Table. Therefore, it is consistent with Community Facilities and Natural Groundwater Recharge Element Policy 1.10.g.

OBJECTIVE 1.12: Water Resources: The City shall protect and conserve the quantity and quality of water resources, not only for the benefit of residents of the City, but for all in North Florida who depend on the Floridan Aquifer for drinking water, and for the benefit of all connected springs, streams, and rivers which may be impacted by the City's land use and development practices.

As stated in the original approved PD-R Comment: The proposed development does not include surface waters.

Comment: The proposed amendment will not include surface waters.



Policy 1.12.d: The City shall require the following buffers for development along surface water bodies.

Buffers shall be measured from the outer edge of the water body and created as established in the following table.

Resource Addressed	Required Buffer (feet)
<i>Surface waters less than or equal to 0.5 acre that do not support federally and/or state regulated vertebrate wetland/aquatic dependent animal species.</i>	50' Average 35' Minimum
<i>Surface waters greater than 0.5 acre that do not support the animal species described above.</i>	75' Average 50' Minimum
<i>Areas where the animal species described above have been documented within 300 feet of a surface water</i>	100' Average 75' Minimum

As stated in the original approved PD-R Comment: *The proposed development does not include surface waters.*

Comment: The proposed amendment will not include surface waters.



III. Analysis of the Consistency with the City of Alachua Land Development Regulations

Section 2.4.2(1)

(b) Consistent with ordinances: The proposed amendment is not in conflict with any portion of these LDRs or any of the City Code of Ordinances.

Comment: The proposed increase in density of 20 additional single-family attached dwelling units will not create any conflict with the City of Alachua's Land Development Regulations or Code of Ordinances. The amendment will not cause any deviations from the approved PD-R concerning conflicts with the Land Development Regulations or City Code of Ordinances.

(c) Logical development pattern: The proposed amendment would result in a logical and orderly development pattern.

As stated in the original approved PD-R Comment: *The PD-R Master Plan depicts the layout of the internal streets within the proposed PD-R. The layout is established to create logical street patterns and reasonable lot sizes in accordance with City of Alachua regulations. Special attention was paid to existing mature tree canopy stands and significant tree species for creating natural open spaces with tree lined vistas for environmental, aesthetic, and passive recreational appeal. The street and lot layouts were planned with stormwater management needs in mind to allow for natural flows of stormwater to proposed stormwater management facilities at natural places. A neighborhood trail running throughout the development provides walkability and pedestrian connections throughout. The overall layout is logical and creates orderly lot configurations and inviting open spaces for the residents.*

Comment: The proposed increase in density from 40 single-family attached dwelling units to 60 single-family attached dwelling units is within the maximum allowed units of the PD-R (201) and does not establish a different development pattern than the approved PD-R. Furthermore, the increase in density is still consistent with surrounding residential areas.



(d) Premature development: The proposed amendment will not create premature development in undeveloped or rural areas.

As stated in the original approved PD-R Comment: *The proposed amendment will not create premature development. The market for single family housing in Alachua is very robust. In the City of Alachua's 2016 Growth Trends Report, the population of Alachua currently could be estimated at approximately 10,670. The projected growth in the population by 2025 is estimated to be approximately 12,950, which is an increase of approximately 2,290 persons. Per the 2010 US Census Bureau the average American home is approximately 2.58 persons, meaning in the next 7 years the City of Alachua could have an expected need of approximately 888 homes. Tolosa will help fill this need with market rate housing.*

Comment: The proposed increase in density will not create a different impact on the undeveloped or rural areas than the original approved PD-R as it remains within the original PD-R boundaries. In addition, the PD-R is located in an area of the city that is developed as residential along with Industrial, light and Ag.

(e) Incompatible with adjacent lands: The uses permitted by the proposed amendment are not incompatible with existing land uses of adjacent lands and/or the uses permitted by the zone district classifications of adjacent lands.

Comment: The proposed increase density does not change the compatibility with the adjacent land uses from the approved PD-R. To the south, southwest, and west of the proposed amendment area of Tolosa North are residential developments.

(f) Adverse effect on local character: The proposed amendment will not adversely affect the character of the general area where it is proposed to be located by creating excessive traffic, density and/or intensities of use, building height and bulk, noise, lights or other physical effects or nuisances.



Comment: The proposed increased density of an additional 20 units will not alter or have additional impact on density and/or intensities of use, building height and bulk, noise, lights or other physical effects or nuisances from the approved PD-R. The residential units in this area of the PD-R, known as Tolosa North, will be town homes that will comply with all height restrictions. As a residential area no excessive noise or lighting will be emitted that would affect the character of that area. A traffic concurrency analysis is also listed below.

(g) Not deviate from pattern of development: The uses permitted by the proposed amendment will not deviate from the development pattern (both established and as proposed by surrounding zone districts) of the area where the proposed amendment is located.

Comment: The pattern of development was assessed and approved during the approval of the PD-R. The proposed increase in density of 20 units will not create a deviation from this approved pattern as the total amount of proposed units will remain under the allowed maximum amount of 201. The proposed amendment will still be compatible with the current and future land development pattern for this area of the city.

(h) Encourage sprawl: The proposed amendment will not encourage urban sprawl, either by resulting in strip or ribbon commercial development, leap-frog development, or low- density single dimensional development.

Comment: The proposed increased density by an additional 20 units increases the number of proposed units, increases the residential use of the property, and meets the approved maximum density set within the PD-R. The proposed increase of density is within the boundaries of the original PD-R and does not promote leapfrogging development.



(i) Spot zoning: The proposed amendment will not result in the creation of an isolated zone district unrelated to adjacent and surrounding zone districts (spot zoning).

Comment: The proposed PD-R amendment does request a change in existing zoning district.

(j) Public facilities: The proposed amendment will not result in development in a location where there are no plans by the City or other governmental entities to provide public facilities to serve the development (roads, potable water, wastewater, parks, stormwater management, and solid wastes), and there are no assurances by the private sector that public facilities are planned and will be available to adequately accommodate development.

Comment: Public services are available to serve the property and as indicated in the LOS analysis included in this report, the development will meet all LOS standards.

(k) No adverse effect on the environment: The proposed amendment would not result in significantly adverse impacts on the natural environment, including, but not limited to, water, air, noise, stormwater management, wildlife, vegetation, wetlands, and the natural functioning of the environment.

Comment: The addition of the proposed 20 units will not deviate from the original development site plan. The wetland buffer is a 50' minimum but an average of 75'. It will be larger in some areas and pull it in to 50' in others.



IV. Concurrency Analysis

This Concurrency Impact Analysis considers the impact of the proposed development on public facilities including potable water, sanitary sewer, transportation, solid waste, recreation, stormwater, and public schools in accordance with Article 2.4.14 of the Land Development Regulations for the development approval (PD amendment). The concurrency analyses for the proposed amendment area, Tolosa North, are listed first in each section. They are followed by the original analyses from the original approved PD-R for comparison.

A. Potable Water:

Policy 4.1.c of the Community Facilities and Natural Groundwater Aquifer Recharge (CFNGAR) Element of the Comprehensive Plan establishes a potable water LOS Standard of 275 gallons per day per equivalent residential dwelling unit on an average annual basis. Policy 4.1.c of the CFNGAR Element states that when the City’s potable water facility reaches 85% of the permitted design capacity, no further development orders or permits will be issued until additional capacity becomes available. Table 3a was provided by the City’s 2024 Annual Concurrency Status Report, showing the City’s current utilization rate is 78.98% and current residual rate is 483,479 gallons per day.

Table 3a. Potable Water Impacts - Final Development Orders	
System Category	Gallons Per Day
Current Permitted Capacity ¹	2,300,000
Less Actual Potable Water Flows ¹	1,548,250
Reserved Capacity ²	401,945
Residual Capacity	349,805
Percentage of Permitted Design Capacity Utilized	84.79%
<i>Sources:</i> 1. City of Alachua Public Services Department, April 2024 2. Table 1	

Potable Water Project Impact

Below is Table 1 that utilizes 275 gallons per day for residential potable water. The proposed development will utilize 275 gallons per day for each residential unit, with a total of 60 residential units. The total gallons per day for residential development of potable water will be 16,500 gallons per day.



16,500 gallons per day is 4.71% of the residual capacity of potable water, leaving 333,305 gallons per day of residual capacity remaining.

Table 1 - Potable Water	Residential Units	Gallons Per Day
Single Family Attached	60	16,500
Totals	60	16,500
Based off a LOS of 275 gallons per day		
Sources: 1.City of Alachua March 2024 Development Monitoring Report 2.City of Alachua Comprehensive Plan CFNGAR 3.F.A.C. Ch. 64E-6		

As stated in the original approved PD-R

Usage Calculations by proposed uses within the development

- *SF Detached: $(275 \text{ gpd} / \text{unit})^2 = 160 * 275 = 44,000 \text{ gpd}$*
- *Office: $(15 \text{ gpd} / 100 \text{ sf})^3 = 15 * 20,000/100 = 3,000 \text{ gpd}$*
- *Daycare: $(10 \text{ gpd}/\text{student} \ \& \ 15 \text{ gpd}/\text{employee})^3 = (10 * 75) + (15 * 10) = 900 \text{ gpd}$*

Result: Adequate potable water capacity exists for the proposed project

SYSTEM CATEGORY	GALLONS PER DAY
Current Permitted Capacity	2,300,000
Less Actual Flows	1,236,000
Less Reserved Capacity	52,485
Total (Actual Flow plus Reserved)	1,288,485
Available Capacity (Permitted - Total Flow)	1,011,515
Projected Potable Water Demand from Project	47,900
Residual Capacity ¹	963,615
Office: $(15 \text{ gpd} / 100 \text{ sf})^3 = 15 * 20,000/100 = 3,000 \text{ gpd}$ Daycare: $(10 \text{ gpd}/\text{student} \ \& \ 15 \text{ gpd}/\text{employee})^3 = (10 * 75) + (15 * 10) = 900 \text{ gpd}$	
Sources: 1.City of Alachua May 2018 Development Monitoring Report 2.City of Alachua Comprehensive Plan CFNGAR 3.F.A.C. Ch. 64E-6	



B. Wastewater

Policy 1.1.d of the CFNGAR Element of the Comprehensive Plan establishes a sanitary sewer LOS Standard of 250 gallons per day per equivalent residential dwelling unit on an average annual basis. Table 4a indicates that when the sanitary sewer capacity reaches 85% of the permitted design capacity, no further development orders or permits will be issued until additional capacity becomes available. Table 4a below shows capacity at 76.00%, therefore there 359,991 gallons per day or 24.00% are available.

Table 4a. Sanitary Sewer Impacts - Final Development Orders	
System Category	Gallons Per Day
Treatment Plant Current Permitted Capacity	1,500,000
Less Actual Treatment Plant Flows ¹	764,000
Reserved Capacity ²	376,009
Residual Capacity	359,991
Percentage of Permitted Design Capacity Utilized	76.00%
<i>Sources:</i> 1. City of Alachua Public Services Department, April 2024 2. Table 1	

Wastewater Project Impact

Table 2 utilizes 250 gallons per day for residential wastewater. The proposed development will utilize 250 gallons per day for each residential unit, with a total of 60 residential units. The total gallons per day for residential development of potable water will be 15,000 gallons per day. 15,000 gallons per day is 4.17%% of the residual capacity of potable water, leaving 344,991 gallons per day of residual capacity remaining.

Table 2 – Wastewater	Residential Units	Gallons Per Day
Single Family Detached & Attached	60	15,000
Totals	60	15,000
Based off a LOS of 250 gallons per day		
<i>Sources:</i> 1. City of Alachua March 2024 Development Monitoring Report 2. City of Alachua Comprehensive Plan CFNGAR 3. F.A.C. Ch. 64E-6		



As stated in the original approved PD-R

Usage Calculations by proposed uses within the development

- Residential: $(250 \text{ gpd} / \text{unit})^2 = 160 * 250 = 40,000 \text{ gpd}$
- Office: $(15 \text{ gpd} / 100 \text{ sf})^3 = 15 * 20,000/100 = 3,000 \text{ gpd}$
- Daycare: $(10 \text{ gpd}/\text{student} + 15 \text{ gpd}/\text{employee}) = (10 * 75) + (15 * 10) = 900 \text{ gpd}$

Result: Adequate sanitary sewer capacity exists for the proposed project

SYSTEM CATEGORY	GALLONS PER DAY
Treatment Plant Current Permitted Capacity	1,500,000
Less Actual Treatment Plant Flows	687,000
Less Reserved Capacity	48,457
Available Capacity (Permitted - Actual - Reserve)	764,543
Projected Sanitary Sewer Demand from Project	1,011,515
Projected Potable Water Demand from Project	43,900
Residual Capacity ¹	720,643
Sources: 1.City of Alachua May 2018 Development Monitoring Report 2.City of Alachua Comprehensive Plan CFNGAR 3.F.A.C. Ch. 64E-6	

C. Solid Waste

Policy 2.1.a of the CFNGAR Element of the Comprehensive Plan establishes a LOS Standard for solid waste facilities of 0.73 tons per capita per year for residential development. The demand generated by non-residential uses can vary substantially between different use types, therefore a LOS Standard for non-residential uses is not adopted in the Comprehensive Plan.

Table 6a. Solid Waste Impacts - Final Development Orders		
System Category	Lbs Per Day	Tons Per Year
Existing Demand ¹	44,060.00	8,040.95
Reserved Capacity ²	47,884.21	8,738.87
New River Solid Waste Facility Capacity³	50+ years	
1. Bureau of Economic & Business Research, University of Florida, Estimates of Population (2021); Policy 2.1.a, CFNGAR Element Formula: 11,015 persons x 0.73 tons per year 2. Table 1 3. New River Solid Waste Association, April 2024		

Solid Waste Project Impact

Table 3 utilizes a level of service of .73 tons per capita per year for residential solid waste. The proposed development will utilize 212 tons per year for each residential unit, with a total of 60 residential units. 60 DU * 2.58 Persons/DU * 0.73 tons/person/year = 212 tons/yr =

1,162 lbs/day. 1,162 lbs/day is 2.43% of the Reserved Capacity, leaving 446,722.21 lbs/day of Reserved Capacity remaining.

Table 3 – Solid Waste	Residential Units	Pounds Per Day
Single Family Detached	60	1,162
Totals	60	1,162
Based off a LOS of .73 tons per capita per year		



D. Stormwater

The project shall comply with all City of Alachua stormwater design criteria and regulations, the permitting requirements of the Suwannee River Water Management District (SRWMD), the requirements of the Florida Department of Environmental Protection, and the requirements of the Alachua County Environmental Protection Department. Stormwater management facilities will be designed for the 100-year critical duration storm event and will ensure that post-development runoff levels do not exceed pre-development runoff levels. Any flood plains will be analyzed at each development stage, and compensation will be provided as necessary. A complete stormwater management design report will be provided for each development phase.

E. Recreation

SYSTEM CATEGORY	Acreage
Existing City of Alachua Recreation Acreage	135.48
Acreage required to serve existing population	55.08
Proposed Demand	0.031
Available Recreation Acreage¹	69.58

Usage Calculations by proposed uses within the development

$60 \text{ DU} * 2.58 \text{ Persons/DU}^2 * 5 \text{ acres/1,000 Person}^3 = 0.031 \text{ Acres}$

Result: Adequate recreation space exists for the proposed project.

F. Transportation

The development is proposing 60 single family units.

Average Annual Daily Traffic Generator Average Rate = 9.44 per dwelling unit.

$60 \text{ units} * 9.44 = 566.40 = 567 \text{ Average Trips Per Day.}$

PM Peak Hour Generator Average Rate = .99 per dwelling unit. 63% entering and 37% exiting. $60 \text{ units} * .99 = 59.4 = 60 \text{ PM Peak Hour Trips Per Day}$

Table 2a. Traffic Impacts							
Roadway Segment (FDOT Segment #, CoA Comp Plan #)	Segment Description	AADT/ Peak Hour	Comp Plan MSV^^	Existing Traffic*^	Reserved Trips	Available Capacity**	% of Capacity Utilized
State Roads	Min LOS Std:D						
SR 235 (4109/1439,10)	NW 149th St- East City Limit	AADT	14,400	6,526	0	7,874	45.32%
		Peak Hour	1,209	483	0	807	37.44%

Trip generation calculations were carried out using the 10th edition of ITE's Trip Generation Manual and referencing land use codes 210 (Single Family Housing).

Segment #10	NW 140 th St. To East City Limit	Level of Service: D
Daily Trip Generation	AADT (Trips)	Peak Hour (Trips)
Max Service	14,400	1,209
Existing Traffic	6,526	483
Reserved	0	0
Available	7,874	807
New Net Trips	567	60
Remaining Capacity	7,307	747

G. School Concurrency

Please see the attached Alachua Public School Student Generation Form.



Attachment A:

Cover Letter

**Gainesville**

3530 NW 43rd Street
Gainesville, FL 32606

St. Augustine

4420 US-1 S, Suite 1
St. Augustine, FL 32086



jbpro.com



(844) Go-JBPro



contact@jbpro.com

July 30, 2024

Kathy Winburn
Director
Planning and Community Development
15100 NW 142nd Terrace
Alachua, Florida 32615

Subject: Proposed increase in allowable density within Tolosa PD-R.

Dear Ms. Winburn,

Attached is the submittal information for an amendment to a Planned Residential Development, Tolosa for parcel numbers:

- 03130-009-000
- 03130-008-000
- 03130-004-000
- 03130-007-001
- 03135-000-000
- 03135-001-000

The amendment request is for area “B” of the original PD-R. This area is known as Tolosa North. No changes are being requested for the larger portion of the PD-R south of the creek listed as parcel 03135-001-000. The current assigned allowable density for area “B” Tolosa North is 40 units with 20,000 Sq. Ft of non-residential space. The requested increase is an allowable density of 60 attached residential units with 0 sq. ft of non-residential. The 60 units will be built as affordable housing through Habitat For Humanity.

Enclosed is a complete application packet including supporting materials.

Please feel free to contact me if you have any questions or comments, or if you need any additional information.

Sincerely,

Tara E. Howell
Planner



Civil Engineering



Surveying



Land Planning



Construction Services



Attachment B:

Complete Application



THE GOOD LIFE COMMUNITY

FOR PLANNING USE ONLY

Case #: _____
Application Fee: \$ _____
Filing Date: _____
Acceptance Date: _____
Review Type: P&Z; CC

Site Specific Amendment to the Official Zoning Atlas Amendment (Rezoning) Application

Reference City of Alachua Land Development Regulations Article 2.4.2

A. PROJECT

1. Project Name: Tolosa Area B
2. Address of Subject Property: W. SR 235 03135,001,000
3. Parcel ID Number(s): 03130-007-001, 03130-004-000, 03135-000-000, 03130-008-000, 03130-009-000
4. Existing Use of Property: Vacant
5. Future Land Use Map Designation: Moderate Density Residential
6. Existing Zoning Designation: PD
7. Proposed Zoning Designation: PD with an increase to 60 units and no square footage maximum
8. Acreage: 7.52 Tolosa North Amendment area. Entire PD-R 49.85 acres

B. APPLICANT

1. Applicant's Status ☐ Owner (title holder) ☒ Agent
2. Name of Applicant(s) or Contact Person(s): Tara E. Howell Title: Planner
Company (if applicable): JBPro
Mailing address: 3530 NW 43rd Street
City: Gainesville State: Florida ZIP: 32606
Telephone: () 352-375-8999 FAX: () _____ e-mail: tara.howell@jbpro.com
3. If the applicant is agent for the property owner*:
Name of Owner (title holder): Bentley Timber, LLC
Mailing Address: 16860 Silver Oak Circle
City: Delray Beach State: Florida ZIP: 33445

* Must provide executed Property Owner Affidavit authorizing the agent to act on behalf of the property owner.

C. ADDITIONAL INFORMATION

1. Is there any additional contact for sale of, or options to purchase, the subject property? ☒ Yes ☐ No
If yes, list names of all parties involved: Habitat for Humanity - David Weiss
If yes, is the contract/option contingent or absolute? ☒ Contingent ☐ Absolute

D. ATTACHMENTS

1. Statement of proposed change, including a map showing the proposed zoning change and zoning designations on surrounding properties
2. A current aerial map or plat of the property. (may be obtained from the Alachua County Property Appraiser.)
3. Concurrency Impact Analysis showing the impact on public facilities, including potable water, sanitary sewer, transportation, solid waste, recreation, stormwater, and public schools in accordance with Article 2.4.14 of the Land Development Regulations.
4. Analysis of Consistency with the City of Alachua Comprehensive Plan (analysis must identify specific Goals, Objectives, and Policies and describe in detail how the application complies with the noted Goal, Objective, or Policy.)

City of Alachua ♦ Planning and Community Development Department
PO Box 9 ♦ Alachua, FL 32616 ♦ (386) 418-6121

Revised 4/1/2012

Page 1 of 3

5. Analysis of compliance with the Standards for Site Specific Amendments to the Official Zoning Atlas, as defined in Section 2.4.2 of the Land Development Regulations (LDRs), and listed below:
 - i. *Consistent with Comprehensive Plan*
The proposed amendment is consistent with and furthers the goals, objectives, and policies of the Comprehensive Plan.
 - ii. *Consistent with Ordinances*
The proposed amendment is not in conflict with any portion of these LDRs or any of the City Code of Ordinances.
 - iii. *Logical Development Pattern*
The proposed amendment would result in a logical and orderly development pattern.
 - iv. *Pre-Mature Development*
The proposed amendment will not create premature development in undeveloped or rural areas.
 - v. *Incompatible with Adjacent Lands*
The uses permitted by the proposed amendment are not incompatible with existing land uses of adjacent lands and/or the uses permitted by the zone district classifications of adjacent lands.
 - vi. *Adverse Effect on Local Character*
The proposed amendment will not adversely effect the character of the general area where it is proposed to be located by creating excessive traffic, density and/or intensities of use, building height and bulk, noise, lights, or other physical effects or nuisances.
 - vii. *Not Deviate from Pattern of Development*
The uses permitted by the proposed amendment will not deviate from the development pattern (both established and as proposed by surrounding zone districts) of the area where the proposed amendment is located.
 - viii. *Encourage Sprawl*
The proposed amendment will not encourage urban sprawl, either by resulting in strip or ribbon commercial development, leap-frog development or low density single dimensional development.
 - ix. *Spot Zoning*
The proposed amendment will not result in the creation of an isolated zone district unrelated to adjacent and surrounding zone districts (spot zoning).
 - x. *Public Facilities*
The proposed amendment will not result in development in a location where there are no plans by the City or other governmental entities to provide public facilities to serve the development (roads, potable water, wastewater, parks, storm water management, and solid wastes), and there are no assurances by the private sector that public facilities are planned and will be available to adequately accommodate development.
 - xi. *No Adverse Effect on the Environment*
The proposed amendment would not result in significantly adverse impacts on the natural environment, including but not limited to water, air, noise, storm water management, wildlife, vegetation, wetlands, and the natural functioning of the environment.
6. Three (3) sets of labels for all property owners within 400 feet of the subject property boundaries – even if property within 400 feet falls outside of City limits. (Obtain from the Alachua County Property Appraiser).
7. Neighborhood Meeting Materials, including:
 - i. Copy of the required published notice (advertisement) – must be published a newspaper of general circulation, as defined in Article 10 of the City's Land Development Regulations
 - ii. Copy of written notice (letter) sent to all property owners within 400 feet, and mailing labels or list of those who received written notice
 - iii. Written summary of meeting – must include (1) those in attendance; (2) a summary of the issues related to the development proposal discussed; (3) comments by those in attendance about the development proposal; and, (4) any other information deemed appropriate.
8. For applications requesting a zoning which permits residential uses, Public School Student Generation Form.
9. Legal description with tax parcel number.

10. Proof of ownership.
11. Proof of payment of taxes.
12. **Fee.** Please see fee schedule for fee determination. No application shall be accepted for processing until the required application fee is paid in full by the applicant. Any necessary technical review will be billed to the applicant at the rate of the reviewing entity. The invoice shall be paid in full prior to any legislative and/or quasi-judicial action of any kind on the petition, appeal, or development application.

All 12 attachments are required for a complete application. A completeness review of the application will be conducted within five (5) business days of receipt. If the application is determined to be incomplete, the application will be returned to the applicant.

I/We certify and acknowledge that the information contained herein is true and correct to the best of my/our knowledge.



Signature of Applicant

Signature of Co-applicant

Tara E. Howell, Agent (Planner)

Typed or printed name and title of applicant

Typed or printed name of co-applicant

State of Florida County of Alachua

The foregoing application is acknowledged before me this 24th day of June, 2024 by _____

Tara Howell, who is/are personally known to me, or who has/have produced _____ as identification.

NOTARY SEAL



CHRISTIN BELL
Notary Public
State of Florida
Comm# HH373397
Expires 3/14/2027


Signature of Notary Public, State of Florida



Attachment C:

Letters of Authorization



City of
ALACHUA

THE GOOD LIFE COMMUNITY

Authorized Agent Affidavit

A. PROPERTY INFORMATION

Address of Subject Property: 13500 Block of West State Road 235

Parcel ID Number(s): 03130-007-001, 03135-004-000, 03135-000-000, 03130-008-000, 03130-009-000

Acreage: 7.52+/-

B. PERSON PROVIDING AGENT AUTHORIZATION

Name: David A. Fisher Title: Manager

Company (if applicable): Bentley Timber, LLC

Mailing Address: 16860 Silver Oak Circle

City: Delray Beach State: Florida ZIP: 33445

Telephone: (305) 785-1955 FAX: N/A e-mail: davidfisher@outlook.com

C. AUTHORIZED AGENT

Name: Tara E. Howell Title: Planner

Company (if applicable): JBPro

Mailing address: 3530 NW 43rd St

City: Gainesville State: Florida ZIP: 32606

Telephone: (352) 375-8999 FAX: (352) 375-0833 e-mail: tara.howell@jbpro.com

D. REQUESTED ACTION:

Increased allowable density application on parcel 03135-000-000 owned by Bentley Timber, LLC.

I hereby certify that I am the property owner of record, or I have received authorization from the property owner of record to file an application for a development permit related to the property identified above. I authorize the agent listed above to act on my behalf for purposes of this application.

David A. Fisher
Signature of Applicant

Signature of Co-applicant

David A. Fisher
Typed or printed name and title of applicant

Typed or printed name of co-applicant

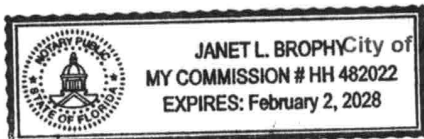
State of Florida County of Palm Beach

The foregoing application is acknowledged before me this 16 day of May, 2021 by DAVID

A. FISHER, who is/are personally known to me, or who has/have produced FL DRIVER'S LICENSE
as identification.

NOTARY SEAL

Signature of Notary Public, State of Florida



JANET L. BROPHY
MY COMMISSION # HH 482022
EXPIRES: February 2, 2028

City of Alachua ♦ Planning and Community Development Department
PO Box 9 ♦ Alachua, FL 32616 ♦ (386) 418-6121
Revised 9/30/2014



Authorized Agent Affidavit

A. PROPERTY INFORMATION

Address of Subject Property: 13500 Block of West State Road 235

Parcel ID Number(s): 03135-001-000

Acreage: 42.83+/-

B. PERSON PROVIDING AGENT AUTHORIZATION

Name: William Weseman

Title: Manager

Company (if applicable): 3rd Generation Developer, LLC

Mailing Address: 1778 SW 154th St

City: Newberry

State: Florida

ZIP: 32669

Telephone: (352) 449-9892

FAX: N/A

e-mail: williamweseman22@yahoo.com

C. AUTHORIZED AGENT

Name: Tara E. Howell

Title: Planner

Company (if applicable): JBPro

Mailing address: 3530 NW 43rd St

City: Gainesville

State: Florida

ZIP: 32606

Telephone: (352) 375-8999

FAX: (352) 375-0833

e-mail: tara.howell@jbpro.com

D. REQUESTED ACTION:

Increased allowable density application on parcels , 03130-007-001, 03135-004-000, 03135-000-000, 03130-008-000, 03130-009-000 owned by Bentley Timber, LLC.

I hereby certify that I am the property owner of record, or I have received authorization from the property owner of record to file an application for a development permit related to the property identified above. I authorize the agent listed above to act on my behalf for purposes of this application.



Signature of Applicant

Signature of Co-applicant

William Weseman, Manager

Typed or printed name and title of applicant

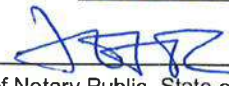
Typed or printed name of co-applicant

State of FLORIDA County of ALACHUA

The foregoing application is acknowledged before me this 26 day of June, 2024 by William Weseman

_____, who is/are personally known to me, or who has/have produced drivers license as identification.

NOTARY SEAL


Signature of Notary Public, State of _____

City of Alachua ♦ Planning and Community Development Department
PO Box 9 ♦ Alachua, FL 32616 ♦ (386) 418-6121
Revised 9/30/2014





Attachment D:

Deeds

This Document Prepared By and Return to:

Darryl J. Tompkins, Esquire
Darryl J. Tompkins, P.A.
14420 NW 151st Blvd.
P.O. Box 519
Alachua, FL 32616

Doc Stamp-Deed \$28.00



Parcel ID Number: 03130-007-000 (portion of)

Warranty Deed

This Indenture, Made this 15th day of December, 2017 A.D., Between
Winston L. Dority and Angela Dority, husband and wife

of the County of Alachua, State of Florida, grantors, and
Bentley Timber, LLC, a Florida limited liability company

whose address is: 16860 Silver Oak Circle, Delray Beach, FL 33445

of the County of Palm Beach, State of Florida, grantee.
Witnesseth that the GRANTORS, for and in consideration of the sum of

-----TEN DOLLARS (\$10)----- DOLLARS,
and other good and valuable consideration to GRANTORS in hand paid by GRANTEE, the receipt whereof is hereby acknowledged, have
granted, bargained and sold to the said GRANTEE and GRANTEE'S heirs, successors and assigns forever, the following described land, situate,
lying and being in the County of Alachua State of Florida to wit:

See Exhibit "A" attached hereto.

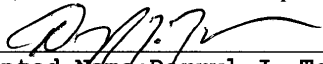
SUBJECT TO THE FOLLOWING:

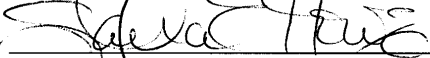
- A. Zoning restrictions, prohibitions and other requirements imposed
by governmental authority;
- B. Restrictions and matters appearing on the plat and/or in the
public records of Alachua County, Florida; provided, however,
the reference herein shall not be deemed to reimpose same;
- C. Taxes for the year 2018 and subsequent years.

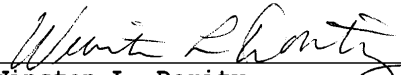
and the grantors do hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.

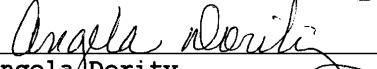
In Witness Whereof, the grantors have hereunto set their hands and seals the day and year first above written.

Signed, sealed and delivered in our presence:


Printed Name: Darryl J. Tompkins
Witness


Printed Name: Sandra E. Howe
Witness

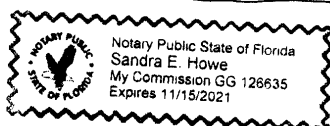

Winston L. Dority (Seal)
P.O. Address: 13508 W. State Road 235, Alachua, FL 32615


Angela Dority (Seal)
P.O. Address: 13508 W. State Road 235, Alachua, FL 32615

STATE OF FLORIDA
COUNTY OF ALACHUA

The foregoing instrument was acknowledged before me this 15th day of December, 2017 by
Winston L. Dority and Angela Dority, husband and wife

who are personally known to me or who have produced their Florida driver's license as identification.



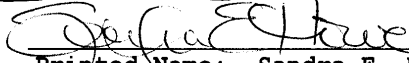

Printed Name: Sandra E. Howe
Notary Public
My Commission Expires: 11/15/21

EXHIBIT "A"

That portion of the following described lands lying Southerly of State Road 235:

Parcel One: The NE (1/4) of the SW (1/4) of Section 11, Township 8 South, Range 18 East:
Commence at the SW corner of said parcel and run Easterly along the Southern boundary thereof 217.89 feet, thence North parallel to the West boundary to the North line of said parcel, thence Westerly along the North boundary 223.36 feet to the NW corner of said parcel, thence South along the West boundary to the Point of Beginning.

LESS AND EXCEPT those lands conveyed to Clarence H. Johnson in Official Records Book 413, Page 317, of the Public Records of Alachua County, Florida.



This Instrument Prepared by:
Nancy Reiland
GULLETT TITLE, INC.
401 Saint Johns Avenue
Palatka, Florida 32177-4724

Property Appraisers Parcel Identification (Folio) Numbers:
03135.000.000 & 03130-004-000 & 03130-008-000

Florida Documentary Stamps in the amount of **\$1,286.60** have been paid hereon.

SPACE ABOVE THIS LINE FOR RECORDING DATA

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2990798 4 PG(S)
5/2/2016 4:06 PM
BOOK 4427 PAGE 373
J. K. IRBY
Clerk of the Court, Alachua County, Florida
ERECORDED Receipt# 710795
Doc Stamp-Mort: \$0.00
Doc Stamp-Deed: \$1,286.60
Intang. Tax: \$0.00

THIS LIMITED WARRANTY DEED, made and executed the **29th** day of **April, 2016** by **REO FUNDING SOLUTIONS V, LLC**, a **Georgia limited liability company**, having its principal place of business at **3424 Peachtree Rd NE Ste 1775, Atlanta, GA 30326**, hereinafter called the Grantor, to **BENTLEY TIMBER LLC**, a **Florida limited liability company**, whose post office address is: **16860 Silver Oak Circle, Delray Beach, FL 33445**, hereinafter called the Grantee:

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

WITNESSETH: Grantor, for and in consideration of the sum of TEN AND 00/100'S (\$10.00) Dollars and other valuable considerations, receipt whereof is hereby acknowledged, does grant, bargain, sell, alien, remise, release, convey and confirms to Grantee, its heirs, and assigns forever, the following described land, situate, lying and being in Alachua County, State of Florida, to wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

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 Grantor covenants with Grantee that it is lawfully seized of the property in fee simple, that is has good right and lawful authority to sell and convey the property; that the premises are free from all encumbrances made by Grantor, and Grantor does bind Grantor and Grantor's heirs, successors, and assigns to warrant and forever defend the title to the property to the Grantee above named and Grantee's heirs, successors, and assigns, against every person lawfully claiming the property, or any part thereof, by, through, or under the Grantor, but not otherwise; and that the land is free of all encumbrances except taxes for the year 2016 and those instruments, liens and encumbrances appearing of record as well as all zoning and governmental ordinances and regulations applying to the real property.

IN WITNESS WHEREOF, Grantor has set his/her hand and seal the day and year first above written.

Signed, sealed and delivered in the presence of:

Ashley Zuman
Witness #1 Signature

Ashley Rebarck
Witness #1 Printed Name

[Signature]
Witness #2 Signature

MARC WHITE
Witness #2 Printed Name

REO FUNDING SOLUTIONS V, LLC, a Georgia limited liability company

BY: CASTLELAKE III GP, L.P., a Delaware limited liability partnership

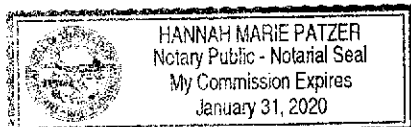
ITS: Managing Member

By: [Signature]
NAME: Judd Gilats
TITLE: Vice President

**STATE OF MINNESOTA
COUNTY OF HENNEPIN**

The foregoing instrument was acknowledged before me this 26 day of April, 2016, by Judd Gilats as VP of CASTLELAKE III GP, L.P. as Managing Member of REO FUNDING SOLUTIONS V, LLC, a Georgia limited liability company. He/she is personally known to me or has produced _____ as identification.

SEAL



My Commission Expires:

1/31/2020

[Signature]
Notary Signature
Hannah Marie Patzer
Printed Notary Signature

EXHIBIT "A"

LEGAL DESCRIPTION

That part of the Southwest 1/4 and Southeast 1/4 of Section 11, Township 8 South, Range 18 East, Alachua County, Florida, being more particularly described as follows:

Commence at the Southeast corner of the Southeast 1/4 of the Southwest 1/4 of Section 11, Township 8 South, Range 18 East, Alachua County, Florida; thence South 89 degrees 12 minutes 14 seconds West along the South line of said Southeast 1/4 of the Southwest 1/4 for 1496.73 feet to the Southwest corner of said Southeast 1/4 of the Southwest 1/4; thence North 00 degrees 06 minutes 04 seconds West along the West line of said Southeast 1/4 of the Southwest 1/4 for 1343.16 feet to the Northwest corner of said Southeast 1/4 of the Southwest 1/4; thence North 89 degrees 37 minutes 50 seconds East along the North line of said Southeast 1/4 of the Southwest 1/4 for 174.89 feet to an intersection with the West line of the "W.R. Cain" seconds parcel as per description recorded in Official Records Book 413, Page 317, of the Public Records of said Alachua County; thence North 00 degrees 08 minutes 59 seconds West along said West line for 53.00 feet to the Northwest corner of said "W.R. Cain" parcel; thence North 89 degrees 37 minutes 50 seconds East along the North line of said "W.R. Cain" parcel for 43.00 feet to and intersection with the Westerly line of the "Wallace R. Cain" parcel as per description recorded in Official Records Book 1178, Page 167 of said Public Records; thence North 00 degrees 00 minutes 57 seconds East along said Westerly line for 13.11 feet to the Northwest corner of said "Wallace R. Cain" parcel and an intersection with the South Right-of-Way line of State Road number 235 (100 foot Wide Right-of-Way); thence North 89 degrees 25 minutes 36 seconds East along said South Right-of-Way line and along the North line of said "Wallace R. Cain" parcel for 195.86 feet to the Northeast corner of said "Wallace R. Cain" parcel; thence South 00 degrees 00 minutes 57 seconds West along the East line of said "Wallace R. Cain" parcel for 66.81 feet to the Southeast corner of said "Wallace R. Cain" parcel and an intersection with said North line of the Southeast 1/4 of the Southwest 1/4; thence North 89 degrees 37 minutes 50 seconds East along said North line for 22.01 feet to the Southwest corner of the "Cain" parcel as per description recorded in Official Records Book 2015, Page 694 of said Public Records; thence North 00 degrees 21 minutes 14 seconds East along the West line of said "Cain" parcel for 66.89 feet to the Northwest corner of said "Cain" parcel and an intersection with said South Right-of-Way line; thence North 89 degrees 25 minutes 36 seconds East along said South Right-of-Way line and along the North line of said "Cain" parcel for 185.47 feet to the Northeast corner of said "Cain" parcel; thence South 00 degrees 21 minutes 14 seconds West along the East line of said "Cain" parcel for 67.55 feet to the Southeast corner of said "Cain" parcel and an intersection with said North line of the Southeast 1/4 of the Southwest 1/4; thence North 89 degrees 37 minutes 50 seconds East along said North line for 834.19 feet to an intersection with the West line of Block 1, Range 3 of NEWNANSVILLE SUBDIVISION (unrecorded); thence South 00 degrees 24 minutes 49 seconds West along said West line and along the West Right-of-Way line of Wilson Street (50 foot wide Right-of-Way) for 481.50 feet to the Northwest corner of Block 1, Range 4 of said NEWNANSVILLE SUBDIVISION; thence South 89 degrees 17 minutes 50 seconds East along the North line of said Block 1, Range 4 and along the South Right-of-Way line of said Wilson Street for 399.77 feet to the Northeast corner of said Block 1, Range 4 and an intersection with the West Right-of-Way line of Magnolia Street (50 foot wide Right-of-Way); thence South 00 degrees 21 minutes 08 seconds West along said West Right-of-Way line and along the East line of said Block 1, Range 4

for 250.06 feet to an intersection with the monumented Westerly Right-of-Way line of Hipp Way (apparent 50 foot wide Right-of-Way); thence South 40 degrees 35 minutes 29 seconds West along said monumented Westerly Right-of-Way line for 180.87 feet; thence South 25 degrees 25 minutes 52 seconds West along said monumented Westerly Right-of-Way line for 12.29 feet to an intersection with the South line of said Block 1, Range 4 and an intersection with the North Right-of-Way line of an unnamed street (50 foot wide Right-of-Way); thence North 89 degrees 17 minutes 50 seconds West along said South line and along said North Right-of-Way line for 278.15 feet to the Southwest corner of said Block 1, Range 4; thence South 00 degrees 24 minutes 49 seconds West along the West Right-of-Way line of said unnamed street for 50.00 feet to the Northwest corner of Block 1, Range 5 of said Newnansville Subdivision; thence South 89 degrees 17 minutes 50 seconds East along the North line of said Block 1, Range 5 and along the South Right-of-Way line of said unnamed street for 254.87 feet to an intersection with said monumented Westerly Right-of-Way line; thence South 25 degrees 25 minutes 52 seconds West along said Westerly monumented Right-of-Way line for 439.95 feet to an intersection with the South line of the Southeast 1/4 of said Section 11; thence North 89 degrees 21 minutes 00 seconds West along said South line for 15.48 feet to said POINT OF BEGINNING.

TOGETHER WITH that part of said Block 1, Range 4 lying Easterly of the monumented Easterly Right-of-Way line of said Hipp Way.

Doc Stamp-Deed: \$21.00



This Document Prepared By and Return to:
Darryl J. Tompkins, Esquire
Darryl J. Tompkins, P.A.
14420 NW 151st Blvd.
P.O. Box 519
Alachua, FL 32616

Parcel ID Number: 03130-009-000

Special Warranty Deed

This Indenture, Made this 24th day of February, 2017 A.D., Between

Robert F. Crane, Jr. and John D. Zuidema, Jr., Individually and as Successor Co-Trustees of that certain Testamentary Trust under the Will of Robert F. Crane, deceased, for benefit of Stewart Crane and Stewart R. Crane and William E. Cellon, Jr., Individually and as Successor Co-Trustees of that certain Testamentary Trust under the Will of Robert F. Crane, deceased, for benefit of Robert F. Crane, Jr.

of the County of Alachua, State of Florida, grantor, and

Bentley Timber, LLC, a Florida limited liability company
whose address is: 16860 Silver Oak Circle, Delray Beach, FL 33445
of the County of Palm Beach, State of Florida, grantee.

Witnesseth that the GRANTOR, for and in consideration of the sum of
-----**TEN DOLLARS (\$10)**----- **DOLLARS,**
and other good and valuable consideration to GRANTOR in hand paid by GRANTEE, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said GRANTEE and GRANTEE'S heirs, successors and assigns forever, the following described land, situate, lying and being in the County of **Alachua** State of **Florida** to wit:

SEE EXHIBIT "A" ATTACHED HERETO

SUBJECT TO THE FOLLOWING:

- A. Zoning restrictions, prohibitions and other requirements imposed by governmental authority; and**
- B. Restrictions and matters appearing on the plat and/or in the public records of Alachua County, Florida; provided, however, the reference herein shall not be deemed to reimpose same; and**
- C. Taxes for the year 2017 and subsequent years.**

Neither the Successor Trustee(s) named herein, nor the spouse(s) thereof or anyone for whose support they are responsible reside on or adjacent to the property herein described and is not therefore their homestead property.

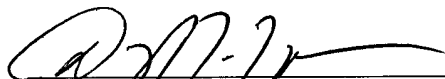
Together with all tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

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

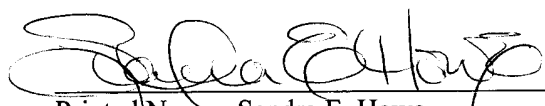
And the grantor hereby covenant with said grantee that grantor is lawfully seized of said land in fee simple; that grantor has good right and lawful authority to sell and convey said land; that grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all person claiming by, through or under grantor.

In Witness Whereof, the grantor has hereunto set its hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:


Printed Name: Darryl J. Tompkins

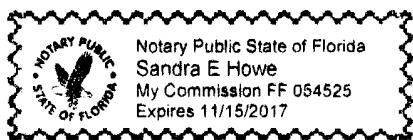

Robert F. Crane, Jr., Individually and as Successor
Co-Trustee


Printed Name: Sandra E. Howe

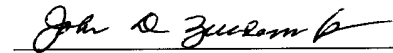
STATE OF FLORIDA
COUNTY OF ALACHUA

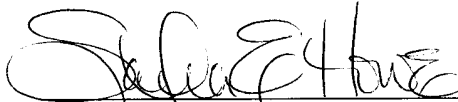
The foregoing instrument was acknowledged before me this 22nd day of February, 2017, by Robert F. Crane, Jr., Individually and as Successor Co-Trustee of the Testamentary Trust Under the Will of Robert F. Crane, deceased, for the benefit of Stewart Crane, on behalf of the Florida Trust, who is personally known to me or who has produced his Florida driver's license as identification.


Printed Name: Sandra E. Howe
Notary Public
My Commission Expires: 11/15/2017



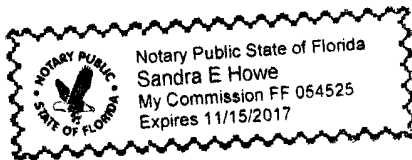

 Printed Name: Darryl J. Tompkins


 John D. Zuidema, Jr., Individually and as Successor
 Co-Trustee

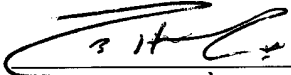

 Printed Name: Sandra E. Howe

STATE OF FLORIDA
 COUNTY OF ALACHUA

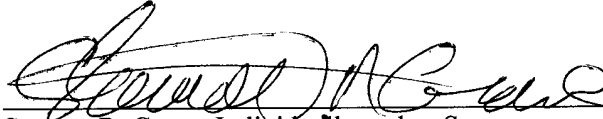
The foregoing instrument was acknowledged before me this 22nd day of February, 2017, by John D. Zuidema, Jr., Individually and as Successor Co-Trustee of the Testamentary Trust Under the Will of Robert F. Crane, deceased, for the benefit of Stewart Crane, on behalf of the Florida Trust, who is personally known to me or who has produced his Florida driver's license as identification.




 Printed Name: Sandra E. Howe
 Notary Public
 My Commission Expires: 11/15/2017



Printed Name: Leo B. Huckabee IV



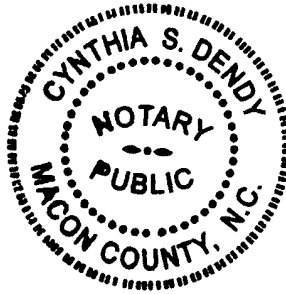
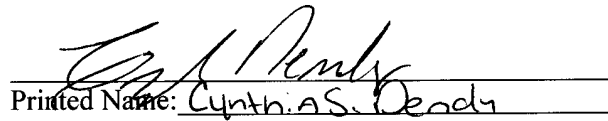
Stewart R. Crane, Individually and as Successor
Co-Trustee



Printed Name: Amy Ramey

STATE OF NORTH CAROLINA
COUNTY OF Macon

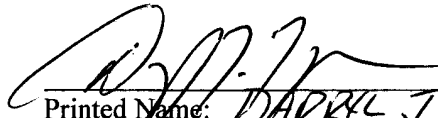
The foregoing instrument was acknowledged before me this 24 day of February, 2017, by Stewart R. Crane, Individually and as Successor Co-Trustee of the Testamentary Trust Under the Will of Robert F. Crane, deceased, for the benefit of Robert F. Crane, Jr., on behalf of the Florida Trust, who is personally known to me or who has produced his _____ as identification.

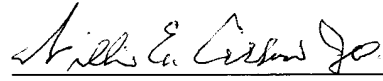



Printed Name: Cynthia S. Dendy

Notary Public

My Commission Expires: 12/9/21

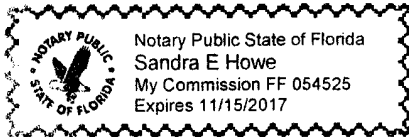

 Printed Name: DARRELL J. TOMPKINS


 William E. Cellon, Jr., Individually and as Successor
 Co-Trustee


 Printed Name: Sandra E. Howe

STATE OF FLORIDA
 COUNTY OF ALACHUA

The foregoing instrument was acknowledged before me this 23rd day of February, 2017, by William E. Cellon, Jr., Individually and as Successor Co-Trustee of the Testamentary Trust Under the Will of Robert F. Crane, deceased, for the benefit of Robert F. Crane, Jr., on behalf of the Florida Trust, who is personally known to me or who has produced his Florida driver's license as identification.



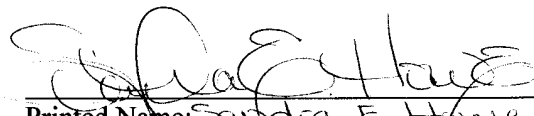

 Printed Name: Sandra E. Howe
 Notary Public
 My Commission Expires: 11 / 15 / 2017

EXHIBIT "A"

THAT PORTION OF THE FOLLOWING DESCRIBED LANDS LYING SOUTH OF STATE ROAD NO. 235:

A TRACT OF LAND SITUATED IN THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 11, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA, SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF THE AFOREMENTIONED NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 11, TOWNSHIP 8 SOUTH, RANGE 18 EAST, FOR A POINT OF REFERENCE AND RUN N. 89 DEG.34'45" E., ALONG THE SOUTH LINE OF SAID NORTHEAST 1/4 OF THE SOUTHWEST 1/4, A DISTANCE OF 435.78 FEET TO THE SOUTHWEST CORNER OF THAT CERTAIN PARCEL OF LAND RECORDED IN OFFICIAL RECORDS BOOK 948, AT PAGE 498 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, AND THE TRUE POINT OF BEGINNING; THENCE RUN N. 00 DEG.18'31" E., A DISTANCE OF 1340.20 FEET TO THE NORTHWEST CORNER OF SAID PARCEL OF LAND, SAID CORNER LOCATED ON THE NORTH LINE OF THE AFOREMENTIONED NORTHEAST 1/4 OF THE SOUTHWEST 1/4 AND BEING 446.72 FEET EAST OF THE NORTHWEST CORNER OF SAID NORTHEAST 1/4 OF THE SOUTHWEST 1/4; THENCE RUN S. 89 DEG.56'56" E. ALONG SAID NORTH LINE, A DISTANCE OF 195.05 FEET; THENCE RUN S. 00 DEG.09'33" E., A DISTANCE OF 1271.00 FEET TO THE SOUTH RIGHT OF WAY LINE OF COUNTY ROAD NO. 235 (100 FOOT RIGHT OF WAY); THENCE RUN S. 00 DEG.09'33" E., A DISTANCE OF 67.43 FEET TO THE AFOREMENTIONED SOUTH LINE OF SAID NORTHEAST 1/4 OF THE SOUTHWEST 1/4; THENCE RUN S. 89 DEG.34'45" W., ALONG SAID SOUTH LINE, A DISTANCE OF 185.46 FEET TO THE TRUE POINT OF BEGINNING. LESS THE RIGHT OF WAY FOR COUNTY ROAD NO. 235 (100 FOOT RIGHT OF WAY).

Prepared by and return to:
JOHN F. ROSCOW, IV
Attorney at Law
HOLDEN, ROSCOW & CAEDINGTON, PL
5608 Northwest 43rd Street
Gainesville, FL 32653
352-373-7788
File Number: 21-0114.sb
\$1,250,000.00

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Warranty Deed

This Warranty Deed made this 14th day of May, 2021 between Bentley Timber LLC, a Florida limited liability company, whose post office address is 16860 Silver Oak Circle, Delray Beach, FL 33445, grantor, and 3rd Generation Developer, LLC, a Florida limited liability company, whose post office address is 16045 NW 48th Place, Alachua, FL 32615, grantee:

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

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Alachua County, Florida to-wit:

SEE EXHIBIT "A" ATTACHED HERETO.
Portion of Tax Parcel Number 03135-000-000

SUBJECT TO easements, restrictions, reservations and limitations of record, if any.

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

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

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to **December 31, 2020**.

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:

BENTLEY TIMBER LLC, a Florida limited liability company

By: BENTLEY PROPERTIES INC., a Florida corporation
its Manager.

By: David A. Fisher
DAVID A. FISHER, President/Director

By: Anna E. Fisher
ANNA E. FISHER, Vice-President/Secretary

Stacy Woods
Witness Name: Stacy Woods
Marcia Lisboa
Witness Name: MARCIA LISBOA

State of Florida
County of PALM BEACH

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 13th day of May, 2021 by DAVID A. FISHER, as President, and ANNE E. FISHER, as Vice-President/Secretary, of BENTLEY PROPERTIES INC., a Florida corporation, as Manager of BENTLEY TIMBER LLC, a Florida limited liability company, on behalf of the company, who ☐ is personally known to me or ☒ has produced a driver's license as identification.

[Notary Seal]

 Sandra V. Angeles
State of Florida
My Commission Expires 05/14/2022
Commission No GG 217586

Sandra V. Angeles
Notary Public

Printed Name: Sandra V Angeles

My Commission Expires: 05/14/2022

EXHIBIT "A"

A PART OF THE SOUTHWEST 1/4 AND THE SOUTHEAST 1/4 OF SECTION 11, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 11, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA, SAID SOUTHEAST 1/4 CORNER BEING ALSO THE POINT OF BEGINNING; THENCE RUN SOUTH 89°09'40" WEST ALONG THE SOUTH LINE OF SAID SOUTHEAST 1/4 OF THE SOUTHWEST 1/4, A DISTANCE OF 1496.09 FEET TO THE SOUTHWEST CORNER OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 11; THENCE RUN NORTH 00°06'04" WEST ALONG THE WEST LINE OF SAID SOUTHEAST 1/4 OF THE SOUTHWEST 1/4, A DISTANCE OF 676.11 FEET; THENCE RUN NORTH 00°06'04" WEST, A DISTANCE OF 10.06 FEET, TO THE CENTERLINE OF A CREEK; THENCE CONTINUE ALONG SAID CREEK CENTERLINE THE FOLLOWING (21) COURSES: NORTH 69°07'46" EAST, 37.01 FEET; NORTH 36°09'50" EAST, 72.31 FEET; NORTH 56°07'09" EAST, 72.16 FEET; NORTH 31°56'28" EAST, 48.25 FEET; NORTH 44°06'30" EAST, 71.59 FEET; NORTH 38°27'32" EAST, 101.72 FEET; NORTH 51°41'51" EAST, 16.77 FEET; NORTH 57°54'05" EAST, 69.74 FEET; NORTH 70°40'32" EAST, 56.59 FEET; NORTH 57°58'31" EAST, 48.65 FEET; NORTH 48°28'12" EAST, 76.97 FEET; NORTH 75°40'28" EAST, 101.49 FEET; SOUTH 83°13'11" EAST, 50.70 FEET; NORTH 75°40'47" EAST, 36.67 FEET; NORTH 52°46'52" EAST, 73.54 FEET; NORTH 89°58'15" EAST, 50.80 FEET; NORTH 45°09'40" EAST, 95.61 FEET; NORTH 01°45'46" EAST, 42.18 FEET; SOUTH 81°48'54" EAST, 34.21 FEET; NORTH 45°46'14" EAST, 47.41 FEET; NORTH 00°43'27" WEST, 26.00 FEET TO THE NORTH LINE OF SAID SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 11; THENCE DEPARTING SAID CREEK CENTERLINE, RUN NORTH 89°35'57" EAST ALONG THE NORTH LINE OF SAID SOUTHEAST 1/4 OF THE SOUTHWEST 1/4, A DISTANCE OF 523.47 FEET TO THE WEST LINE OF BLOCK 1, RANGE 3 OF NEWNANSVILLE SUBDIVISION (UNRECORDED); THENCE SOUTH 00°23'45" WEST ALONG SAID WEST LINE AND ALONG THE WEST RIGHT-OF-WAY LINE OF WILSON STREET (50 FOOT WIDE RIGHT-OF-WAY), A DISTANCE OF 481.12 FEET TO THE NORTHWEST CORNER OF BLOCK 1, RANGE 4 OF SAID NEWNANSVILLE SUBDIVISION; THENCE SOUTH 89°16'54" EAST ALONG THE NORTH LINE OF SAID BLOCK 1, RANGE 4 AND ALONG THE SOUTH RIGHT-OF-WAY LINE OF SAID WILSON STREET, A DISTANCE OF 399.76 FEET TO THE NORTHEAST CORNER OF SAID BLOCK 1, RANGE 4 AND AN INTERSECTION OF WEST RIGHT-OF-WAY LINE OF MAGNOLIA STREET (50 FOOT WIDE RIGHT-OF-WAY); THENCE SOUTH 00°25'59" WEST ALONG SAID WEST RIGHT-OF-WAY LINE AND ALONG THE EAST LINE OF SAID BLOCK 1, RANGE 4, A DISTANCE OF 250.00 FEET TO AN INTERSECTION WITH THE WESTERLY RIGHT-OF-WAY LINE OF HIPPI WAY (APPARENT 50 FOOT WIDE RIGHT-OF-WAY); THENCE SOUTH 40°19'06" WEST ALONG SAID WESTERLY RIGHT-OF-WAY, A DISTANCE OF 181.35 FEET; THENCE SOUTH 28°58'33" WEST ALONG SAID WESTERLY RIGHT-OF-WAY, A DISTANCE OF 11.64 FEET TO AN INTERSECTION WITH THE SOUTH LINE OF SAID BLOCK 1, RANGE 4 AND AN INTERSECTION WITH THE NORTH RIGHT-OF-WAY LINE OF AN UNNAMED STREET (50 FOOT WIDE RIGHT-OF-WAY); THENCE NORTH 89°18'26" WEST ALONG SAID SOUTH LINE AND ALONG SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 278.02 FEET TO THE SOUTHWEST CORNER OF SAID BLOCK 1, RANGE 4; THENCE SOUTH 00°23'53" WEST ALONG THE WEST RIGHT-OF-WAY LINE OF SAID UNNAMED STREET, A DISTANCE OF 50.02 FEET TO THE NORTHWEST CORNER OF BLOCK 1, RANGE 5 OF SAID NEWNANSVILLE SUBDIVISION; THENCE SOUTH 89°18'10" EAST ALONG THE NORTH LINE OF SAID BLOCK 1, RANGE 5 AND ALONG THE SOUTH RIGHT-OF-WAY LINE OF SAID UNNAMED STREET, A DISTANCE OF 254.80 FEET TO AN INTERSECTION WITH SAID WESTERLY RIGHT-OF-WAY LINE; THENCE RUN SOUTH 25°29'06" WEST ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 439.85 FEET TO AN INTERSECTION WITH THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 11; THENCE RUN NORTH 89°19'52" WEST ALONG SAID SOUTH LINE, A DISTANCE OF 15.51 FEET TO THE POINT OF BEGINNING.



Attachment E:

Current Amended PDR Master Plan

Concept Plan



Attachment F:

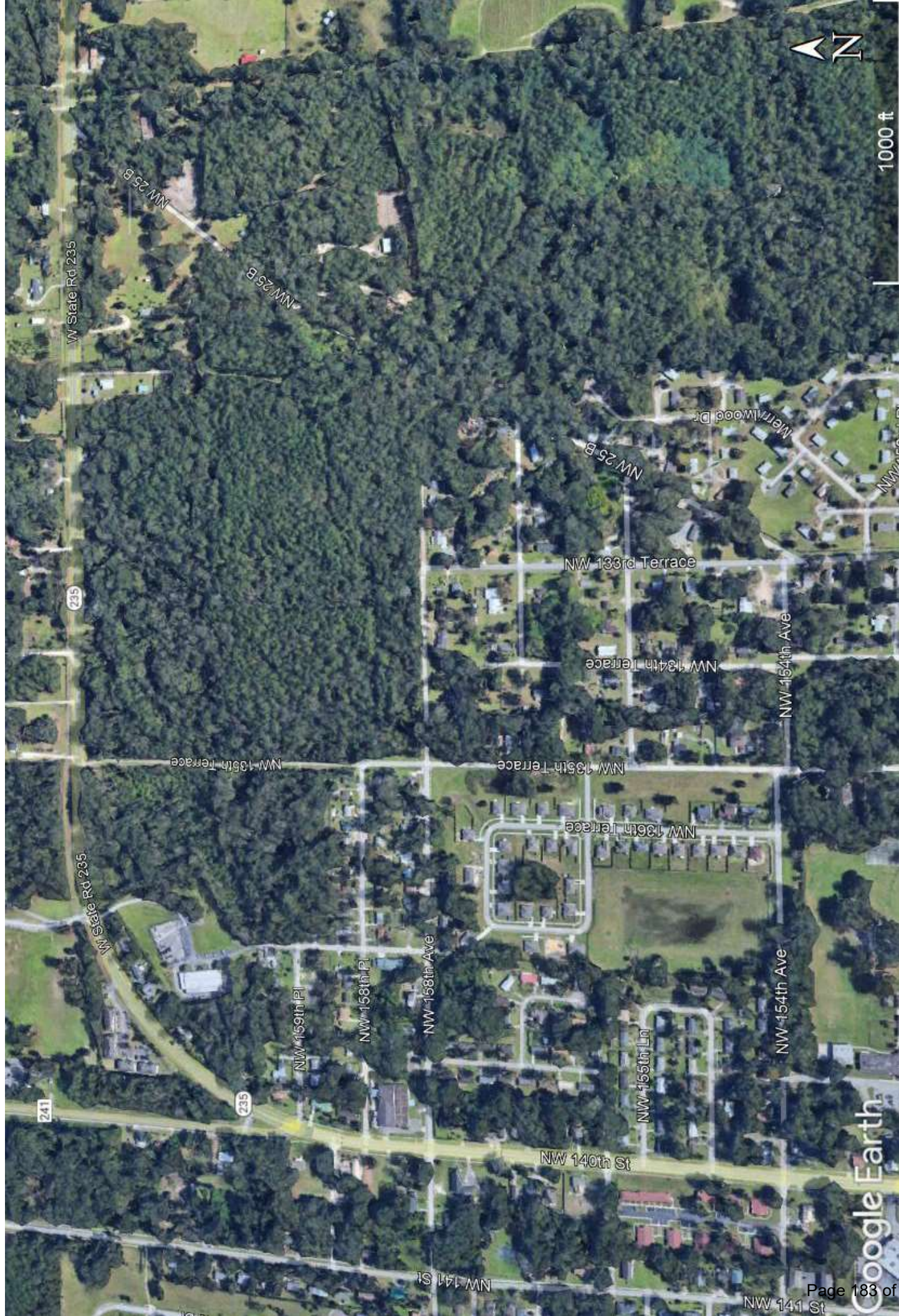
Aerial Image

Topographic Survey

Legal Description



1000 ft



Google Earth



Attachment G:

Workshop Summary

Meeting Sign In Sheet

Workshop Presentation

Proof of Publication

Workshop Notice Mailer

Mailing Labels

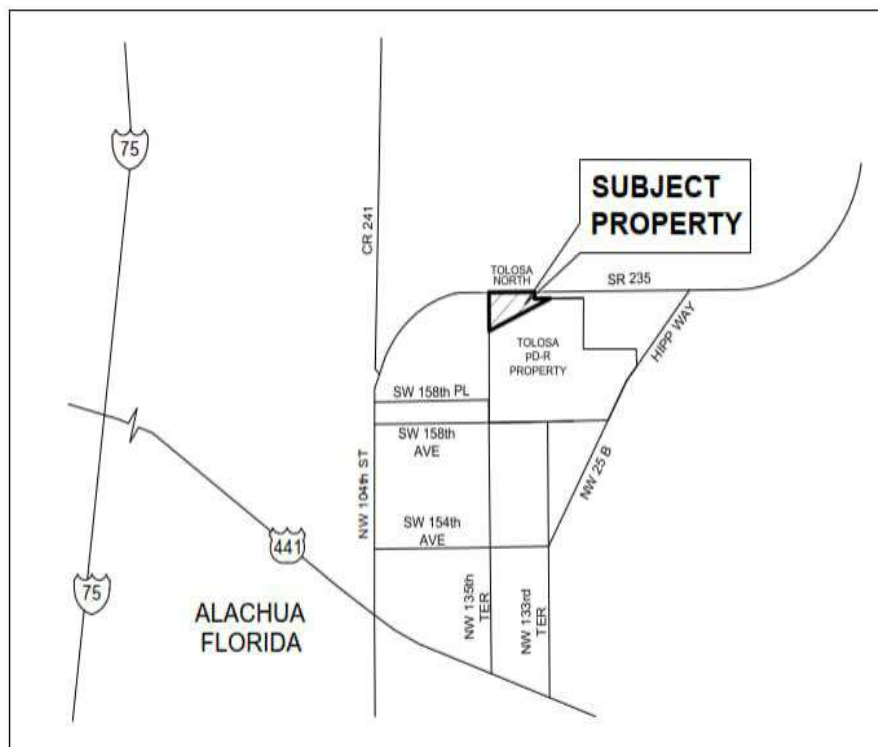
Neighborhood Meeting Notice

You are cordially invited to attend a Neighborhood Meeting as described below.

A Neighborhood Meeting will be held to discuss the proposed density change to the Northwest section of Tolosa PD-R. The PDR consists of 6 parcels, 03130-007-001, 03130-004-000, 03135-000-000, 03130-008-000, 03130-009-000, 03135-001-000. These parcels total 49.85 +/- acres. This is not a public hearing. The purpose of the meeting is to inform the neighboring property owners about the nature of the proposed change, and to seek public input and comments.

The meeting will be held on Monday July 22, 2024, at 5:30 PM in the Swick House, Cypress Room located at 15100 NW 142nd Ter. Alachua, FL 32615.

Contact Person: Tara Howell @ JBPro 352-375-899



LOCATION MAP

NTS



Civil Engineering



Surveying



Landscape Architecture



Planning



GIS



Construction Services

3RD GENERATION DEVELOPER LLC
C/O WILLIAM WESEMAN
1778 SW 154TH ST
NEWBERRY, FL 32669

AARON GORDON L & MARY L
13301 NW 158TH AVE
ALACHUA, FL 32615

ACACIA CAPITAL INVESTMENTS LLC
PO BOX 411
ALACHUA, FL 32616

ACEVEDO DENE DORETHEA
13827 W STATE ROAD 235
ALACHUA, FL 32615

ALACHUA COUNTY HOUSING AUTHORITY
701 NE 1ST ST
GAINESVILLE, FL 32601

ALACHUA COUNTY
C/O COUNTY MANAGERS
12 SE 1ST ST
GAINESVILLE, FL 32601

ALLEN CHESTER JR HEIRS
PO BOX 974
ALACHUA, FL 32616

ANDERSON & ANDERSON & ANDERSON
13209 NW 158TH AVE
ALACHUA, FL 32615

ANDERSON ELAINE W
13312 NW 157TH AVE
ALACHUA, FL 32615

ANDERSON GLENN Z
PO BOX 898
ALACHUA, FL 32615

ARAGON & SALOZZO
15650 NW 135TH TER
ALACHUA, FL 32615

ARAL & WYNN W/H
12503 WEST STATE RD 235
ALACHUA, FL 32615

ATKINS & GREEN & MCLEOD & LEE
13626 NW 158TH PL
ALACHUA, FL 32615

BAIRD WILLIAM M LIFE ESTATE
13703 NW 158TH PL
ALACHUA, FL 32615

BALLARD LIFE ESTATE & NANTZ & STEIN
12616 W STATE RD 235
ALACHUA, FL 32615

BALLARD LIFE ESTATE & NANTZ & STEIN
12624 W STATE RD 235
ALACHUA, FL 32615

BARIS BRENT E
15906 NW 288TH LN
ALACHUA, FL 32615

BARIS ENTERPRISES INC
15906 NW 288TH LN
ALACHUA, FL 32615

BENNETT JOSHUA
13612 NW 158TH AVE
ALACHUA, FL 32615

BENTLEY TIMBER LLC
16860 SILVER OAK CIRCLE
DELRAY BEACH, FL 33445

BLACKWOOD & CLARKE & GORDON
16102 NW COUNTY ROAD 241
ALACHUA, FL 32615

BOOKER HEIRS & HUNTER
C/O ALLIE HUNTER
19763 KINGS HIGHWAY
MONTROSS, VA 22520

BRIGGS & FLAGG & FLAGG III & FLAGG
15708 HIPPO WAY
ALACHUA, FL 32615

BROMENSCHENKEL ASHLEY KRISTINE
13116 W STATE ROAD 235
ALACHUA, FL 32615

BROOKS & WILLIAMS
13619 NW 158TH AVE
ALACHUA, FL 32615

BROWN ROSE LIFE ESTATE
PO BOX 811
ALACHUA, FL 32616

BURGESS BONNIE
PO BOX 111
ALACHUA, FL 32616

BURNS DAVID
13301 NW 158TH AVE
ALACHUA, FL 32615

BURNS VALRIE YVONNE
13301 NW 158TH AVE
ALACHUA, FL 32615

BUSH & WATERS & WATERS JR ET AL
C/O PATSY WATERS
PO BOX 3879
ANN ARBOR, MI 48106

DaRoza Mike
P.O. Box 9
Alachua, FL 32615

Robbins Tamara
PO Box 2317
Alachua, FL 32616

Horton Lynn
19005 NW 138th Avenue
Alachua, FL 32615

Lieberman Michele
12 SE 1st Street
Gainesville, FL 32601

Coon Lynda
7216 NW 126 Avenue
Alachua, FL 32615

Calderwood Jean
14095 NW 174th Ave
Alachua, FL 32615

Endelicato Antoinette
5562 NW 93rd Avenue
Gainesville, FL 32653

Strickland Joseph & Phyllis
14103 NW 156th Place
Alachua, FL 32615

Dixon Linda AICP
PO Box 115050
Gainesville, FL 32611

Calderwood Jean
14095 NW 174th Ave
Alachua, FL 32615

CAIN WALLACE R
PO BOX 100
ALACHUA, FL 32616

CAPOBIANCO CARL
13518 NW 158TH PL
ALACHUA, FL 32615

CASTANO OSVALDO
15572 HIPPOWAY
ALACHUA, FL 32615

CHESTER CHARLENE F
PO BOX 1274
ALACHUA, FL 32616

CITY OF ALACHUA
PO BOX 9
ALACHUA, FL 32616

CLAYTON THEAUDRA PATRICIA JOHNSON
13911 NW 159TH PL
ALACHUA, FL 32615

COLLINS MAMIE L LIFE ESTATE
13208 NW 157TH AVE
ALACHUA, FL 32615

COLLINS MARTHA ANN HEIRS
13610 NW 158TH PL
ALACHUA, FL 32615

COLLINS VIOLA HEIRS
PO BOX 833
ALACHUA, FL 32616

CRUZ JACOB EDWIN
15708 NW 134TH TER
ALACHUA, FL 32615

CSL FLORIDA SYSTEM LLC
C/O CSL OHIO SYSTEM LLC 2101 RIVER
LITTLE ROCK, AR 72202

DAMAH MAY
15659 NW 136TH TER
ALACHUA, FL 32615

DASA & PATEL
12954 WEST STATE ROAD 235
ALACHUA, FL 32615

DASHA & PATEL
12954 W STATE RD 235
ALACHUA, FL 32615

DAVIS & HEITZMAN
16013 HIPPOWAY
ALACHUA, FL 32615

DECOURSEY & HOWARD & JOHNSON &
13719 NW 158TH PL
ALACHUA, FL 32615

DIXON LULA M
4455 SW 34TH ST
GAINESVILLE, FL 32608

DIXON WILLETTE
15114 NW 134TH TER
ALACHUA, FL 32615

DIXON WILLETTE
PO BOX 2435
ALACHUA, FL 32616

DOMINGO OLIVIA T
19719 NW 46TH AVE
ALACHUA, FL 32615

DORITY WINSTON L & ANGELA
13508 W STATE ROAD 235
ALACHUA, FL 32615

EDWARDS JACQUELINE HEIRS
PO BOX 822
ALACHUA, FL 32616

EMP1 LLC
7045 NW 22ND ST SUITE B
GAINESVILLE, FL 32653

ESTATE OF MURRAY L INABNETT & INA
104 SE 44TH ST
GAINESVILLE, FL 32641

FAIRLEY ENDY HEIRS
PO BOX 1787
ALACHUA, FL 32616

FAITH HOPE & CHARITY DELIVERANCE
C/O ELIZA TATE
PO BOX 1083
ALACHUA, FL 32616

FAITH HOPE & CHARITY DELIVERANCE
C/O ELIZA TATE
PO BOX 1083
ALACHUA, FL 32616

FAITH HOPE & CHARITY INC
C/O ELIZA TATE
PO BOX 1083
ALACHUA, FL 32616

FAITH HOPE AND CHARITY INC
C/O ELIZA TATE
PO BOX 1083
ALACHUA, FL 32616

FILER MAMIE L
13208 NW 157TH AVE
ALACHUA, FL 32615

FLAGG BEATRICE M
15708 HIPPO WAY
ALACHUA, FL 32615

FLAGG HENRY JR & BEATRICE
15708 HIPPO WAY
ALACHUA, FL 32615

FRALEY & LONGSTREET
PO BOX 933
ALACHUA, FL 32616

FRAZIER & FORD & LEWIS
PO BOX 52
ALACHUA, FL 32616

FRAZIER FRANCES
16008 NW COUNTY ROAD 241
ALACHUA, FL 32615

FREENEY DIANNE
PO BOX 223
ALACHUA, FL 32616

FREENEY JOE LEWIS & SADIE
2824 NE 12TH ST
GAINESVILLE, FL 32609

GAINESVILLE HOUSINGDEVELOPMENT
1900 SE 4TH ST
GAINESVILLE, FL 32641

GARRETT WILLIE C JR LIFE ESTATE
14861 POLK ST
MIAMI, FL 33176

GARRISON BERNICE HEIRS
PO BOX 75
ALACHUA, FL 32616

GARRISON GWENDOLYN L
13727 NW 158TH PL
ALACHUA, FL 32615

GODFREY KATHI R
P.O BOX 2091
ALACHUA, FL 32616

GRANT NUBARICK E
PO BOX 2378
ALACHUA, FL 32616

HALL & HALL JR & LEE & STRAWDER
PO BOX 382
ALACHUA, FL 32616

HARRIS MONICA KAY
13232 W STATE RD 235
ALACHUA, FL 32615

HART & WASHINGTON HEIRS
PO BOX 874
ALACHUA, FL 32616

HART ETHEL LIFE ESTATE
PO BOX 874
ALACHUA, FL 32616

HARVEY CHARLES & JO ELLA
3901 FORRETHILLS DR
PORTSMOUTH, VA 23703

HAYES GLENETA JANESE
13643 NW 157TH PL
ALACHUA, FL 32615

HEINTZ JOHN E & JUDY A
16641 NW 134TH DR
ALACHUA, FL 32615

HEITZMAN FRANK BENJAMIN
15855 HIPPO WAY
ALACHUA, FL 32615

HEITZMAN JON F LIFE ESTATE
16117 HIPPO WAY
ALACHUA, FL 32615

HEITZMAN MARIE KAY
16005 HIPPO WAY
ALACHUA, FL 32615

HEITZMAN THAD S HEIRS
15311 NW 140TH ST
ALACHUA, FL 32615

HENINGER KIMBERLY
12916 W STATE ROAD 235
ALACHUA, FL 32615

HOOPAUGH PAUL B
15714 NW 135TH TER
ALACHUA, FL 32615

HOPE JAMES
PO BOX 14
ALACHUA, FL 32616

HUNT NELLIE FRAZIER
PO BOX 52
ALACHUA, FL 32616

INTREPID CONSTRUCTION LLC
7757 SW 88TH DR
GAINESVILLE, FL 32608

JACKSON JAMES THOMAS
13323 NW 157TH AVE
ALACHUA, FL 32615

JACKSON PHILLIP SR HEIRS
PO BOX 766
ALACHUA, FL 32616

JACKSON PHILLIP
15923 NW 141ST ST
ALACHUA, FL 32615

JACKSON RALPH N & DIANE
5630 NW 25TH ST
GAINESVILLE, FL 32653

JACKSON RAYNYODA
14313 NW 155TH PL
ALACHUA, FL 32615

JENKINS SHELISIA V
PO BOX 1071
ALACHUA, FL 32616

JOHN C HIPPI CONST EQUIP CO
PO BOX 1000
ALACHUA, FL 32616

JOINER TONIA Q
PO BOX 1536
ALACHUA, FL 32616

JONES & PELHAM W/H
PO BOX 2286
ALACHUA, FL 32616

JONES & PELHAM
PO BOX 2286
ALACHUA, FL 32616

JORDAN ROBERT EDWARD
15912 NW 140TH ST
ALACHUA, FL 32615

KEATING PAMELA JILL
13652 NW 157TH PL
ALACHUA, FL 32615

KEEFER JAMES M & MELISSA SHEPARD
15665 NW 135TH TER
ALACHUA, FL 32615

KOLOMYIKO IVAN
14317 NW 142ND AVE
ALACHUA, FL 32615

KUEPPER ELIZABETH A LIFE ESTATE
13907 NW 159TH PL
ALACHUA, FL 32615

LEE TORREY CARL
PO BOX 334
ALACHUA, FL 32616

LEMNAH & LEMNAH
13220 W STATE RD 235
ALACHUA, FL 32615

LEMNAH EULA W HEIRS
13220 W STATE ROAD 235
ALACHUA, FL 32615

LEMNAH WAUNITA
13220 W STATE ROAD 235
ALACHUA, FL 32615

LEWIS DIANE R
14306 NW 154TH TER
ALACHUA, FL 32615

LIU & ZHU H/W
19081 NW 165TH LN
HIGH SPRINGS, FL 32643

LOGAN CHRISTIE A
13435 NW 158TH AVE
ALACHUA, FL 32615

LOOKADOO SHALEAH SHERRICE
13608 NW 157TH PL
ALACHUA, FL 32615

MAQ GROUP
6221 WEST ATLANTIC BLVD
MARGATE, FL 33063

MARAF PROPERTY HOLDINGS LLC
2828 NW 142ND AVE
GAINESVILLE, FL 32609

MARKHAM CLAUDINE
13617 NW 158TH PL
ALACHUA, FL 32615

MARTIN & MELCHIOR
15311 NW 140TH ST
ALACHUA, FL 32615

MAUTJANA NARE ALPHEUS & KGADI W
13685 NW 158TH AVE
ALACHUA, FL 32615

MBM PROPERTIES LLC
726 NW 8TH AVE
GAINESVILLE, FL 32601

MCCASLIN & MCCASLIN
15821 NW 140TH ST
ALACHUA, FL 32615

MCCASLIN BRENDA D
PO BOX 365
ALACHUA, FL 32616

MCCLAIN NATHANIEL JR
PO BOX 645
ALACHUA, FL 32616

MCCRAY ANTHONY & DYMESHIA LAKEI
15701 NW 135TH TER
ALACHUA, FL 32615

MITCHELL ALBERT HEIRS
15716 NW 133RD TER
ALACHUA, FL 32615

MOHAMMED CHAD REJAN
13630 NW 157TH PL
ALACHUA, FL 32615

MONTENEGRO GUIDO ANDRES & MARI
15702 NW 135TH TER
ALACHUA, FL 32615

MONTIEL & MONTIEL
13699 NW 158TH AVE
ALACHUA, FL 32615

MOSLEY CASSIE
GENERAL DELIVERY
FORT WHITE, FL 32038

MURPHY AND MURPHY PROPERTIES L
7757 SW 88TH DR
GAINESVILLE, FL 32608

MYERS ALACHUA INVESTMENTS LLC
2127 FORT CLARKE BLVD
GAINESVILLE, FL 32606

NEW JERUSALEM CHURCH OF GOD INC
% RUTHENIA WARD
748 CARTER ST
ORLANDO, FL 32805

NEW ST MARY M B CHURCH
PO BOX 1498
ALACHUA, FL 32616

NEW ST MARYS BAPTIST CHURCH
PO BOX 1498
ALACHUA, FL 32616

NMRV HOLDINGS LLC
10403 W STATE ROAD 235
ALACHUA, FL 32615

NONABUR & VENKATASUBBAIAH
691 N CAPITOL AVE UNIT 5
SAN JOSE, CA 95133

OAK HAMMOCK PROPERTIES LLC
13919 NW 145TH AVE
ALACHUA, FL 32615

OCASIO & VILLAFANE W/H
15705 NW 136TH TER
ALACHUA, FL 32615

PERKINS & PERKINS
13733 NW 159TH PL
ALACHUA, FL 32615

PERKINS DOLLEAN ANDREA
13733 NW 159TH PL
ALACHUA, FL 32615

PHILPOT IRA JUDSON
25323 N COUNTY RD UNIT 1491
ALACHUA, FL 32615

POLLARD ROBERT H
13734 NW 159TH PL
ALACHUA, FL 32615

PREDESTINED HOMES LLC
PO BOX 2225
ALACHUA, FL 32615

RADFORD SR & RADFORD CO-TRUSTE
12812 W STATE ROAD 235
ALACHUA, FL 32615

REDWINE ROBERT A
PO BOX 357638
GAINESVILLE, FL 35763

REED ZONYA
3710 NE 12TH ST
GAINESVILLE, FL 32609

REED-RILEY ENTERPRISES LLC
22649 NE 131ST LN
SALT SPRINGS, FL 32134

REYNOLDS JACKIE & CAROLYN
PO BOX 1218
ALACHUA, FL 32616

RHODES MAGGIE HEIRS
% EVELINA HENTON 15616 HIPPI WAY
ALACHUA, FL 32615

RICHARDSON DAISY PEAL LIFE ESTATE
PO BOX 822
ALACHUA, FL 32616

RODRIGUEZ FERNANDO & NANCY B
13310 W STATE RD 235
ALACHUA, FL 32615

RUFRANO MARCEIA
13826 NW 158TH PL
ALACHUA, FL 32615

RUSHING WILLIE
PO BOX 985
ALACHUA, FL 32616

SAHOO SUKADEV & SAVITRI
17316 NW 112TH BLVD
ALACHUA, FL 32615

SCHOOL BOARD OF ALACHUA COUNTY
620 E UNIV AVE MEBANE MIDDLE SCHC
GAINESVILLE, FL 32601

SCHOONER DONALD
1628 N MAIN ST #166
SALINAS, CA 32906

SHARP ROBERT L LIFE ESTATE
PO BOX 235
ALACHUA, FL 32616

SHAW MAE E HEIRS
% VERSA L DECOURSEY
PO BOX 921
ALACHUA, FL 32616

SHETH VISVAMBHAR
PO BOX 2668
ALACHUA, FL 32616

SIMPLIFY FURTHER LLC
16280 NW 141ST ST
ALACHUA, FL 32615

SKLAR GROUP LLC
21026 NW 167TH PL
HIGH SPRINGS, FL 32643

SOUTHERN ACRES HOLDINGS LLC
PO BOX 906
ARCHER, FL 32618

SPOTTSWOOD FLORENCE FAWNIE G T
16328 NW 129TH TER
ALACHUA, FL 32615

ST MARY BAPTIST CHURCH
PO BOX 1498
ALACHUA, FL 32616

STATE OF FLA IIF
TIITF/STATE OF FLORIDA-MURPHY ACT
3900 COMMONWEALTH BLVD
TALLAHASSEE, FL 32399

STOKES-JONES PEGGY
7204 NW 200TH TER
ALACHUA, FL 32615

STROUD CARY
1293 ROYAL DORNOCH DR
JACKSONVILLE, FL 32221

SWICK REALITY INC
15004 NW BURNETTES LAKE BLVD
ALACHUA, FL 32615

TAMBURINO DOMINIC & RELOMATEE
600 W OLYMPIC PL APT 709
SEATTLE, WA 98119

THOMAS JOSHLYN K
13601 NW 158TH AVE
ALACHUA, FL 32615

TIBBETTS JOHN
13406 NW 157TH AVE
ALACHUA, FL 32615

TOLBERT EMMA
5889 SAINT CECILIA RD
JACKSONVILLE, FL 32207

TOOMEY KERRY & MARTHA S
12921 W SR-235
ALACHUA, FL 32615

TOOMEY KERRY D & MARTHA S
12921 W STATE RD 235
ALACHUA, FL 32615

TOOMEY KERRY D & MARTHA S
12921 WEST STATE RD 235
ALACHUA, FL 32615

TUBBS & SHARPER
PO BOX 351
ALACHUA, FL 32616

UNDERWOOD WILLIAM N & SUZAN H
PO BOX 138
LA CROSSE, FL 32658

VAIRO & VAIRO TRUSTEES
16501 NW 129TH TER
ALACHUA, FL 32615

WALKER & WALKER & WALKER
PO BOX 1001
ALACHUA, FL 32616

WELCH CLAUDIE B HEIRS
C/O ENI LLC
3720 NW 43RD ST STE 105
GAINESVILLE, FL 32606

WETHERINGTON KENNETH ELLIS
3730 SE 14TH TER
GAINESVILLE, FL 32641

WHITE WILMER III
8612 BRIXTON CT
JACKSONVILLE, FL 32244

WILKERSON RAMON & FRANKIE
PO BOX 553
ALACHUA, FL 32616

WILKERSON RAMON
PO BOX 553
ALACHUA, FL 32616

WRIGHT ANTHONY B & SHARON PITTM
PO BOX 661
ALACHUA, FL 32616

WRIGHT ANTHONY B
PO BOX 661
ALACHUA, FL 32616

YOUNG CANDY
13227 NW 157TH AVE
ALACHUA, FL 32615

YOUNG IRENE HEIRS
13802 NW 159TH PL
ALACHUA, FL 32616

YOUNG MOZELLE HEIRS
13301 NW 158TH AVE
ALACHUA, FL 32615

Sign In

7.22.24

Tolosa-North
PD-Amendment

1. Jara E Howell
2. ~~Harry~~ ~~Wong~~
3. Peggy Stokes-June - stokespeggy6@gmail
4. Judy Heintz - rangad1@hotmail
5. John & Henry

6.

7.

8.

9.

10.

Price
Size
Value

**Neighborhood Workshop Summary For
The PDR Amendment Application
Of Alachua County Tax Parcel 03130- 007-001, 03130-004-000, 03135-
000-000, 03130-008-000, 03130-009-000, 03135-001-000**

The neighborhood workshop for the PDR Amendment Application was held on July 22, 2024 @ 5:30 PM at the Swick House Cypress Room. The workshop was noticed in Alachua County Today and mailers were sent out to the required property owners in advance of the workshop in accordance with City of Alachua regulations and requirements. Tara Howell of JBPro was in attendance to manage the workshop.

The workshop began promptly at 5:30 PM. A PowerPoint Presentation containing visual references of the original approved Tolosa PDR layout and the proposed amendment to the PDR were available for attendees to view. Tara Howell gave the presentation. The following topics were discussed:

1. The removal of nonresidential space
2. The addition of 20 residential units
3. Affordable Housing option

The neighborhood meeting was adjourned at approximately 6:15 PM. The following items are attached to further document the Neighborhood Workshop.

1. Meeting sign-in sheet
2. Copy of the PowerPoint Presentation used for visual aid during the conference
3. Copy of Newspaper Advertisement
4. Copy of Public Notice Mailed



Attachment H:

Proof of Taxes

ACCOUNT NUMBER	PROPERTY ADDRESS	MILLAGE CODE
03130 009 000	UNASSIGNED LOCATION RE	1700

BENTLEY TIMBER LLC
16860 SILVER OAK CIRCLE
DELRAY BEACH, FL 33445

EXEMPTIONS:



SCAN TO PAY ONLINE

AD VALOREM TAXES					
TAXING AUTHORITY	MILLAGE RATE	ASSESSED VALUE	EXEMPTION(S)	TAXABLE VALUE	TAXES LEVIED
COUNTY GENERAL	7.6414	2,000	0	2,000	15.28
LIBRARY GENERAL	1.0339	2,000	0	2,000	2.07
SCHOOL CAP PROJECT	1.5000	2,000	0	2,000	3.00
SCHOOL DISCRNRY & CN	0.7480	2,000	0	2,000	1.50
SCHOOL GENERAL	3.1840	2,000	0	2,000	6.37
SCHOOL VOTED	1.0000	2,000	0	2,000	2.00
CHILDREN'S TRUST	0.4612	2,000	0	2,000	0.92
SUWANNEE RIVER WATER MGT DIST	0.3113	2,000	0	2,000	0.62
CITY OF ALACHUA	5.9500	2,000	0	2,000	11.90
TOTAL MILLAGE					21.8298
AD VALOREM TAXES					\$43.66

LEGAL DESCRIPTION
COM SW COR NE1/4 OF SW1/4 E 435.78 FT POB N 66.86 TO S R/W SR 235 ELY ALG R/W 18 See Additional Legal on Tax Roll

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

PAY ONLY ONE AMOUNT. ↓

COMBINED TAXES AND ASSESSMENTS

\$134.35

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

ALACHUA COUNTY TAX COLLECTOR

2023 PAID REAL ESTATE

NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

13038

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

ACCOUNT NUMBER	PROPERTY ADDRESS
03130 009 000	UNASSIGNED LOCATION RE

BENTLEY TIMBER LLC
16860 SILVER OAK CIRCLE
DELRAY BEACH, FL 33445

PAY ONLY ONE AMOUNT

IF PAID BY	PLEASE PAY
☐ Nov 30, 2023	\$0.00
☐	
☐	
☐	
☐	

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

ACCOUNT NUMBER	PROPERTY ADDRESS	MILLAGE CODE
03130 004 000	UNASSIGNED LOCATION RE	1700

BENTLEY TIMBER LLC
16860 SILVER OAK CIRCLE
DELRAY BEACH, FL 33445

EXEMPTIONS:



SCAN TO PAY ONLINE

AD VALOREM TAXES						
TAXING AUTHORITY	MILLAGE RATE	ASSESSED VALUE	EXEMPTION(S)	TAXABLE VALUE	TAXES LEVIED	
COUNTY GENERAL	7.6414	1,100	0	1,100	8.41	
LIBRARY GENERAL	1.0339	1,100	0	1,100	1.14	
SCHOOL CAP PROJECT	1.5000	1,100	0	1,100	1.65	
SCHOOL DISCRNRY & CN	0.7480	1,100	0	1,100	0.82	
SCHOOL GENERAL	3.1840	1,100	0	1,100	3.50	
SCHOOL VOTED	1.0000	1,100	0	1,100	1.10	
CHILDREN'S TRUST	0.4612	1,100	0	1,100	0.51	
SUWANNEE RIVER WATER MGT DIST	0.3113	1,100	0	1,100	0.34	
CITY OF ALACHUA	5.9500	1,100	0	1,100	6.55	
TOTAL MILLAGE		21.8298	AD VALOREM TAXES		\$24.02	

LEGAL DESCRIPTION
COM SW COR OF NE1/4 OF SW1/4 RUN E 174.89 FT POB N 53 FT E 100 FT S 100 FT W 100 See Additional Legal on Tax Roll

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

PAY ONLY ONE AMOUNT. ↓

COMBINED TAXES AND ASSESSMENTS \$114.71

IF PAID BY PLEASE PAY	Nov 30, 2023 \$0.00				
--------------------------	------------------------	--	--	--	--

JOHN POWER, CFC 2023 PAID REAL ESTATE 13032
ALACHUA COUNTY TAX COLLECTOR
NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS
PLEASE PAY IN U.S. FUNDS TO JOHN POWER, TAX COLLECTOR • P.O. Box 44310 • Jacksonville, FL 32231-4310

ACCOUNT NUMBER	PROPERTY ADDRESS
03130 004 000	UNASSIGNED LOCATION RE

BENTLEY TIMBER LLC
16860 SILVER OAK CIRCLE
DELRAY BEACH, FL 33445

PAY ONLY ONE AMOUNT	
IF PAID BY	PLEASE PAY
☐ Nov 30, 2023	\$0.00
☐	
☐	
☐	
☐	

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

ACCOUNT NUMBER	PROPERTY ADDRESS	MILLAGE CODE
03130 007 001	UNASSIGNED LOCATION RE	1700

BENTLEY TIMBER LLC
16860 SILVER OAK CIRCLE
DELRAY BEACH, FL 33445

EXEMPTIONS:



SCAN TO PAY ONLINE

AD VALOREM TAXES						
TAXING AUTHORITY	MILLAGE RATE	ASSESSED VALUE	EXEMPTION(S)	TAXABLE VALUE	TAXES LEVIED	
COUNTY GENERAL	7.6414	1,400	0	1,400	10.70	
LIBRARY GENERAL	1.0339	1,400	0	1,400	1.45	
SCHOOL CAP PROJECT	1.5000	1,400	0	1,400	2.10	
SCHOOL DISCRNRY & CN	0.7480	1,400	0	1,400	1.05	
SCHOOL GENERAL	3.1840	1,400	0	1,400	4.46	
SCHOOL VOTED	1.0000	1,400	0	1,400	1.40	
CHILDREN'S TRUST	0.4612	1,400	0	1,400	0.65	
SUWANNEE RIVER WATER MGT DIST	0.3113	1,400	0	1,400	0.44	
CITY OF ALACHUA	5.9500	1,400	0	1,400	8.33	
TOTAL MILLAGE		21.8298	AD VALOREM TAXES		\$30.58	

LEGAL DESCRIPTION
COM SW COR NE1/4 OF SW1/4 POB E 217.89 FT N TO N LINE NE1/4 OF SW1/4 W 223.36 FT See Additional Legal on Tax Roll

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

PAY ONLY ONE AMOUNT. ↓

COMBINED TAXES AND ASSESSMENTS \$121.27

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

ALACHUA COUNTY TAX COLLECTOR

2023 PAID REAL ESTATE

NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

108048

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

ACCOUNT NUMBER	PROPERTY ADDRESS
03130 007 001	UNASSIGNED LOCATION RE

BENTLEY TIMBER LLC
16860 SILVER OAK CIRCLE
DELRAY BEACH, FL 33445

PAY ONLY ONE AMOUNT

IF PAID BY	PLEASE PAY
☐ Nov 30, 2023	\$0.00
☐	
☐	
☐	
☐	

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

ACCOUNT NUMBER	PROPERTY ADDRESS	MILLAGE CODE
03130 008 000	UNASSIGNED LOCATION RE	1700

BENTLEY TIMBER LLC
16860 SILVER OAK CIRCLE
DELRAY BEACH, FL 33445

EXEMPTIONS:



SCAN TO PAY ONLINE

AD VALOREM TAXES					
TAXING AUTHORITY	MILLAGE RATE	ASSESSED VALUE	EXEMPTION(S)	TAXABLE VALUE	TAXES LEVIED
COUNTY GENERAL	7.6414	3,594	0	3,594	27.46
LIBRARY GENERAL	1.0339	3,594	0	3,594	3.72
SCHOOL CAP PROJECT	1.5000	50,000	0	50,000	75.00
SCHOOL DISCRNRY & CN	0.7480	50,000	0	50,000	37.40
SCHOOL GENERAL	3.1840	50,000	0	50,000	159.20
SCHOOL VOTED	1.0000	50,000	0	50,000	50.00
CHILDREN'S TRUST	0.4612	3,594	0	3,594	1.66
SUWANNEE RIVER WATER MGT DIST	0.3113	3,594	0	3,594	1.12
CITY OF ALACHUA	5.9500	3,594	0	3,594	21.38
TOTAL MILLAGE					21.8298
AD VALOREM TAXES					\$376.94

LEGAL DESCRIPTION
COM SW COR OF NE1/4 OF SW1/4 E 413.9 FT POB N 66.13 FT W 195.74 FT SLY 15 FT M/L See Additional Legal on Tax Roll

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

PAY ONLY ONE AMOUNT. ↓

COMBINED TAXES AND ASSESSMENTS \$467.63

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

ALACHUA COUNTY TAX COLLECTOR

2023 PAID REAL ESTATE

NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

13036

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

ACCOUNT NUMBER	PROPERTY ADDRESS
03130 008 000	UNASSIGNED LOCATION RE

BENTLEY TIMBER LLC
16860 SILVER OAK CIRCLE
DELRAY BEACH, FL 33445

PAY ONLY ONE AMOUNT

IF PAID BY	PLEASE PAY
☐ Nov 30, 2023	\$0.00
☐	
☐	
☐	
☐	

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

ACCOUNT NUMBER	PROPERTY ADDRESS	MILLAGE CODE
03135 000 000	UNASSIGNED LOCATION RE	1700

BENTLEY TIMBER LLC
16860 SILVER OAK CIRCLE
DELRAY BEACH, FL 33445

EXEMPTIONS:



SCAN TO PAY ONLINE

AD VALOREM TAXES						
TAXING AUTHORITY	MILLAGE RATE	ASSESSED VALUE	EXEMPTION(S)	TAXABLE VALUE	TAXES LEVIED	
COUNTY GENERAL	7.6414	2,383	0	2,383	18.21	
LIBRARY GENERAL	1.0339	2,383	0	2,383	2.46	
SCHOOL CAP PROJECT	1.5000	2,383	0	2,383	3.57	
SCHOOL DISCRNRY & CN	0.7480	2,383	0	2,383	1.78	
SCHOOL GENERAL	3.1840	2,383	0	2,383	7.59	
SCHOOL VOTED	1.0000	2,383	0	2,383	2.38	
CHILDREN'S TRUST	0.4612	2,383	0	2,383	1.10	
SUWANNEE RIVER WATER MGT DIST	0.3113	2,383	0	2,383	0.74	
CITY OF ALACHUA	5.9500	2,383	0	2,383	14.18	
TOTAL MILLAGE		21.8298	AD VALOREM TAXES		\$52.01	

LEGAL DESCRIPTION
SE1/4 OF SW1/4 ALSO NEWNANSVILLE IN SE1/4 BLK 1 RG 4 & BLK 1 RG 5 EAST OF PUBLIC See Additional Legal on Tax Roll

NON-AD VALOREM ASSESSMENTS			
LEVYING AUTHORITY	UNIT	RATE	AMOUNT
710 BOCC SOLID WASTE MGMT	1.000	@ 25.2700	25.27
NON-AD VALOREM ASSESSMENTS			\$25.27

PAY ONLY ONE AMOUNT. ↓

COMBINED TAXES AND ASSESSMENTS \$77.28

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

ALACHUA COUNTY TAX COLLECTOR

2023 PAID REAL ESTATE

NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

13126

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

ACCOUNT NUMBER	PROPERTY ADDRESS
03135 000 000	UNASSIGNED LOCATION RE

BENTLEY TIMBER LLC
16860 SILVER OAK CIRCLE
DELRAY BEACH, FL 33445

PAY ONLY ONE AMOUNT

IF PAID BY	PLEASE PAY
☐ Nov 30, 2023	\$0.00
☐	
☐	
☐	
☐	

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

ACCOUNT NUMBER	PROPERTY ADDRESS	MILLAGE CODE
03135 001 000	UNASSIGNED LOCATION RE	1700

3RD GENERATION DEVELOPER LLC
C/O WILLIAM WESEMAN
1778 SW 154TH ST
NEWBERRY, FL 32669

EXEMPTIONS:



SCAN TO PAY ONLINE

AD VALOREM TAXES						
TAXING AUTHORITY	MILLAGE RATE	ASSESSED VALUE	EXEMPTION(S)	TAXABLE VALUE	TAXES LEVIED	
COUNTY GENERAL	7.6414	15,633	0	15,633	119.46	
LIBRARY GENERAL	1.0339	15,633	0	15,633	16.16	
SCHOOL CAP PROJECT	1.5000	15,633	0	15,633	23.45	
SCHOOL DISCRNRY & CN	0.7480	15,633	0	15,633	11.69	
SCHOOL GENERAL	3.1840	15,633	0	15,633	49.78	
SCHOOL VOTED	1.0000	15,633	0	15,633	15.63	
CHILDREN'S TRUST	0.4612	15,633	0	15,633	7.21	
SUWANNEE RIVER WATER MGT DIST	0.3113	15,633	0	15,633	4.87	
CITY OF ALACHUA	5.9500	15,633	0	15,633	93.02	
TOTAL MILLAGE		21.8298	AD VALOREM TAXES		\$341.27	

LEGAL DESCRIPTION
COM SE COR OF SE1/4 OF SEC POB S 89 DEG 09 MIN 40 SEC W 1496.09 FT N 00 DEG 06 M See Additional Legal on Tax Roll

NON-AD VALOREM ASSESSMENTS			
LEVYING AUTHORITY	UNIT	RATE	AMOUNT
NON-AD VALOREM ASSESSMENTS			
			\$0.00

PAY ONLY ONE AMOUNT. ↓

COMBINED TAXES AND ASSESSMENTS \$341.27

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

ALACHUA COUNTY TAX COLLECTOR

2023 PAID REAL ESTATE

NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

503948

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

ACCOUNT NUMBER	PROPERTY ADDRESS
03135 001 000	UNASSIGNED LOCATION RE

3RD GENERATION DEVELOPER LLC
C/O WILLIAM WESEMAN
1778 SW 154TH ST
NEWBERRY, FL 32669

PAY ONLY ONE AMOUNT

IF PAID BY	PLEASE PAY
☐ Nov 30, 2023	\$0.00
☐	
☐	
☐	
☐	

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



Attachment I:

Alachua County Public School Student Generation Form

City of Alachua

PUBLIC SCHOOL STUDENT GENERATION CALCULATION FORM

PROJECT # Tolosa North

APPLICATION DATE 7-23-2024

NAME & DESCRIPTION OF PROJECT

Tolosa North PD Amendment

Adding 40 residential units to existing PD to total 180 residential units & removing commercial.

PROJECT ADDRESS (Contact 911 Addressing @ 352.338.7361)

no 911 assigned

See parcel numbers below

Tax Parcel Numbers

03130-007-001, 03130-004-000, 03135-000-000, 03130-008-00,

03130-009-000, 03135-001-000

Acreage

49.85 for entire PD, 7.52 for amendment

DEVELOPMENT DATA (check all that apply)

☒ Single Family

☐ Multi Family

☐ Exempt (See exemptions on page 2)

Number of Units 180

Number of Units

Level of Review

☒ Pre-Application Conference

☐ Preliminary

☐ Final

☐ Revised

☐ Staff Administrative Review

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

EXPLANATION OF STUDENT GENERATION CALCULATION

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

SCHOOL CONCURRENCY SERVICE AREAS (SCSA) FOR PROJECT LOCATION

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

SCHOOL CONCURRENCY SERVICE AREAS (SCSA)

Elementary Northwest Alachua

Middle Mebane

High Santa Fe

SINGLE FAMILY RESIDENTIAL DEVELOPMENT STUDENT GENERATION CALCULATIONS

ELEMENTARY	180	units X 0.12 Elementary School Multiplier	22	Student Stations
MIDDLE	180	units X 0.06 Middle School Multiplier	11	Student Stations
HIGH	180	units X 0.09 High School Multiplier	16	Student Stations

MULTI FAMILY RESIDENTIAL DEVELOPMENT STUDENT GENERATION CALCULATIONS

ELEMENTARY		units X 0.06 Elementary School Multiplier		Student Stations
MIDDLE		units X 0.03 Middle School Multiplier		Student Stations
HIGH		units X 0.03 High School Multiplier		Student Stations

Source: School Board of Alachua County 2021 Student Generation Multiplier Analysis

EXEMPT DEVELOPMENTS (click all that apply)

- ☐ Existing legal lots eligible for a building permit
- ☐ Development that includes residential uses that has received final development plan approval prior to the effective date for public school concurrency, or has received development plan approval prior to June 24, 2008, provided the development approval has not expired
- ☐ Amendments to final development orders for residential development approved prior to the effective date for public school concurrency, and which do not increase the number of students generated by the development
- ☐ Age-restricted developments that prohibit permanent occupancy by persons of school age, provided this condition is satisfied in accordance with the standards of the Public School Facilities Element or the ILA
- ☐ Group quarters that do not generate public school students, as described in the ILA

AUTHORIZED AGENT

Name:

Mailing Address:

Phone:

Email:

PROPERTY OWNER

Name:

Mailing Address

Phone:

Email

CERTIFICATION

PROJECT NAME : Tolosa North

PROJECT #:

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

☒ **Approved** based upon the following findings (see 09.14.2022 Capacity Table)

Elementary SCSA

Northwest Alachua

Capacity Required

22

- ☒ Capacity Available
☐ Capacity Available in 5 yrs*
☐ Capacity Available in Adjacent SCSA

Available Capacity 368

Available Capacity

Available Capacity

Middle SCSA

Mebane

Capacity Required

11

- ☒ Capacity Available
☐ Capacity Available in 5 yrs*
☐ Capacity Available in Adjacent SCSA

Available Capacity 406

Available Capacity

Available Capacity

High SCSA

Santa Fe

16

- ☒ Capacity Available
☐ Capacity Available in 5 yrs*
☐ Capacity Available in Adjacent SCSA

Available Capacity 142

Available Capacity

Available Capacity

☐ **Denial** for reasons stated

Approved by

School Board Staff Certification


Suzanne M. Wynn
Director, Facilities Planning and Construction
Alachua County Public Schools
352.955.7400 x 1445

Date: 08.28.2024

City of Alachua Staff

A complete application for the development project was accepted on

Date:

Signed:

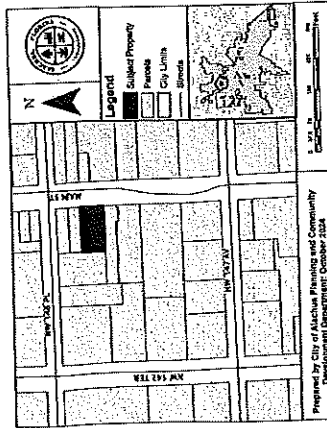
Printed Name:



City of ALACHUA

NOTICE OF PUBLIC HEARING BEFORE THE PLANNING AND ZONING BOARD OF THE CITY OF ALACHUA, FLORIDA

Notice is hereby given that the Planning and Zoning Board of the City of Alachua will hold a public hearing on November 12, 2024 at 6:00 p.m. The hearing will be held in the James A. Lewis Commission Chambers in City Hall, located at 15100 NW 142nd Terrace, Alachua, Florida, to consider the following: A request by Josh Highlander, P.E. of Forge Integrated, applicant and agent for Welcome Home Properties and Rentals, LLC, property owner, for consideration of a Certificate of Appropriateness for the replacement of existing exterior doors at 14822 Main Street, Tax Parcel Number 03646-000-000; FLUM: Central Business District; Zoning: Central Business District (CBD); Residential (PD-R).



At the public hearing, all interested parties may appear and be heard with respect to the application. Copies of the application are available for public inspection at the Planning and Community Development Department, 15100 NW 142nd Terrace, Alachua, Florida, on any regular business day between the hours of 7:30 a.m. to 6:00 p.m. Written comments on the application may be sent to the following address: City of Alachua, Planning and Community Development, P.O. Box 9, Alachua, FL 32616. Notice is given pursuant to Section 286.0105, Florida Statutes, that, in order to appeal any decision made at the public hearing, you will need a record of the proceedings, and that, for such purpose, you may need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is to be based. In accordance with the Americans with Disabilities Act, any persons with a disability requiring reasonable accommodation in order to participate in this meeting should call the City Clerk at (386) 418-6100 x 1501 at least 48 hours prior to the public hearing.

(Published: Alachua County Today - October 31, 2024)

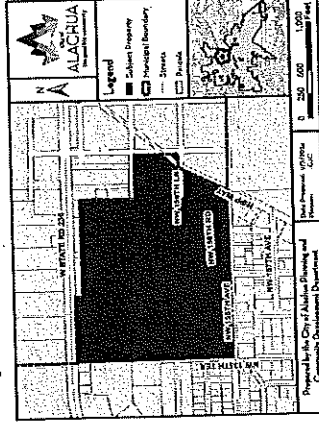


City of ALACHUA

NOTICE OF PUBLIC HEARING BEFORE THE PLANNING AND ZONING BOARD OF THE CITY OF ALACHUA, FLORIDA

Notice is hereby given that the Planning and Zoning Board of the City of Alachua will hold a public hearing on November 12, 2024 at 6:00 p.m. The hearing will be held in the James A. Lewis Commission Chambers in City Hall, located at 15100 NW 142nd Terrace, Alachua, Florida, to consider the following:

A request by JBrown Professional Group Inc., Agent, on behalf of 3rd Generation Developer, LLC and Bentley Timber LLC, property owners, for an amendment to the Tolosa Planned Development-Residential (PD-R), which proposes to increase the allowed density in area "B" from 40 residential dwelling units to 60 residential dwelling units and decrease the allowed non-residential intensity in area "B" from 20,000 sq-ft to 0 sq-ft on a 50.5-acre subject property (tax parcel(s): 03130-004-000; 03130-007-001; 03130-008-000; 03130-009-000; 03135-000-000; 03135-001-000). FLU: Moderate Density Residential; Zoning: Planned Development - Residential (PD-R).



At the public hearing, all interested parties may appear and be heard with respect to the application. Copies of the application are available for public inspection at the Planning and Community Development Department, 15100 NW 142nd Terrace, Alachua, Florida, on any regular business day between the hours of 7:30 a.m. to 6:00 p.m. Written comments on the application may be sent to the following address: City of Alachua, Planning and Community Development, P.O. Box 9, Alachua, FL 32616. Notice is given pursuant to Section 286.0105, Florida Statutes, that, in order to appeal any decision made at the public hearing, you will need a record of the proceedings, and that, for such purpose, you may need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is to be based. In accordance with the Americans with Disabilities Act, any persons with a disability requiring reasonable accommodation in order to participate in this meeting should call the City Clerk at (386) 418-6100 x 1501 at least 48 hours prior to the public hearing.

(Published: Alachua County Today - October 31, 2024)



City of ALACHUA

NOTICE OF PUBLIC HEARING BEFORE THE PLANNING AND ZONING BOARD OF THE CITY OF ALACHUA, FLORIDA

Notice is hereby given that the Planning and Zoning Board of the City of Alachua will hold a public hearing on November 12, 2024 at 6:00 p.m. The hearing will be held in the James A. Lewis Commission Chambers in City Hall, located at 15100 NW 142nd Terrace, Alachua, Florida, to consider a request by the City of Alachua to amend the City of Alachua Land Development Regulations (LDRs) as follows: amending Section 2.2.17 relating to the simultaneous processing of applications; amending Section 2.4.3(D)(a) and Section 2.4.3(D)(6) relating to final PD plans in PD-R and PD-TND developments; amending Section 2.4.10(G)(6) relating to the recording of a final plat in the Public Records of Alachua County; amending Section 2.4.10(G)(8) relating to the warranty period following inspection of public and private improvements constructed by a subdivider; amending Table 4.1-1 to add the following new use types: "cigar/hookah bar", "mobile food dispensing vehicle", and "smoke shop"; creating Section 4.3.4(A)(3) to establish Use-Specific Standards for mobile food dispensing vehicles; creating Section 4.3.4(G)(12) to establish Use-Specific Standards for cigar/hookah bars and smoke shops; amending Section 4.5.3(A) and (B) related to prohibited temporary uses; amending Section 6.5.4(C)(3) Section 10.2 to create definitions for "cigar/hookah bar", "mobile food dispensing vehicle", "retail nicotine products dealer", "retail tobacco products dealer", "retail vape products dealer", "smoke shop", and "smoking devices".

At the public hearing, all interested parties may appear and be heard with respect to the application. Copies of the application are available for public inspection at the Planning and Community Development Department, 15100 NW 142nd Terrace, Alachua, Florida, on any regular business day between the hours of 7:30 a.m. to 6:00 p.m. Written comments on the application may be sent to the following address: City of Alachua, Planning and Community Development, P.O. Box 9, Alachua, FL 32616. Notice is given pursuant to Section 286.0105, Florida Statutes, that, in order to appeal any decision made at the public hearing, you will need a record of the proceedings, and that, for such purpose, you may need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is to be based. In accordance with the Americans with Disabilities Act, any persons with a disability requiring reasonable accommodation in order to participate in this meeting should call the City Clerk at (386) 418-6100 x 1501 at least 48 hours prior to the public hearing.

(Published: Alachua County Today - October 31, 2024)

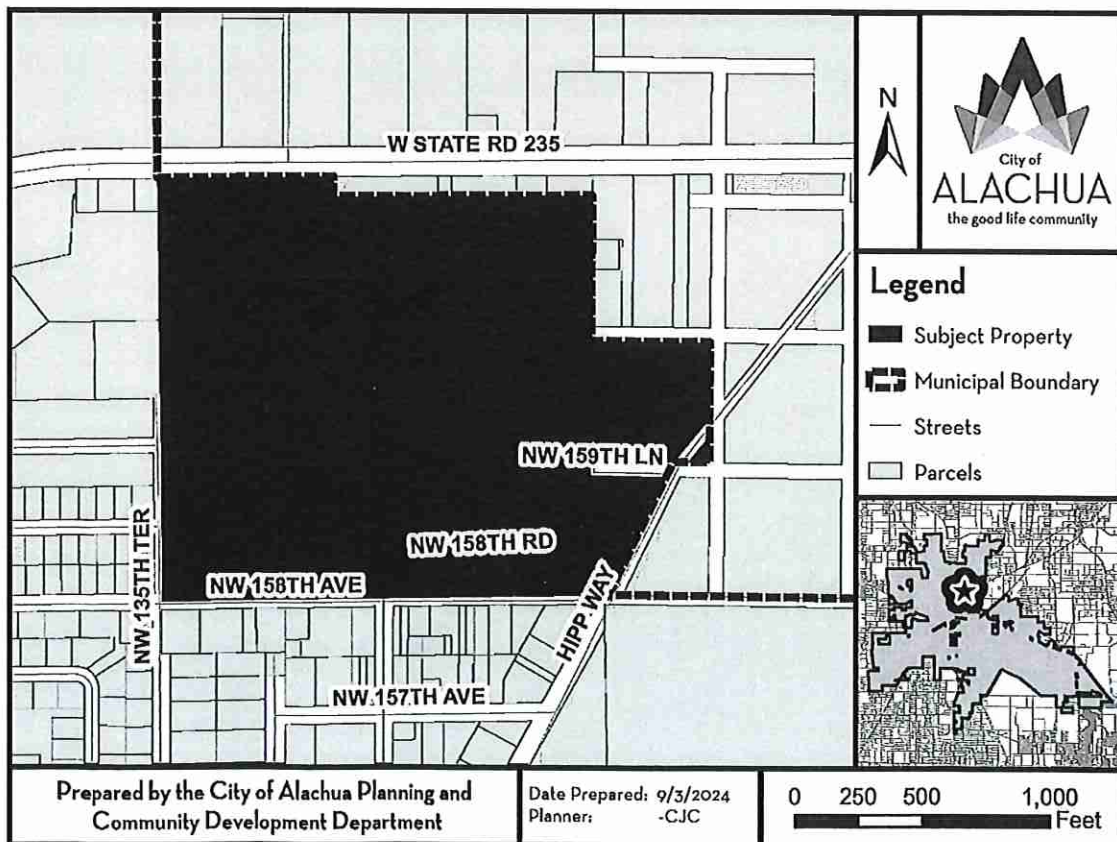
MIKE DAROZA
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN

NOTICE OF PUBLIC HEARING BEFORE THE PLANNING AND ZONING BOARD OF THE CITY OF ALACHUA, FLORIDA

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3RD GENERATION DEVELOPER LLC
C/O WILLIAM WESEMAN
1778 SW 154TH ST
NEWBERRY, FL 32669

AARON GORDON L & MARY L
13301 NW 158TH AVE
ALACHUA, FL 32615

ACACIA CAPITAL INVESTMENTS LLC
PO BOX 411
ALACHUA, FL 32616

ACEVEDO DENEIA DORETHEA
13827 W STATE ROAD 235
ALACHUA, FL 32615

ALACHUA COUNTY HOUSING AUTHORITY
701 NE 1ST ST
GAINESVILLE, FL 32601

ALACHUA COUNTY
C/O COUNTY MANAGERS
12 SE 1ST ST
GAINESVILLE, FL 32601

ALLEN CHESTER JR HEIRS
PO BOX 974
ALACHUA, FL 32616

ANDERSON & ANDERSON & ANDERSON
13209 NW 158TH AVE
ALACHUA, FL 32615

ANDERSON ELAINE W
13312 NW 157TH AVE
ALACHUA, FL 32615

ANDERSON GLENN Z
PO BOX 898
ALACHUA, FL 32615

ARAGON & SALOZZO
15650 NW 135TH TER
ALACHUA, FL 32615

ARAL & WYNN W/H
12503 WEST STATE RD 235
ALACHUA, FL 32615

ATKINS & GREEN & MCLEOD & LEE
13626 NW 158TH PL
ALACHUA, FL 32615

BAIRD WILLIAM M LIFE ESTATE
13703 NW 158TH PL
ALACHUA, FL 32615

BALLARD LIFE ESTATE & NANTZ & STEIN
12616 W STATE RD 235
ALACHUA, FL 32615

BALLARD LIFE ESTATE & NANTZ & STEIN
12624 W STATE RD 235
ALACHUA, FL 32615

BARIS BRENT E
15906 NW 288TH LN
ALACHUA, FL 32615

BARIS ENTERPRISES INC
15906 NW 288TH LN
ALACHUA, FL 32615

BENNETT JOSHUA
13612 NW 158TH AVE
ALACHUA, FL 32615

BENTLEY TIMBER LLC
16860 SILVER OAK CIRCLE
DELRAY BEACH, FL 33445

BLACKWOOD & CLARKE & GORDON
16102 NW COUNTY ROAD 241
ALACHUA, FL 32615

BOOKER HEIRS & HUNTER
C/O ALLIE HUNTER
19763 KINGS HIGHWAY
MONTROSS, VA 22520

BRIGGS & FLAGG & FLAGG III & FLAGG
15708 HIPPO WAY
ALACHUA, FL 32615

BROMENSCHENKEL ASHLEY KRISTINE
13116 W STATE ROAD 235
ALACHUA, FL 32615

BROOKS & WILLIAMS
13619 NW 158TH AVE
ALACHUA, FL 32615

BROWN ROSE LIFE ESTATE
PO BOX 811
ALACHUA, FL 32616

BURGESS BONNIE
PO BOX 111
ALACHUA, FL 32616

BURNS DAVID
13301 NW 158TH AVE
ALACHUA, FL 32615

BURNS VALRIE YVONNE
13301 NW 158TH AVE
ALACHUA, FL 32615

BUSH & WATERS & WATERS JR ET AL
C/O PATSY WATERS
PO BOX 3879
ANN ARBOR, MI 48106

MAILED
OCT 28 2024

CAIN WALLACE R
PO BOX 100
ALACHUA, FL 32616

CAPOBIANCO CARL
13518 NW 158TH PL
ALACHUA, FL 32615

CASTANO OSVALDO
15572 HIPPOWAY
ALACHUA, FL 32615

CHESTER CHARLENE F
PO BOX 1274
ALACHUA, FL 32616

CITY OF ALACHUA
PO BOX 9
ALACHUA, FL 32616

CLAYTON THEAUDRA PATRICIA JOHNS
13911 NW 159TH PL
ALACHUA, FL 32615

COLLINS MAMIE L LIFE ESTATE
13208 NW 157TH AVE
ALACHUA, FL 32615

COLLINS MARTHA ANN HEIRS
13610 NW 158TH PL
ALACHUA, FL 32615

COLLINS VIOLA HEIRS
PO BOX 833
ALACHUA, FL 32616

CRUZ JACOB EDWIN
15708 NW 134TH TER
ALACHUA, FL 32615

CSL FLORIDA SYSTEM LLC
C/O CSL OHIO SYSTEM LLC 2101 RIVER
LITTLE ROCK, AR 72202

DAMAH MAY
15659 NW 136TH TER
ALACHUA, FL 32615

DASA & PATEL
12954 WEST STATE ROAD 235
ALACHUA, FL 32615

DASHA & PATEL
12954 W STATE RD 235
ALACHUA, FL 32615

DAVIS & HEITZMAN
16013 HIPPOWAY
ALACHUA, FL 32615

DECOURSEY & HOWARD & JOHNSON
13719 NW 158TH PL
ALACHUA, FL 32615

DIXON LULA M
4455 SW 34TH ST
GAINESVILLE, FL 32608

DIXON WILLETTE
15114 NW 134TH TER
ALACHUA, FL 32615

DIXON WILLETTE
PO BOX 2435
ALACHUA, FL 32616

DOMINGO OLIVIA T
19719 NW 46TH AVE
ALACHUA, FL 32615

DORITY WINSTON L & ANGELA
13508 W STATE ROAD 235
ALACHUA, FL 32615

EDWARDS JACQUELINE HEIRS
PO BOX 822
ALACHUA, FL 32616

EMP1 LLC
7045 NW 22ND ST SUITE B
GAINESVILLE, FL 32653

ESTATE OF MURRAY L INABNETT & INA
104 SE 44TH ST
GAINESVILLE, FL 32641

FAIRLEY ENDY HEIRS
PO BOX 1787
ALACHUA, FL 32616

FAITH HOPE & CHARITY DELIVERANCE
C/O ELIZA TATE
PO BOX 1083
ALACHUA, FL 32616

FAITH HOPE & CHARITY DELIVERANCE
C/O ELIZA TATE
PO BOX 1083
ALACHUA, FL 32616

FAITH HOPE & CHARITY INC
C/O ELIZA TATE
PO BOX 1083
ALACHUA, FL 32616

FAITH HOPE AND CHARITY INC
C/O ELIZA TATE
PO BOX 1083
ALACHUA, FL 32616

FILER MAMIE L
13208 NW 157TH AVE
ALACHUA, FL 32615

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FLAGG BEATRICE M
15708 HIPPI WAY
ALACHUA, FL 32615

FLAGG HENRY JR & BEATRICE
15708 HIPPI WAY
ALACHUA, FL 32615

FRALEY & LONGSTREET
PO BOX 933
ALACHUA, FL 32616

FRAZIER & FORD & LEWIS
PO BOX 52
ALACHUA, FL 32616

FRAZIER FRANCES
16008 NW COUNTY ROAD 241
ALACHUA, FL 32615

FREENEY DIANNE
PO BOX 223
ALACHUA, FL 32616

FREENEY JOE LEWIS & SADIE
2824 NE 12TH ST
GAINESVILLE, FL 32609

GAINESVILLE HOUSINGDEVELOPMENT
1900 SE 4TH ST
GAINESVILLE, FL 32641

GARRETT WILLIE C JR LIFE ESTATE
14861 POLK ST
MIAMI, FL 33176

GARRISON BERNICE HEIRS
PO BOX 75
ALACHUA, FL 32616

GARRISON GWENDOLYN L
13727 NW 158TH PL
ALACHUA, FL 32615

GODFREY KATHI R
P.O BOX 2091
ALACHUA, FL 32616

GRANT NUBARICK E
PO BOX 2378
ALACHUA, FL 32616

HALL & HALL JR & LEE & STRAWDER
PO BOX 382
ALACHUA, FL 32616

HARRIS MONICA KAY
13232 W STATE RD 235
ALACHUA, FL 32615

HART & WASHINGTON HEIRS
PO BOX 874
ALACHUA, FL 32616

HART ETHEL LIFE ESTATE
PO BOX 874
ALACHUA, FL 32616

HARVEY CHARLES & JO ELLA
3901 FORRESTDHILLS DR
PORTSMOUTH, VA 23703

HAYES GLENETA JANESE
13643 NW 157TH PL
ALACHUA, FL 32615

HEINTZ JOHN E & JUDY A
16641 NW 134TH DR
ALACHUA, FL 32615

HEITZMAN FRANK BENJAMIN
15855 HIPPI WAY
ALACHUA, FL 32615

HEITZMAN JON F LIFE ESTATE
16117 HIPPI WAY
ALACHUA, FL 32615

HEITZMAN MARIE KAY
16005 HIPPI WAY
ALACHUA, FL 32615

HEITZMAN THAD S HEIRS
15311 NW 140TH ST
ALACHUA, FL 32615

HENINGER KIMBERLY
12916 W STATE ROAD 235
ALACHUA, FL 32615

HOOPAUGH PAUL B
15714 NW 135TH TER
ALACHUA, FL 32615

HOPE JAMES
PO BOX 14
ALACHUA, FL 32616

HUNT NELLIE FRAZIER
PO BOX 52
ALACHUA, FL 32616

INTREPID CONSTRUCTION LLC
7757 SW 88TH DR
GAINESVILLE, FL 32608

JACKSON JAMES THOMAS
13323 NW 157TH AVE
ALACHUA, FL 32615

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JACKSON PHILLIP SR HEIRS
PO BOX 766
ALACHUA, FL 32616

JACKSON PHILLIP
15923 NW 141ST ST
ALACHUA, FL 32615

JACKSON RALPH N & DIANE
5630 NW 25TH ST
GAINESVILLE, FL 32653

JACKSON RAYNYODA
14313 NW 155TH PL
ALACHUA, FL 32615

JENKINS SHELISIA V
PO BOX 1071
ALACHUA, FL 32616

JOHN C HIPPI CONST EQUIP CO
PO BOX 1000
ALACHUA, FL 32616

JOINER TONIA Q
PO BOX 1536
ALACHUA, FL 32616

JONES & PELHAM W/H
PO BOX 2286
ALACHUA, FL 32616

JONES & PELHAM
PO BOX 2286
ALACHUA, FL 32616

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JORDAN ROBERT EDWARD
15912 NW 140TH ST
ALACHUA, FL 32615

KEATING PAMELA JILL
13652 NW 157TH PL
ALACHUA, FL 32615

KEEFER JAMES M & MELISSA SHEPARD
15665 NW 135TH TER
ALACHUA, FL 32615

KOLOMYIKO IVAN
14317 NW 142ND AVE
ALACHUA, FL 32615

KUEPPER ELIZABETH A LIFE ESTATE
13907 NW 159TH PL
ALACHUA, FL 32615

LEE TORREY CARL
PO BOX 334
ALACHUA, FL 32616

LEMNAH & LEMNAH
13220 W STATE RD 235
ALACHUA, FL 32615

LEMNAH EULA W HEIRS
13220 W STATE ROAD 235
ALACHUA, FL 32615

LEMNAH WAUNITA
13220 W STATE ROAD 235
ALACHUA, FL 32615

LEWIS DIANE R
14306 NW 154TH TER
ALACHUA, FL 32615

LIU & ZHU H/W
19081 NW 165TH LN
HIGH SPRINGS, FL 32643

LOGAN CHRISTIE A
13435 NW 158TH AVE
ALACHUA, FL 32615

LOOKADOO SHALEAH SHERRICE
13608 NW 157TH PL
ALACHUA, FL 32615

MAQ GROUP
6221 WEST ATLANTIC BLVD
MARGATE, FL 33063

MARAF PROPERTY HOLDINGS LLC
2828 NW 142ND AVE
GAINESVILLE, FL 32609

MARKHAM CLAUDINE
13617 NW 158TH PL
ALACHUA, FL 32615

MARTIN & MELCHIOR
15311 NW 140TH ST
ALACHUA, FL 32615

MAUTJANA NARE ALPHEUS & KGADI W
13685 NW 158TH AVE
ALACHUA, FL 32615

MBM PROPERTIES LLC
726 NW 8TH AVE
GAINESVILLE, FL 32601

MCCASLIN & MCCASLIN
15821 NW 140TH ST
ALACHUA, FL 32615

MCCASLIN BRENDA D
PO BOX 365
ALACHUA, FL 32616

MCCLAIN NATHANIEL JR
PO BOX 645
ALACHUA, FL 32616

MCCRAY ANTHONY & DYMESHIA LAKE
15701 NW 135TH TER
ALACHUA, FL 32615

MITCHELL ALBERT HEIRS
15716 NW 133RD TER
ALACHUA, FL 32615

MOHAMMED CHAD REJAN
13630 NW 157TH PL
ALACHUA, FL 32615

MONTENEGRO GUIDO ANDRES & MARI
15702 NW 135TH TER
ALACHUA, FL 32615

MONTIEL & MONTIEL
13699 NW 158TH AVE
ALACHUA, FL 32615

MOSLEY CASSIE
GENERAL DELIVERY
FORT WHITE, FL 32038

MURPHY AND MURPHY PROPERTIES L
7757 SW 88TH DR
GAINESVILLE, FL 32608

MYERS ALACHUA INVESTMENTS LLC
2127 FORT CLARKE BLVD
GAINESVILLE, FL 32606

NEW JERUSALEM CHURCH OF GOD I
% RUTHENIA WARD
748 CARTER ST
ORLANDO, FL 32805

NEW ST MARY M B CHURCH
PO BOX 1498
ALACHUA, FL 32616

NEW ST MARYS BAPTIST CHURCH
PO BOX 1498
ALACHUA, FL 32616

NMRV HOLDINGS LLC
10403 W STATE ROAD 235
ALACHUA, FL 32615

NONABUR & VENKATASUBBAIAH
691 N CAPITOL AVE UNIT 5
SAN JOSE, CA 95133

OAK HAMMOCK PROPERTIES LLC
13919 NW 145TH AVE
ALACHUA, FL 32615

OCASIO & VILLAFANE W/H
15705 NW 136TH TER
ALACHUA, FL 32615

PERKINS & PERKINS
13733 NW 159TH PL
ALACHUA, FL 32615

PERKINS DOLLEAN ANDREA
13733 NW 159TH PL
ALACHUA, FL 32615

PHILPOT IRA JUDSON
25323 N COUNTY RD UNIT 1491
ALACHUA, FL 32615

POLLARD ROBERT H
13734 NW 159TH PL
ALACHUA, FL 32615

PREDESTINED HOMES LLC
PO BOX 2225
ALACHUA, FL 32615

RADFORD SR & RADFORD CO-TRUST
12812 W STATE ROAD 235
ALACHUA, FL 32615

REDWINE ROBERT A
PO BOX 357638
GAINESVILLE, FL 35763

REED ZONYA
3710 NE 12TH ST
GAINESVILLE, FL 32609

REED-RILEY ENTERPRISES LLC
22649 NE 131ST LN
SALT SPRINGS, FL 32134

REYNOLDS JACKIE & CAROLYN
PO BOX 1218
ALACHUA, FL 32616

RHODES MAGGIE HEIRS
% EVELINA HENTON 15616 HIPPI WAY
ALACHUA, FL 32615

RICHARDSON DAISY PEAL LIFE EST
PO BOX 822
ALACHUA, FL 32616

RODRIGUEZ FERNANDO & NANCY B
13310 W STATE RD 235
ALACHUA, FL 32615

RUFRANO MARCEIA
13826 NW 158TH PL
ALACHUA, FL 32615

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RUSHING WILLIE
PO BOX 985
ALACHUA, FL 32616

SAHOO SUKADEV & SAVITRI
17316 NW 112TH BLVD
ALACHUA, FL 32615

SCHOOL BOARD OF ALACHUA COUNTY
620 E UNIV AVE MEBANE MIDDLE SCHC
GAINESVILLE, FL 32601

SCHOONER DONALD
1628 N MAIN ST #166
SALINAS, CA 32906

SHARP ROBERT L LIFE ESTATE
PO BOX 235
ALACHUA, FL 32616

SHAW MAE E HEIRS
% VERSA L DECOURSEY
PO BOX 921
ALACHUA, FL 32616

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SHETH VISVAMBHAR
PO BOX 2668
ALACHUA, FL 32616

SIMPLIFY FURTHER LLC
16280 NW 141ST ST
ALACHUA, FL 32615

SKLAR GROUP LLC
21026 NW 167TH PL
HIGH SPRINGS, FL 32643

SOUTHERN ACRES HOLDINGS LLC
PO BOX 906
ARCHER, FL 32618

SPOTTSWOOD FLORENCE FAWNIE G T
16328 NW 129TH TER
ALACHUA, FL 32615

ST MARY BAPTIST CHURCH
PO BOX 1498
ALACHUA, FL 32616

N:

STATE OF FLA IIF
TIITF/STATE OF FLORIDA-MURPHY AC
3900 COMMONWEALTH BLVD
TALLAHASSEE, FL 32399

STOKES-JONES PEGGY
7204 NW 200TH TER
ALACHUA, FL 32615

STROUD CARY
1293 ROYAL DORNOCH DR
JACKSONVILLE, FL 32221

SWICK REALITY INC
15004 NW BURNETTES LAKE BLVD
ALACHUA, FL 32615

TAMBURINO DOMINIC & RELOMATEE
600 W OLYMPIC PL APT 709
SEATTLE, WA 98119

THOMAS JOSHLYN K
13601 NW 158TH AVE
ALACHUA, FL 32615

TIBBETTS JOHN
13406 NW 157TH AVE
ALACHUA, FL 32615

TOLBERT EMMA
5889 SAINT CECILIA RD
JACKSONVILLE, FL 32207

TOOMEY KERRY & MARTHA S
12921 W SR-235
ALACHUA, FL 32615

TOOMEY KERRY D & MARTHA S
12921 W STATE RD 235
ALACHUA, FL 32615

TOOMEY KERRY D & MARTHA S
12921 WEST STATE RD 235
ALACHUA, FL 32615

TUBBS & SHARPER
PO BOX 351
ALACHUA, FL 32616

FL:

UNDERWOOD WILLIAM N & SUZAN H
PO BOX 138
LA CROSSE, FL 32658

VAIRO & VAIRO TRUSTEES
16501 NW 129TH TER
ALACHUA, FL 32615

WALKER & WALKER & WALKER
PO BOX 1001
ALACHUA, FL 32616

WELCH CLAUDIE B HEIRS
C/O ENI LLC
3720 NW 43RD ST STE 105
GAINESVILLE, FL 32606

WETHERINGTON KENNETH ELLIS
3730 SE 14TH TER
GAINESVILLE, FL 32641

WHITE WILMER III
8612 BRIXTON CT
JACKSONVILLE, FL 32244

VTI

WILKERSON RAMON & FRANKIE
PO BOX 553
ALACHUA, FL 32616

WILKERSON RAMON
PO BOX 553
ALACHUA, FL 32616

WRIGHT ANTHONY B & SHARON PITTM
PO BOX 661
ALACHUA, FL 32616

WRIGHT ANTHONY B
PO BOX 661
ALACHUA, FL 32616

YOUNG CANDY
13227 NW 157TH AVE
ALACHUA, FL 32615

YOUNG IRENE HEIRS
13802 NW 159TH PL
ALACHUA, FL 32616

YOUNG MOZELLE HEIRS
13301 NW 158TH AVE
ALACHUA, FL 32615

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DaRoza Mike
P.O. Box 9
Alachua, FL 32615

Robbins Tamara
PO Box 2317
Alachua, FL 32616

Horton Lynn
19005 NW 138th Avenue
Alachua, FL 32615

Lieberman Michele
12 SE 1st Street
Gainesville, FL 32601

Coon Lynda
7216 NW 126 Avenue
Alachua, FL 32615

Calderwood Jean
14095 NW 174th Ave
Alachua, FL 32615

Endelicato Antoinette
5562 NW 93rd Avenue
Gainesville, FL 32653

Strickland Joseph & Phyllis
14103 NW 156th Place
Alachua, FL 32615

Dixon Linda AICP
PO Box 115050
Gainesville, FL 32611

Calderwood Jean
14095 NW 174th Ave
Alachua, FL 32615

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CITY OF ALACHUA

NOTICE OF LAND USE DEVELOPMENT ACTION

PUBLIC HEARING(S) ARE SCHEDULED TO CONSIDER THE FOLLOWING:

PROJECT NAME: Tolosa PD-R Amendment **APPLICATION NO.:** PR24-0001

APPLICATION TYPE: PD Amendment **CURRENT ZONING:** PD-R

NATURE/SCOPE OF PROPOSAL: Ordinance 25-01:

Relating to the Tolosa Planned Development-Residential; Amending Section 3 of Ordinance 19-28 and Sheet C2.0 of the PD Master Plan

DATE OF PUBLIC HEARING(S): November 12, 2024 **AT** 6:00 **PM**
November 18, 2024 **AT** 6:00 **PM**
December 9, 2024 **AT** 6:00 **PM**

LOCATION OF PUBLIC HEARING(S):
ALACHUA CITY HALL - 15100 NW 142ND TERRACE

FOR MORE INFORMATION CONTACT:
CITY OF ALACHUA PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT

386-418-6121
planning@cityofalachua.com

ALL INTERESTED PARTIES MAY APPEAR AT THE PUBLIC HEARING(S) AND BE HEARD WITH RESPECT TO THE APPLICATION. COPIES OF THE APPLICATION, STAFF REPORT, AND RELATED MATERIALS ARE AVAILABLE FOR PUBLIC INSPECTION AT THE PLANNING & COMMUNITY DEVELOPMENT, 15100 NW 142ND TERRACE, ALACHUA, FLORIDA, ON ANY REGULAR BUSINESS DAY DURING NORMAL BUSINESS HOURS. WRITTEN COMMENTS MAY BE SENT TO: CITY OF ALACHUA, PLANNING & COMMUNITY DEVELOPMENT, P.O. BOX 9, ALACHUA FL 32616. NOTICE IS GIVEN PURSUANT TO SECTION 286.0105, FLORIDA STATUTES, THAT, IN ORDER TO APPEAL ANY DECISION MADE AT THE PUBLIC HEARING(S), YOU WILL NEED A RECORD OF THE PROCEEDINGS, AND THAT, FOR SUCH PURPOSE, YOU MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS BASED. IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT, ANY PERSONS WITH A DISABILITY REQUIRING REASONABLE ACCOMMODATION IN ORDER TO PARTICIPATE IN THIS MEETING SHOULD CALL THE CITY CLERK AT (386) 418-6100 x 1501 AT LEAST 48 HOURS PRIOR TO THE PUBLIC HEARING(S).

AFFIDAVIT FOR POSTED LAND USE SIGN

I, David Deline, POSTED THE LAND USE SIGN(S)
(Print Name)

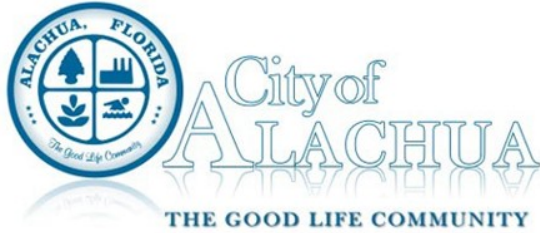
ON 10/21/24 FOR THE Tolosa PD-R Amendment Application
(Date) (Project name & type of action)

LAND USE ACTION AS PER ARTICLE 2.2.9(D) OF THE LAND DEVELOPMENT

REGULATIONS. THIS WILL BE INCLUDED IN THE STAFF REPORT.


(Signature)

8
(Number of signs)



Commission Agenda Item

MEETING DATE: November 12, 2024

SUBJECT: LDR Text Amendment: PTAL24-0001: A request by Silvio Cavaceppi of Sarcav, LLC and Sharleen Cavaceppi, applicants, to amend the City of Alachua Land Development Regulations (LDRs) as follows: amending Section 3.7.2 (C)(5)(c) relating to the location and design of enclosures for areas for trash collection within the Gateway Overlay District.

PREPARED BY: Adam Hall

RECOMMENDED ACTION:

Staff recommends that the Planning & Zoning Board find the proposed text amendments to the City's Land Development Regulations to be consistent with the City of Alachua Comprehensive Plan and in compliance with the City's Land Development Regulations and transmit such finding to the City Commission with a recommendation to approve, upon making the following motion:

Based upon the presentation to this Board and Staff's recommendation, this Board finds the proposed text amendments to the City's Land Development Regulations to be consistent with the City of Alachua Comprehensive Plan and in compliance with the City's Land Development Regulations and transmits such finding to the City Commission with a recommendation to approve.

Summary

This application is a request submitted by Silvio Cavaceppi of Sarcav, LLC and Sharleen Cavaceppi, to amend the City of Alachua Land Development Regulations (LDRs). The proposed amendments would revise the requirements for areas for trash collection within the US Highway 441/ Interstate 75 Gateway Overlay District. Currently, areas for trash collection in new development must be incorporated into the primary building. Section 3.7.2 (C)(5)(c)(ii) currently reads:

(ii) Areas for outdoor storage, trash collection, and loading shall be incorporated into the primary building design. Construction materials for such areas shall be of comparable quality and appearance as the primary building.

The applicant is proposing to modify this requirement so that while the dumpsters will still be fully enclosed by walls that architecturally match the primary building they will no longer need to be physically connected to the building. The applicant contends that this will provide for

greater flexibility in site design, allow for locating dumpsters away from ordering areas for drive-through restaurants, and attract more businesses to the City.

The proposed change would only be applicable to those areas for trash collection for development within the City's US Hwy 441/ Interstate 75 Gateway Overlay District. This district is comprised of all parcels that lie within a 2,000 foot radius of the center point of the interchange of US Highway 441 and I-75.

According to Section 3.7.2 (C)(1), the City created the Gateway Overlay District for the purposes of: a)welcoming existing and future residents and visitors to the City;(b)promoting Alachua as an attractive, vibrant, and economically prosperous community;(c)establishing consistent and harmonious design standards in order to unify the visual quality of the Gateway Overlay District;(d)creating an enhanced visual gateway to an area that serves as a main entrance to the City;(e)improving the sense of place and community;(f)creating a positive impression of the City, reflecting community values;(g)maintaining and enhancing property values; and(h)protecting the public health, safety, and welfare.

FINANCIAL IMPACT

ADDITIONAL FINANCIAL INFORMATION

ATTACHMENTS

1. Staff Report with Exhibit A
2. Draft Ordinance
3. Application Materials
4. Public Notice for 11/12/24 PZB Meeting



City of Alachua

Planning & Community Development Department

Staff Report

Planning & Zoning Board Hearing Date:
Legislative Hearing

November 12, 2024
App No. PTAL24-0001

SUBJECT: A request to amend the City of Alachua Land Development Regulations by amending Article 3, Section 3.7.2 (C)(5)(c) relating to the location and design of enclosures for areas for trash collection within the Gateway Overlay District

APPLICANT/AGENT: Silvio Cavaceppi, Sarcav, LLC; Sharleen Cavaceppi

PROJECT PLANNER: Adam Hall, AICP, Principal Planner

RECOMMENDATION: Staff recommends that the Planning & Zoning Board find the proposed text amendments to the City's Land Development Regulations to be consistent with the City of Alachua Comprehensive Plan and in compliance with the City's Land Development Regulations and transmit such finding to the City Commission with a recommendation to approve.

RECOMMENDED MOTION: *Based upon the presentation to this Board and Staff's recommendation, this Board finds the proposed text amendments to the City's Land Development Regulations to be consistent with the City of Alachua Comprehensive Plan and in compliance with the City's Land Development Regulations and transmits such finding to the City Commission with a recommendation to approve.*

SUMMARY

This application is a request submitted by Silvio Cavaceppi of Sarcav, LLC and Sharleen Cavaceppi, to amend the City of Alachua Land Development Regulations (LDRs). The proposed amendments would revise the requirements for areas for trash collection within the US Highway 441/ Interstate 75 Gateway Overlay District. Currently, areas for trash collection in new development must be incorporated into the primary building. Section 3.7.2 (C)(5)(c)(ii) currently reads:

(ii) Areas for outdoor storage, trash collection, and loading shall be incorporated into the primary building design. Construction

materials for such areas shall be of comparable quality and appearance as the primary building.

This has historically been interpreted to mean that the areas must be within enclosures that are physically attached to the primary building. An example is shown below:



The dumpsters in the example above are located by the gates and walls that are physically attached to the primary building.

The applicant is proposing to modify this requirement so that while the dumpsters will still be fully enclosed by walls that architecturally match the primary building they will no longer need to be physically connected to the building. The applicant argues that this will provide for greater flexibility in site design, allow for locating dumpsters away from ordering areas for drive-through restaurants, and attract more businesses to the City.

The proposed change would only be applicable to those areas for trash collection for development within the City's US Hwy 441/ Interstate 75 Gateway Overlay District. This district is comprised of all parcels that lie within a 2,000 foot radius of the center point of the interchange of US Highway 441 and I-75.

According to Section 3.7.2 (C)(1), the City created the Gateway Overlay District for the purposes of: a)welcoming existing and future residents and visitors to the City;(b)promoting Alachua as an attractive, vibrant, and economically prosperous community;(c)establishing consistent and harmonious design standards in order to unify the visual quality of the Gateway Overlay District;(d)creating an enhanced visual gateway to an area that serves as a main entrance to the City;(e)improving the sense of place and community;(f)creating a positive impression of the City, reflecting community values;(g)maintaining and enhancing property values; and(h)protecting the public health, safety, and welfare.

PROPOSED LDR TEXT AMENDMENTS

Strikethrough represents text to be stricken. Underline represents text to be added.

3.7.2(C)(5)(c) Outside Storage Areas

- (i) All accessory outdoor storage areas shall be screened in accordance with Section 4.4.4(E). Such screening requirements shall apply to the parking of all vehicles used for commercial purposes.
- (ii) Areas for outdoor storage, ~~trash collection~~, and loading shall be incorporated into the primary building design. Construction materials for such areas shall be of comparable quality and appearance as the primary building.
- (iii) Areas for trash collection shall:
 - a. Be enclosed with a wall that is:
 - i. A minimum of 8' in height
 - ii. Constructed with masonry, stone, or other similar materials;
 - iii. Of comparable architectural design to principal structure; and
 - iv. Gated in accordance with Section 6.2.3 (B)
 - b. Be located to the rear of the principal structure;
 - c. Not project beyond the front building line of the principal structure; and
 - d. Have a three-foot landscaped buffer around the perimeter of the trash collection area. Such buffer must be landscaped with a mixture of shrubs, flowers, and/or other plantings native to the area.

CONSISTENCY WITH THE COMPREHENSIVE PLAN

The Goals, Objectives, and Policies (GOPs) identified below are provided to establish a basis of the application's consistency with the Comprehensive Plan. There may be additional GOPs which the application is consistent with that are not identified within this report. An evaluation and findings of consistency with the identified GOPs is also provided below.

VISION ELEMENT

The applicant provides the following analysis of consistency with the Vision Element of the City's Comprehensive Plan:

Vision Element Goal 1: Economic Development. The Goal states that the City will maintain its focus on a welcoming business environment and encourage business development, including along the U.S. 441 corridor. The text amendment will facilitate new food service investment along the US441/I-75 corridor, bringing more commerce into the City of Alachua, creating jobs, and providing additional dining and retail options for residents. It is also consistent with The Economic Element Mission Statement, which is to ensure that its citizens, business communities, schools, government, and area stakeholders work together for the common good to provide well-planned growth and an excellent quality of life for the community.

Evaluation & Findings: Staff finds that the proposed amendment will support the City's focus on a welcoming business environment and will encourage business development, particularly food service businesses.

FUTURE LAND USE ELEMENT

The applicant provides the following analysis of consistency with the Future Land Use Element of the City's Comprehensive Plan:

- Future Land Use Element Policy 1.3.f (1), which aims to welcome existing and future residents and visitors to the city, and promote Alachua as an attractive, vibrant and economically prosperous community. Enabling commercial establishments to further conceal and separate trash collection areas from public view will improve visual aesthetics for both their businesses and the broader Gateway District, supporting an enhanced visual gateway to the area, as well as aligning with the goals of well-planned growth and an excellent quality of life for the community. The resulting site design improvements from the change will also support more positive experiences for customers, including both residents and visitors to our area

Evaluation & Findings: Staff finds that the proposed amendment will further the Goals, Objectives, and Policies of the Future Land Use Element of the City's Comprehensive Plan. The proposed amendment will allow for enhanced screening of dumpster enclosures while at the same time allowing economic development to occur.

FINDINGS OF FACT: COMPLIANCE WITH LAND DEVELOPMENT REGULATIONS

Subsection 2.4.1(E)(1) of the Land Development Regulations (LDRs) states that, "in determining whether to approve a proposed text amendment to the Land Development Regulations, the City Commission shall find that an application is consistent with the following standards." These standards are listed below, followed by Staff's evaluation.

- (a) ***Consistent with Comprehensive Plan*** - *Whether and the extent to which the proposed amendment is consistent with the Comprehensive Plan.*

Evaluation & Findings: An evaluation of the application's consistency with the City's Comprehensive Plan has been provided within this report.

- (b) ***Consistent with Ordinances*** - *Whether the proposed amendment is in conflict with any provision of these LDRs or the City Code of Ordinances.*

Evaluation & Findings: The proposed amendments do not conflict with any other provisions of the LDRs or the City Code of Ordinances.

- (c) ***Changed Conditions*** - *Whether and the extent to which there are changed conditions that require an amendment.*

Evaluation & Findings: The applicant contends that there is increased demand for quick service restaurants with drive through services and outdoor seating, which

makes site layout difficult for corporate restaurants. Layouts with dumpster enclosures physically attached to the building frequently conflict with drive through areas, outdoor seating areas, or both.

- (d) ***Community Need*** - *Whether and the extent to which the proposed amendment addresses a demonstrated community need.*

Evaluation & Findings: The applicant contends that there with the additional economic development of this area of the City of Alachua, there is a continued demand for restaurants and other service industries. This proposed amendment would facilitate the planning and development of additional service based businesses in the area.

- (e) ***Compatible with Surrounding Uses*** - *Whether and the extent to which the proposed amendment is consistent with the purpose and intent of the zone districts in these LDRs, or will improve compatibility among uses and will ensure efficient development within the City.*

Evaluation & Findings: The proposed LDR Text Amendment would not result in incompatibility among uses, and is consistent with the purpose and intent of the Gateway Overlay District. The location of the areas for trash receptacles as proposed would be similar to where they are allowed elsewhere within the City, and the design would be more restrictive to meet the purpose and intent of the enhanced standards of the Gateway Overlay District.

- (f) ***Development Patterns*** - *Whether and the extent to which the proposed amendment would result in a logical and orderly development pattern.*

Evaluation & Findings: The proposed amendment would allow for the areas for trash collection to be placed at the rear of a site, which, the applicant contends, would allow for a more efficient site plan design. The development pattern of the District and City would not be affected; no negative impact identified that would result in an illogical or disorderly development pattern.

- (g) ***Effect on Natural Environment*** - *Whether and the extent to which the proposed amendment would result in significantly adverse impacts on the natural environment, including but not limited to water, air, noise, storm water management, wildlife, vegetation, wetlands, and the natural functioning of the environment.*

Evaluation & Findings: The proposed text amendment does not impact or change any regulations related to the protection of the natural environment.

- (h) ***Public Facilities*** - *Whether and the extent to which the proposed amendment would result in development that is adequately served by public facilities (roads, potable water, sewage, storm water management, parks, and solid wastes).*

Evaluation & Findings: The proposed text amendment would not result in a negative impact on public facilities.

EXHIBIT A
STAFF SUPPORTING MATERIALS



City of Alachua

MIKE DAROZA
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN

October 31, 2024

Sent by electronic mail to sarcav@gmail.com

Silvio Cavaceppi, Sharleen Cavaceppi
Sarcav, LLC
8303 Autumnwind Dr
Jacksonville, FL 32218

RE: Public Hearing for LDR Text Amendment Application PTAL24-0001

Dear Mr Silvio Cavaceppi/ Mrs Sharleen Cavaceppi:

The City of Alachua has reviewed the revised materials for an amendment to the City of Alachua Land Development Regulations. The application proposes an amendment to Section 3.7.2 (C)(5)(c), pertaining to outside storage areas within the US Highway 441/ Interstate 75 Gateway Overlay District. Based upon a review of the revised application, the City has determined that the application can now be scheduled for a hearing before the Planning and Zoning Board (PZB). The application has been scheduled for the **November 12, 2024** PZB Meeting.

If you plan to utilize a PowerPoint presentation or would like other materials to be available for reference during the public hearing, please submit the presentation or materials no later than 12:00 PM on the last business day prior the PZB meeting (no later than **Thursday, November 7, 2024**). Any presentation or materials may be submitted by emailing them to planning@cityofalachua.com.

Should you have any questions, please feel free to contact me at (386) 418-6100, x 1602 or via email at ahall@cityofalachua.com.

Sincerely,

Adam Hall, AICP
Principal Planner

c: Kathy Winburn, Planning & Community Development Director (*by electronic mail*)
Justin Tabor, AICP, Principal Planner (*by electronic mail*)
Carson Crockett, AICP Candidate, Planner (*by electronic mail*)
Project File



City of Alachua

MIKE DAROZA
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN

October 15, 2024

Sent by electronic mail to sarcav@gmail.com

Silvio Cavaceppi, Sharleen Cavaceppi
Sarcav, LLC
8303 Autumnwind Dr
Jacksonville, FL 32218

RE: PAT Comments for PTAL24-0001: LDR Text Amendment - 3.7.2(C)(5)(c) Gateway Outdoor Storage Area

Dear Mr Silvio Cavaceppi/ Mrs Sharleen Cavaceppi:

On September 23, 2024, the City of Alachua received your revised application for an amendment to the City of Alachua Land Development Regulations (LDRs). The application proposes an amendment to Section 3.7.2 (C)(5)(c), pertaining to outside storage areas within the US Highway 441/ Interstate 75 Gateway Overlay District.

The application referenced above has been reviewed by City staff. Upon review, the insufficiencies found below must be addressed. Please address all insufficiencies in writing and provide an indication as to how they have been addressed by 12:00 PM on Monday, October 21, 2024.

Please address the following:

1. Section B.3: Response states that the existing code contributes to “poor aesthetics” and users “experiencing odors while ordering”. Please clarify or provide additional information. Such complaints have not been provided to the City at this time.
2. Sections C.1, C.3 (b): Responses cite screening requirements of 4.4.4 (E)(1), however, this section is not applicable to waste collection facilities. This section is intended for the keeping of materials and merchandise outdoors as an accessory use. Revise response.
3. Section C.2 4): Second paragraph cites corporate standards requirement as justification for proposed text amendment, however, such standards are not applicable and other major corporations have complied with existing code requirements. Clarify and revise.
4. Section C.3 (a): Consistent with Comprehensive Plan. Response must identify specific goals, objectives, or policies, which support the proposed text amendment.
5. Section C.3. (e): Compatible with surrounding uses. Clarify response regarding conformance with areas outside the Gateway Overlay District. Section 6.2.3 (B) provides standards for waste receptacles. Is the intent of the language to require a wall around

the trash receptacles that is of comparable design and building materials as the principal structure?

6. Section C.3 (h): Clarify second paragraph of response, as the planned development in the vicinity does not appear to be applicable to proposed text.
7. Revise subsection a. of proposed language:
 - a. Be enclosed with a wall that is:
 - i. A minimum of 8' in height;
 - ii. Constructed with masonry, stone, or other similar materials;
 - iii. Of comparable architectural design to principal structure; and
 - iv. Gated in accordance with Section 6.2.3 (B).
8. Add "principal" before "structure" in subsection b. of proposed language.
9. Replace "install" with "have" to subsection d. of proposed language.

Should you have any questions, please feel free to contact me at (386) 418-6100, ext. 1603 or via email at ahall@cityofalachua.com.

Sincerely,



Adam Hall, AICP
Principal Planner

c: Kathy Winburn, Planning Director
Justin Tabor, AICP, Principal Planner
Carson Crocket, AICP Candidate, Planner
File



City of Alachua

MIKE DAROZA
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN

September 24, 2024

Sent by electronic mail to sarcav@gmail.com

Silvio Cavaceppi, Sharleen Cavaceppi
Sarcav, LLC
8303 Autumnwind Dr
Jacksonville, FL 32218

RE: Completeness Review: PTAL24-0001: LDR Text Amendment - 3.7.2(C)(5)(c) Gateway Outdoor Storage Area

Dear Mr Silvio Cavaceppi/ Mrs Sharleen Cavaceppi:

On September 23, 2024, the City of Alachua received your revised application for an amendment to the City of Alachua Land Development Regulations (LDRs). The application proposes an amendment to Section 3.7.2 (C)(5)(c), pertaining to outside storage areas within the US Highway 441/ Interstate 75 Gateway Overlay District.

According to Section 2.2.6 of the Land Development Regulations (LDRs), upon receipt of an application, a completeness review shall be conducted to determine that the application contains all the necessary information and materials, is in proper form and of sufficient detail, and is accompanied by the appropriate fee. The Planning Department has reviewed the aforementioned application for completeness and finds that the application is **complete**. The following information must be provided:

The contents of the application **have not** been thoroughly reviewed. An in-depth review of the content of the application will be performed after receipt of the above information and any further issues with content will be provided to you at the Project Assistance Team (PAT) meeting, which will be scheduled separately from this letter. If you have any questions regarding the information above, please contact me at 386-418-6100 x 1603 or via e-mail at ahall@cityofalachua.com.

Sincerely,

Adam Hall, AICP
Principal Planner

c: Project File



City of Alachua

MIKE DAROZA
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN

September 4, 2024

Sent by electronic mail to sarcav@gmail.com

Silvio Cavaceppi, Sharleen Cavaceppi
Sarcav, LLC
8303 Autumnwind Dr
Jacksonville, FL 32218

RE: Completeness Review: PTAL24-0001: LDR Text Amendment - 3.7.2(C)(5)(c) Gateway Outdoor Storage Area

Dear Mr Silvio Cavaceppi/ Mrs Sharleen Cavaceppi:

On August 29, 2024, the City of Alachua received your application for an amendment to the City of Alachua Land Development Regulations (LDRs). The application proposes an amendment to Section 3.7.2 (C)(5)(c), pertaining to outside storage areas within the US Highway 441/ Interstate 75 Gateway Overlay District.

According to Section 2.2.6 of the Land Development Regulations (LDRs), upon receipt of an application, a completeness review shall be conducted to determine that the application contains all the necessary information and materials, is in proper form and of sufficient detail, and is accompanied by the appropriate fee. The Planning Department has reviewed the aforementioned application for completeness and finds that the application is **incomplete**. The following information must be provided:

1. **Section A. 2. Mailing Address:** City line is incorrect on form.
2. **Section B.2. Identify each new Section Proposed.** New subparagraph Section 3.7.2 (C)(5)(c)(iii) not identified on form.
3. **Section B.3. Summarization of reason for request:** Summarization specifies one user, but proposed amendment would be applicable to all properties within the Gateway Overlay District and, therefore, must address the reason for the request in the context of its effect on the entire Gateway Overlay District.
4. **Section C. 2. Explanation of need and justification.** Explanation of need not provided in application materials.
5. **Section C.3. Justification for Request.** No justification provided in application materials. For text amendments to the City's LDRs, a narrative response to each of the standards as set forth in Section 2.4.1 (E)(1) of the LDRs is required. These standards are copied below:
 - (a) Consistent with Comprehensive Plan. Whether and the extent to which the proposed amendment is consistent with the Comprehensive Plan.

- (b) Consistent with ordinances. Whether the proposed amendment is in conflict with any provision of these LDRs or the City Code of Ordinances.
- (c) Changed conditions. Whether and the extent to which there are changed conditions that require an amendment.
- (d) Community need. Whether and the extent to which the proposed amendment addresses a demonstrated community need.
- (e) Compatible with surrounding uses. Whether and the extent to which the proposed amendment is consistent with the purpose and intent of the zone districts in these LDRs, or will improve compatibility among uses and will ensure efficient development within the City.
- (f) Development patterns. Whether and the extent to which the proposed amendment would result in a logical and orderly development pattern.
- (g) Effect on natural environment. Whether and the extent to which the proposed amendment would result in significantly adverse impacts on the natural environment, including but not limited to water, air, noise, stormwater management, wildlife, vegetation, wetlands, and the natural functioning of the environment.
- (h) Public facilities. Whether and the extent to which the proposed amendment would result in development that is adequately served by public facilities (roads, potable water, sewage, stormwater management, parks, and solid wastes).

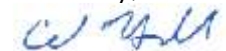
In accordance with Section 2.2.6(B) of the LDRs, the applicant must correct the deficiencies and resubmit the application for completeness determination.

The time frame and cycle for review shall be based upon the date the application is determined to be complete. If the applicant fails to respond to the identified deficiencies within forty-five (45) calendar days of the date of this letter, the application shall be considered withdrawn.

Please note that if an additional completeness review is required, a resubmittal fee equal to 10% of the application fee will be assessed for each additional completeness review and must be paid prior to further review of the application.

The contents of the application **have not** been thoroughly reviewed. An in-depth review of the content of the application will be performed after receipt of the above information and any further issues with content will be provided to you at the Project Assistance Team (PAT) meeting, which will be scheduled separately from this letter. If you have any questions regarding the information above, please contact me at 386-418-6100 x 1603 or via e-mail at ahall@cityofalachua.com.

Sincerely,



Adam Hall, AICP
Principal Planner

c: Rodolfo Valladares, P.E., Assistant City Manager *(by electronic mail)*
Kathy Winburn, Planning & Community Development Director *(by electronic mail)*
Justin Tabor, AICP, Principal Planner *(by electronic mail)*
Carson Crockett, Planner *(by electronic mail)*
Project File

ORDINANCE 25-XX

AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA, RELATING TO THE AMENDMENT OF THE CITY'S LAND DEVELOPMENT REGULATIONS ("LDRS"); AMENDING SUBPART B OF THE CITY OF ALACHUA CODE OF ORDINANCES, LAND DEVELOPMENT REGULATIONS; AMENDING ARTICLE 3, SECTION 3.7.2 (C)(5)(C), RELATING TO THE LOCATION AND DESIGN OF ENCLOSURES FOR AREAS FOR TRASH COLLECTION WITHIN THE GATEWAY OVERLAY DISTRICT; PROVIDING A REPEALING CLAUSE; PROVIDING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

RECITALS

WHEREAS, a Text Amendment ("Amendment") to the City's Land Development Regulations ("LDRs"), as described below, has been proposed; and

WHEREAS, the City advertised a public hearing to be held before the Planning and Zoning Board, sitting as the Local Planning Agency ("LPA"), on October 31, 2024; and

WHEREAS, the LPA conducted a public hearing on the proposed Amendment on November 12, 2024, and the LPA reviewed and considered all comments received during the public hearing concerning the proposed Amendment and made its recommendation to the City Commission; and

WHEREAS, the City advertised public hearings to be held before the City Commission on _____, 2024 and on _____, 2024; and

WHEREAS, the City Commission conducted public hearings on the proposed Amendment on _____, 2024 and _____ and provided for public participation at both public hearings; and

WHEREAS, the City Commission has determined and found the Amendment to be consistent with the City's Comprehensive Plan and City's LDRs; and

WHEREAS, for reasons set forth in this ordinance that is hereby adopted and incorporated as findings of fact, that the Alachua City Commission finds and declares that the enactment of this Amendment is in the furtherance of the public health, safety, morals, order, comfort, convenience, appearance, prosperity, or general welfare;

NOW THEREFORE BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF ALACHUA, FLORIDA:

Section 1. Interpretation of Recitals

The above recitals are true and correct and incorporated in this ordinance.

Section 2. Findings of Fact and Conclusions of Law

The authority for the enactment of this ordinance is Chapter 163, Part I, Florida Statutes; Sections 166.021 and 166.041; and the City's Comprehensive Plan.

Section 3. Amendment to the Land Development Regulations

The proposed Amendment to the City Land Development Regulations are attached as Exhibit “A” and are hereby incorporated herein by reference.

Section 4. Codification of and Correction of Scrivener’s Errors

The City Manager or designee, without public hearing, is authorized to correct any typographical errors which do not affect the intent of this ordinance. A corrected copy shall be posted in the public record.

Section 5. Ordinance to be Construed Liberally

This ordinance shall be liberally construed in order to effectively carry out the purposes hereof which are deemed to be in the best interest of the public health, safety, and welfare of the citizens and residents of the City of Alachua, Florida.

Section 6. Repealing Clause

All ordinances or parts of ordinances in conflict herewith are, to the extent of the conflict, hereby repealed.

Section 7. Severability

It is the declared intent of the City Commission of the City of Alachua that, if any section, sentence, clause, phrase, or provision of this ordinance is for any reason held or declared to be unconstitutional, void, or inoperative by any court or agency of competent jurisdiction, such holding of invalidity or unconstitutionality shall not affect the remaining provisions of this ordinance, and the remainder of the ordinance after the exclusions of such part or parts shall be deemed to be valid.

Section 9. Effective Date

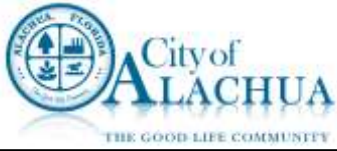
This ordinance shall take effect immediately upon its adoption by the City Commission and the signature of the Mayor.

Passed on First Reading the ____ day of _____ 2024.

PASSED and **ADOPTED**, in regular session, with a quorum present and voting, by the City Commission, upon second and final reading this ____ day of _____ 2025.

**CITY COMMISSION OF THE
CITY OF ALACHUA, FLORIDA**

Gib Coerper, Mayor
SEAL



ATTEST:

APPROVED AS TO FORM

Mike DaRoza, City Manager/Clerk

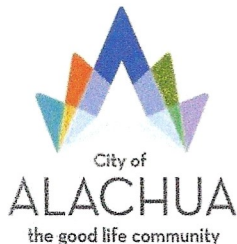
Marian B. Rush, City Attorney

EXHIBIT “A”

Section 3.7.2 (C)(5)(c) of the City’s LDRs is amended as follows (text that is underlined is to be added and text that is shown as ~~strike through~~ is to be removed). Except as amended herein, the remainder of Section 3.7.2 (C)(5)(c) remains in full force and effect:

3.7.2(C)(5)(c) Outside Storage Areas

- (i) All accessory outdoor storage areas shall be screened in accordance with Section 4.4.4(E). Such screening requirements shall apply to the parking of all vehicles used for commercial purposes.
- (ii) Areas for outdoor storage, ~~trash collection~~, and loading shall be incorporated into the primary building design. Construction materials for such areas shall be of comparable quality and appearance as the primary building.
- (iii) Areas for trash collection shall:
 - a. Be enclosed with a wall that is:
 - i. A minimum of 8’ in height
 - ii. Constructed with masonry, stone, or other similar materials;
 - iii. Of comparable architectural design to principal structure; and
 - iv. Gated in accordance with Section 6.2.3 (B)
 - b. Be located to the rear of the principal structure;
 - c. Not project beyond the front building line of the principal structure; and
 - d. Have a three-foot landscaped buffer around the perimeter of the trash collection area. Such buffer must be landscaped with a mixture of shrubs, flowers, and/or other plantings native to the area.



Application for Text Amendment

FOR OFFICE USE ONLY

Case #: _____
Application Fee: \$ _____
Filing Date: _____
Completeness Date: _____
Review Type: PZB & CCOM

☐ COMPREHENSIVE PLAN

☒ LAND DEVELOPMENT REGULATIONS

A. APPLICANT

1. Applicant's Status ☒ Applicant ☐ Agent
2. Name of Applicant(s) or Contact Person(s): Silvio Cavaceppi, Sharleen Cavaceppi Title: Owners
Company (if applicable): Sarcav, LLC (Silvio Cavaceppi)
Mailing address: 8303 Autumnwind Drive
City: Jacksonville State: FL ZIP: 32218
Telephone: (859) 420 1562 FAX: _____ e-mail: sarcav@gmail.com
3. Authorized Agent (if applicable)*:
Name and Title of Agent: _____
Company (if applicable): _____
Mailing Address: _____
City: _____ State: _____ ZIP: _____
Telephone: _____ FAX: _____ e-mail: _____

* Must provide signed and notarized Authorized Agent Affidavit to act on behalf of the applicant.

B. PROPOSAL

1. Sections or Goals, Objectives, or Policies Proposed to be Amended: The amendment revises Section 3.7.2(C)(5)(c): Outside Storage Areas, including the addition of new subparagraph (iii) and a small modification to subparagraph (ii).
2. Identify each new Section or Goal, Objective, or Policy Proposed: The current zoning text specifies that trash collection, outdoor storage and loading shall be incorporated into the primary building design.
The text amendment removes trash collection from Section 3.7.2(C)(5)(c)(ii) and adds additional guidelines regarding the use of trash collection location, design and landscaping into a new subparagraph, Section 3.7.2(C)(5)(c)(iii). The specific proposed text changes are attached.
3. Summarization of reason for request: The text amendment is to attract and accommodate the investment of new food service enterprises into the Gateway District, while reinforcing the District's intended high standards.
The current zoning, which calls for dumpsters to be attached to the primary building, forces site designs where trash collection must be placed in the immediate vicinity of drive-through lanes, outdoor seating and customer traffic, which can negatively impact customer experience. The text amendment will allow retailers the flexibility to place trash collection away from the primary building, at the back of the site, further away from visitor traffic.
The amendment also introduces additional buffering, gating and design standards for the detached dumpster solution, which support the intended elevated standards of the District. The resulting enhancements will lead to improved aesthetics, site designs and visitor experiences, while supporting retail food service investment in the City.

C. ATTACHMENTS

1. Proposed text in strikethrough/underscore format.
2. Explanation of need and justification.
3. Justification for Request
 - i. For a text amendment to the Land Development Regulations, provide a narrative responding to each of the standards as set forth in Section 2.4.1(E)(1) of the LDRs.
 - ii. For a text amendment to the Comprehensive Plan, provide a narrative addressing consistency with the Comprehensive Plan.

Under penalty of perjury, I/we certify and acknowledge that the information contained herein is true and correct to the best of my/our knowledge.

Shirleen Cavaceppi
Signature of Applicant

co-owner

Typed or printed name and title of applicant

Shirleen
Signature of Co-applicant

co-owner

Typed or printed name and title of co-applicant

STATE OF Florida
COUNTY OF Alachua

This affidavit is acknowledged before me by means of ☒ physical appearance or ☐ online notarization on this 9-20-24 day of September, 2024 by Silvio Cavaceppi, who is/are personally known to me, or who has/have produced FL/DL C 121781681 as identification.

Shirleen Barber
Signature of Notary Public

(Seal)



STATE OF FLORIDA
COUNTY OF Alachua
The foregoing instrument was acknowledged before me this day of Sept, 2024 by means of ☒ Physical Presence OR ☐ Online Notarization
By Shirleen Cavaceppi
(Name of Affiant)
Shirleen Barber (Seal)
(Signature of Florida Notary Public)
(Print name of Notary Public)
☐ Personally Known OR ☒ Produced Identification
Type of Identification Produced FL/DL C 121781681



Section C.1. Proposed Text

3.7.2(C)(5)(c) Outside Storage Areas

- (i) All accessory outdoor storage areas shall be screened in accordance with Section 4.4.4(E). Such screening requirements shall apply to the parking of all vehicles used for commercial purposes.
- (ii) Areas for outdoor storage, ~~trash collection~~, and loading shall be incorporated into the primary building design. Construction materials for such areas shall be of comparable quality and appearance as the primary building.
- (iii) Areas for trash collection shall:
 - a. Be enclosed with a wall that is:
 - i. A minimum of 8' in height
 - ii. Constructed with masonry, stone, or other similar materials;
 - iii. Of comparable architectural design to principal structure; and
 - iv. Gated in accordance with Section 6.2.3 (B)
 - b. Be located to the rear of the principal structure;
 - c. Not project beyond the front building line of the principal structure; and
 - d. Have a three-foot landscaped buffer around the perimeter of the trash collection area. Such buffer must be landscaped with a mixture of shrubs, flowers, and/or other plantings native to the area.

The tracked edits are explained as follows:

By removing “trash collection” from Sec. 3.7(C)(5)(c)(ii), dumpsters would no longer be required to be “incorporated into the primary building design.” However, dumpster location on site at the rear of the primary structure would be required, and both screening and design standards would be maintained at current enhanced standards, in support of the Gateway District.

The addition of a new subparagraph (iii) captures and reinforces the standards as they apply specifically to trash collection areas, including design and materials consistency with the main structure, location, buffering, landscaping and screening, ensuring consistency with Gateway District standards.

Section C.2. Explanation of Need and Justification

Currently the Gateway Overlay District requires that “areas for outdoor storage, trash collection, and loading shall be incorporated into the primary building design,” per LDC Section 3.7.2(C)(5)(c)(ii). This can be prohibitive to good site design and poses an unnecessary inconvenience to end-users’ clients. The proposed text amendment would allow for a dumpster/trash collection area to be located at the rear of the site without being “attached” to the primary building, while still maintaining a higher level of standards as expected of the Gateway District.

The proposed amendment serves the following primary needs, with supporting rationale:

- 1) To enable commercial establishments to further conceal and separate trash collection areas from public view, thereby improving visual aesthetics for both their establishments and the broader Gateway District while continuing to align with the enhanced standards of the Gateway District.
- 2) To provide commercial establishments, particularly food service retailers, greater flexibility to place dumpsters at a reasonable distance away from their drive-through lanes and outdoor seating areas. The smell and sight of collected garbage is a deterrent to food sales, contributes to a negative customer/visitor experience, and detracts from the quality brand image these establishments want to portray.
- 3) To allow for improved and more flexible site designs that optimize waste disposal location and waste vehicle access in a manner that is most efficient, safe and least disruptive to customer traffic. This is especially important for establishments with wrap-around drive-through lanes, as common with food service enterprises frequently located at highway interchanges, such as Starbucks and Chick-fil-A.
- 4) To encourage and facilitate new investments in the Gateway District along the US441/I75 corridor from prospective retail food service establishments, which have been a key part of the economic growth within the district. The requirement to have trash collection facilities attached to the permanent structure can be a deterrent to bringing in new food service investments for the reasons previously mentioned in points #1–3.

Section C.3. Justification for Request

A narrative response to each of the standards as set forth in Section 2.4.1 (E)(1) of the LDRs is provided, as required for text amendments to the City's LDRs.

(a) Consistent with Comprehensive Plan. Whether and the extent to which the proposed amendment is consistent with the Comprehensive Plan.

The proposed text amendment is consistent with the City of Alachua Comprehensive Plan, including the following:

Future Land Use Element Policy 1.3.f (1), which aims to welcome existing and future residents and visitors to the city, and promote Alachua as an attractive, vibrant and economically prosperous community. Enabling commercial establishments to further conceal and separate trash collection areas from public view will improve visual aesthetics for both their businesses and the broader Gateway District, supporting an enhanced visual gateway to the area, as well as aligning with the goals of well-planned growth and an excellent quality of life for the community. The resulting site design improvements from the change will also support more positive experiences for customers, including both residents and visitors to our area.

Vision Element Goal 1: Economic Development. The Goal states that the City will maintain its focus on a welcoming business environment and encourage business development, including along the U.S. 441 corridor. The text amendment will facilitate new food service investment along the US441/I-75 corridor, bringing more commerce into the City of Alachua, creating jobs, and providing additional dining and retail options for residents. It is also consistent with ***The Economic Element Mission Statement***, which is to ensure that its citizens, business communities, schools, government, and area stakeholders work together for the common good to provide well-planned growth and an excellent quality of life for the community.

(b) Consistent with ordinances. Whether the proposed amendment is in conflict with any provision of these LDRs or the City Code of Ordinances.

The proposed amendment is consistent with the LDRs and City Code of Ordinances and is not in conflict with any provision within these documents. The proposed text amendment, drafted by CHW, incorporated inputs from the City of Alachua Planning & Community Development team, with the intent of full compliance and alignment with the LDRs, the City Code of Ordinances and the enhanced standards of the Gateway District.

(c) Changed conditions. Whether and the extent to which there are changed conditions that require an amendment.

Over the past four years, there has been an increasing trend towards drive-throughs and outdoor seating in the food service industry as businesses adapt to changing consumer behavior following the pandemic. Some restaurants that had already utilized drive-throughs have now begun expanding from one lane to two, while outdoor seating has become increasingly

incorporated into designs. With these changing trends, site plans are needing to incorporate more of the immediate area surrounding the primary building for drive-through traffic and attached outdoor seating, pushing waste collection areas out to more inconspicuous areas where they won't detract from the customer experience, whether it be aesthetic reasons, odor concerns or poor site design.

(d) Community need. Whether and the extent to which the proposed amendment addresses a demonstrated community need.

By further concealing and separating trash collection areas from public view to the rear of the primary building, visual aesthetics will be improved for both the retail establishments and the broader Gateway District. The change will help facilitate new food service retail investment along the US441/I-75 corridor, bringing more commerce into the City of Alachua, creating jobs, and providing additional food, dining and retail options for residents as the area grows with the new Tower Hill headquarters and planned HCA/North Florida Hospital facility to be constructed in the immediate vicinity. The amendment will enable improved site designs, as related to trash collection/pickup, outdoor seating and drive throughs, thus providing more positive experiences for local and out-of-town customers visiting these establishments and the Gateway District.

(e) Compatible with surrounding uses. Whether and the extent to which the proposed amendment is consistent with the purpose and intent of the zone districts in these LDRs, or will improve compatibility among uses and will ensure efficient development within the City.

The text amendment is consistent with the purpose and intent of the Gateway District, supporting an enhanced visual gateway to the area and the elevated standards of the district. The text change further reinforces the intent of the Gateway's enhanced standards by enclosing dumpsters with a wall using comparable architectural design to the principal structure, at a minimum of 8' in height, constructed with masonry, stone, or other similar materials, and gated in accordance with Section 6.2.3 (B). In addition, the separation of the dumpster area from the primary building is compatible with standards outside the Gateway district, as found in Section 6.2.3 (B), which outlines standards for waste receptacles. Collectively, the changes and enhancements in the text amendment will help make dumpsters even less visible and/or offending to customer traffic, maintaining the spirit and intent of the Gateway District and supporting efficient and well-planned development as originally intended by the LDRs.

(f) Development patterns. Whether and the extent to which the proposed amendment would result in a logical and orderly development pattern.

The text amendment would remain consistent in promoting a logical and orderly development pattern as the standards do today, with the change not expected to result in any material negative impacts. The ability to detach dumpster/waste collection areas and place to the property rear will enable more-efficient site plans and make it easier to attract and accommodate new food service retailers, which are already prominent along the US441/I75 interchange (i.e., Burger King, KFC, Zaxby's, etc.).

(g) Effect on natural environment. Whether and the extent to which the proposed amendment would result in significantly adverse impacts on the natural environment, including but not limited to water, air, noise, stormwater management, wildlife, vegetation, wetlands, and the natural functioning of the environment.

The change would have no additional negative impact on the natural environment beyond what exists today. The location of the trash collection away from the primary building towards the rear would improve aesthetics and move waste odors further away from customer and visitor traffic.

(h) Public facilities. Whether and the extent to which the proposed amendment would result in development that is adequately served by public facilities (roads, potable water, sewage, stormwater management, parks, and solid wastes).

The text amendment would support development that is adequately served by public facilities, and would not drive any changes that would negatively impact such facilities. The location of trash collection away from the primary building will not put any new demands onto public facilities, and will provide greater flexibility and improved site designs to enable better accessibility and less disruption to visitor traffic.

The amendment may potentially facilitate new business growth along US441 within the Gateway District for food service retailers, although such growth would be consistent with planning in place for the district. The district and its surroundings have experienced steady growth in recent years, with new infrastructure such as the added utility line on NW 162nd Lane in place to serve that growth.

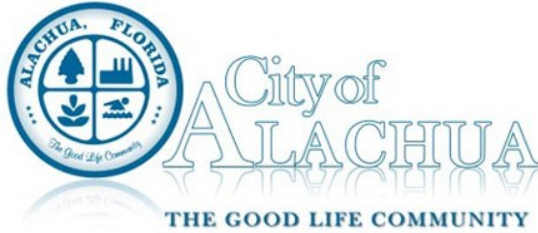


City of ALACHUA

NOTICE OF PUBLIC HEARING BEFORE THE PLANNING AND ZONING BOARD OF THE CITY OF ALACHUA, FLORIDA

Notice is hereby given that the Planning and Zoning Board of the City of Alachua will hold a public hearing on November 12, 2024 at 6:00 p.m. The hearing will be held in the James A. Lewis Commission Chambers in City Hall, located at 15100 NW 142nd Terrace, Alachua, Florida, to consider a request by Silvio Cavaceppi of Sarcav, LLC and Sharleen Cavaceppi, applicants, to amend the City of Alachua Land Development Regulations (LDRs) as follows: amending Section 3.7.2 (C)(5)(c) relating to the location and design of enclosures for areas for trash collection within the Gateway Overlay District.

At the public hearing, all interested parties may appear and be heard with respect to the application. Copies of the application are available for public inspection at the Planning and Community Development Department, 15100 NW 142nd Terrace, Alachua, Florida, on any regular business day between the hours of 7:30 a.m. to 6:00 p.m. Written comments on the application may be sent to the following address: City of Alachua, Planning and Community Development, P.O. Box 9, Alachua, FL 32616. Notice is given pursuant to Section 286.0105, Florida Statutes, that, in order to appeal any decision made at the public hearing, you will need a record of the proceedings, and that, for such purpose, you may need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is to be based. In accordance with the Americans with Disabilities Act, any persons with a disability requiring reasonable accommodation in order to participate in this meeting should call the City Clerk at (386) 418-6100 x 1501 at least 48 hours prior to the public hearing.



Commission Agenda Item

MEETING DATE: November 12, 2024

SUBJECT: Site-Specific Amendment to the Official Zoning Atlas (Rezoning) – NW 150th Avenue – PR24-0004: A request by Clay Sweger, AICP, LEED AP, of EDA Consultants, Inc., applicant and agent for EMP1, LLC, property owner, for consideration of a Rezoning to amend the Official Zoning Atlas on a ±24.58 acre subject property from Agricultural (A) to Residential Single Family – 4 (RSF-4) (Quasi-Judicial).

PREPARED BY: Justin Tabor, AICP, Principal Planner

RECOMMENDED ACTION:

Staff recommends that the Planning & Zoning Board transmit the proposed Site-Specific Amendment to the Official Zoning Atlas to the City Commission with a recommendation to approve upon making the following motion:

Based upon the competent substantial evidence presented at this hearing, the presentation before this Board, and Staff's recommendation, this Board finds Application Number PR24-0004 for a Site-Specific Amendment to the Official Zoning Atlas to be consistent with the City of Alachua Comprehensive Plan and transmits the application to the City Commission, with a recommendation to approve.

Summary

The proposed Site Specific Amendment to the City of Alachua Official Zoning Atlas (Rezoning) is a request by Clay Sweger, AICP, LEED AP, of EDA Consultants, Inc., for the consideration of the rezoning of the subject property from Agricultural (A) to Residential Single Family – 4 (RSF-4).

The subject property is located north of NW 150th Avenue, north and east of the Alachua Forest subdivision, and east of the Merrillwood subdivision. The property has been utilized for silvicultural purposes for several years. Planted pine was recently harvested on the property.

The Future Land Use Map (FLUM) Designation of the subject property was amended in 2008 from Agriculture to Moderate Density Residential.

FINANCIAL IMPACT

ADDITIONAL FINANCIAL INFORMATION

ATTACHMENTS

1. Staff Report
2. Ordinance 25-02 (Draft)
3. Application
4. Public Notices for the 11/12/2024 PZB Hearing



City of Alachua

Planning & Community Development Department

Staff Report

Planning & Zoning Board Hearing Date:
Quasi-Judicial Hearing

November 12, 2024

APPLICATION NUMBER:

PR24-0004

SUBJECT:

A request to amend the Official Zoning Atlas on a ±24.58 acre subject property from Agricultural (A) to Residential Single Family - 4 (RSF-4)

APPLICANT/AGENT:

Clay Sweger, AICP, LEED AP, EDA Consultants, Inc.

PROPERTY OWNER:

EMP1, LLC

LOCATION:

North of NW 150th Avenue; East and North of the Alachua Forest subdivision; East of the Merrillwood subdivision

PARCEL ID NUMBER:

03206-000-000

ACREAGE:

±24.58 acres

PROJECT PLANNER:

Justin Tabor, AICP

RECOMMENDATION:

Staff recommends that the Planning & Zoning Board transmit the proposed Site-Specific Amendment to the Official Zoning Atlas to the City Commission with a recommendation to approve.

RECOMMENDED MOTION:

Based upon the competent substantial evidence presented at this hearing, the presentation before this Board, and Staff's recommendation, this Board finds Application Number PR24-0004 for a Site-Specific Amendment to the Official Zoning Atlas to be consistent with the City of Alachua Comprehensive Plan and transmits the application to the City Commission, with a recommendation to approve.

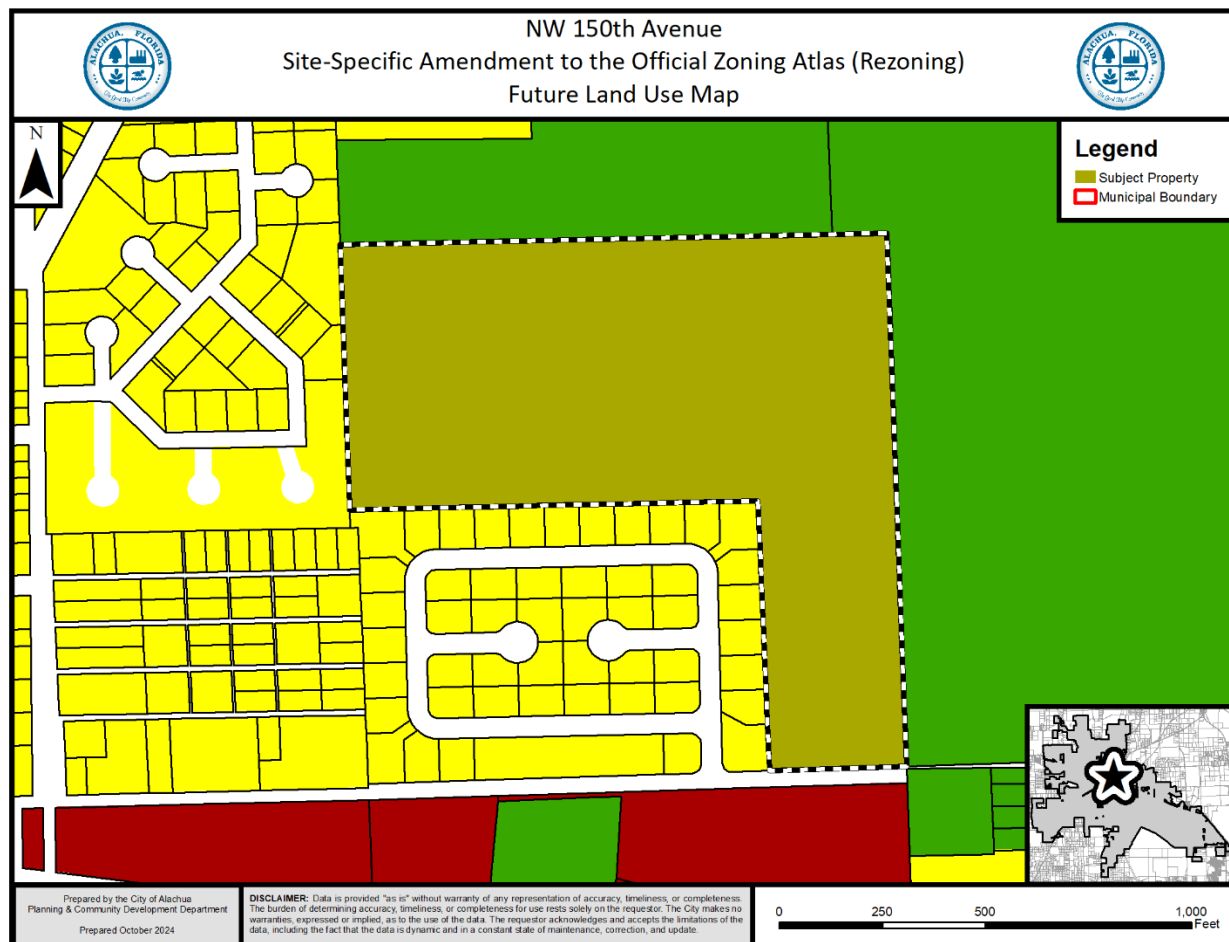
SUMMARY

The proposed Site Specific Amendment to the City of Alachua Official Zoning Atlas (Rezoning) is a request by Clay Sweger, AICP, LEED AP, of EDA Consultants, Inc., for the consideration of the rezoning of the subject property from Agricultural (A) to Residential Single Family - 4 (RSF-4).

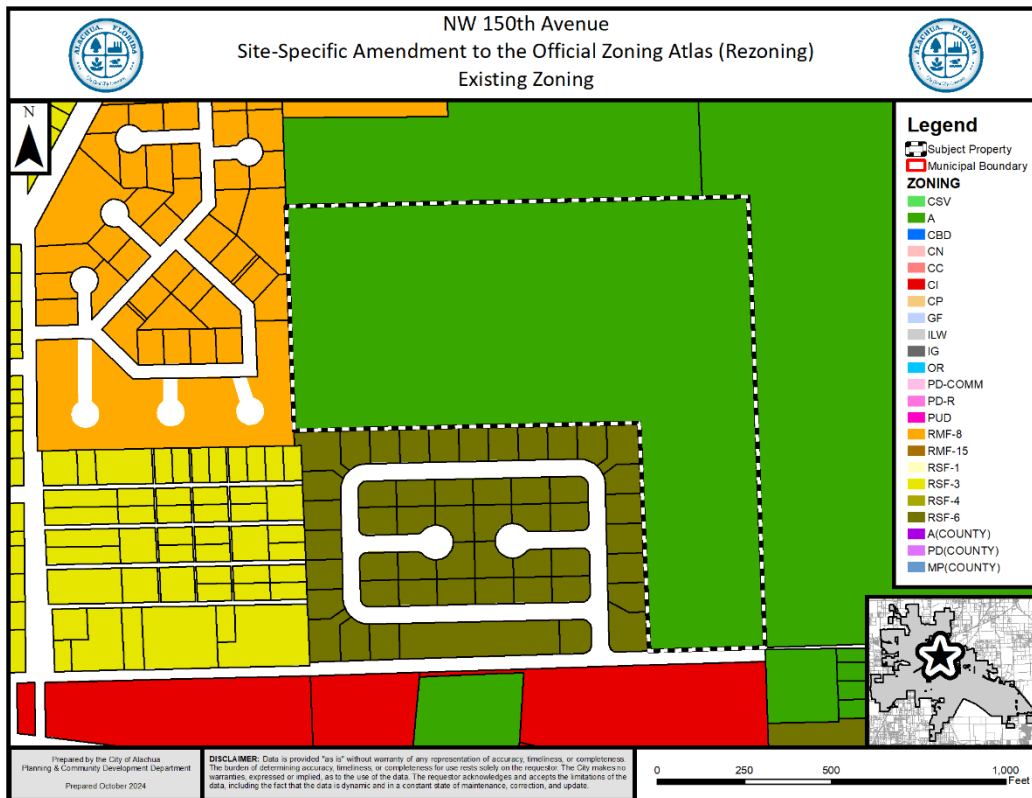
The subject property is located north of NW 150th Avenue, north and east of the Alachua Forest subdivision, and east of the Merrillwood subdivision. See Map 4., Vicinity Map, and Table 1, Surrounding Land Uses, below. The property has been utilized for silvicultural purposes for several years. Planted pine was recently harvested on the property.

The Future Land Use Map (FLUM) Designation of the subject property was amended in 2008 from Agriculture to Moderate Density Residential.

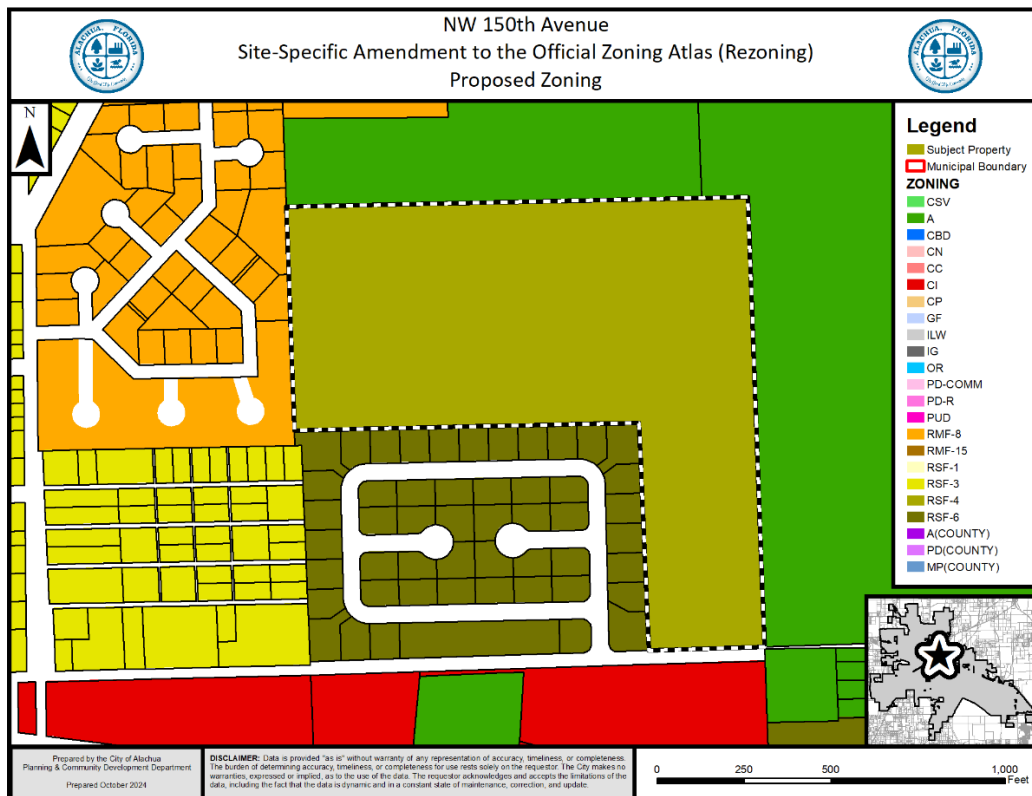
Map 1. Future Land Use Map with Subject Property



Map 2. Existing Official Zoning Atlas with Subject Property



Map 3. Proposed Official Zoning Atlas with Subject Property



The general purposes of the Residential zone districts are established and described in Section 3.4.1 of the City's Land Development Regulations (LDRs):

- 3.4.1 *General purposes.* The residential zone districts contained in this section are established and intended to provide a comfortable, healthy, safe, and pleasant environment in which to live. More specifically, they are intended to:
- (A) *Provide appropriately located lands for residential development.* Provide appropriately located lands for residential development that are consistent with the goals, objectives, and policies of the Comprehensive Plan;
 - (B) *Protect from harmful effects.* Protect residents from the harmful effects of noise, traffic congestion, and other significant adverse environmental effects; and
 - (C) *Provide lands with varying degrees of density.* Provide for residential lands with varying density, together with public and semipublic buildings and facilities, accessory structures, and nonresidential services, as may be compatible with such development.

The specific purpose of the Residential Single Family - 4 (RSF-4) zone district is established and described in Section 3.4.2(C) of the City's Land Development Regulations (LDRs):

- 3.4.2 *List of residential districts and specific purposes.*
- (C) *RSF-4, Residential Single-Family-4.* The RSF-4 district is established as a district in which the principal use of land is single-family residential development at a moderate density for use in areas served by water and sewer systems. The regulations of this district are intended to discourage any use that would substantially interfere with the development of single-family dwellings and that would be detrimental to the residential nature of the district. Complementary uses customarily found in residential zone districts, such as community facilities, religious institutions, parks and playgrounds, and schools are also allowed. The minimum lot area for single-family detached is 7,500 square feet and the maximum density allowed is four dwelling units an acre.

EXISTING USES

The property has been utilized for silvicultural purposes for several years. Planted pine was recently harvested on the property.

EXISTING/PROPOSED ZONING DISTRICT COMPARISON

The matrix below provides an analysis of the maximum gross density, floor area ratio, and typical uses permitted within the existing and proposed zoning districts:

	Existing Zoning District	Proposed Zoning District
Zoning District:	Agricultural (A)	Residential Single Family - 4 (RSF-4)
Max. Gross Density/ Maximum number of Dwelling Units:	0.2 dwellings/acre <i>Maximum 4 dwelling units</i>	4 dwellings/ acre <i>Maximum 98 dwelling units</i>
Floor Area Ratio/ Maximum Intensity:	N/A	N/A
Permitted Uses:	Agriculture, animal husbandry, agricultural support and services, animal sales and care; single family residential units	Single family detached dwellings

SURROUNDING USES

The subject property is located in an area primarily consisting vacant lands (residential and commercial), and a mixture of industrial, commercial, and residential uses.

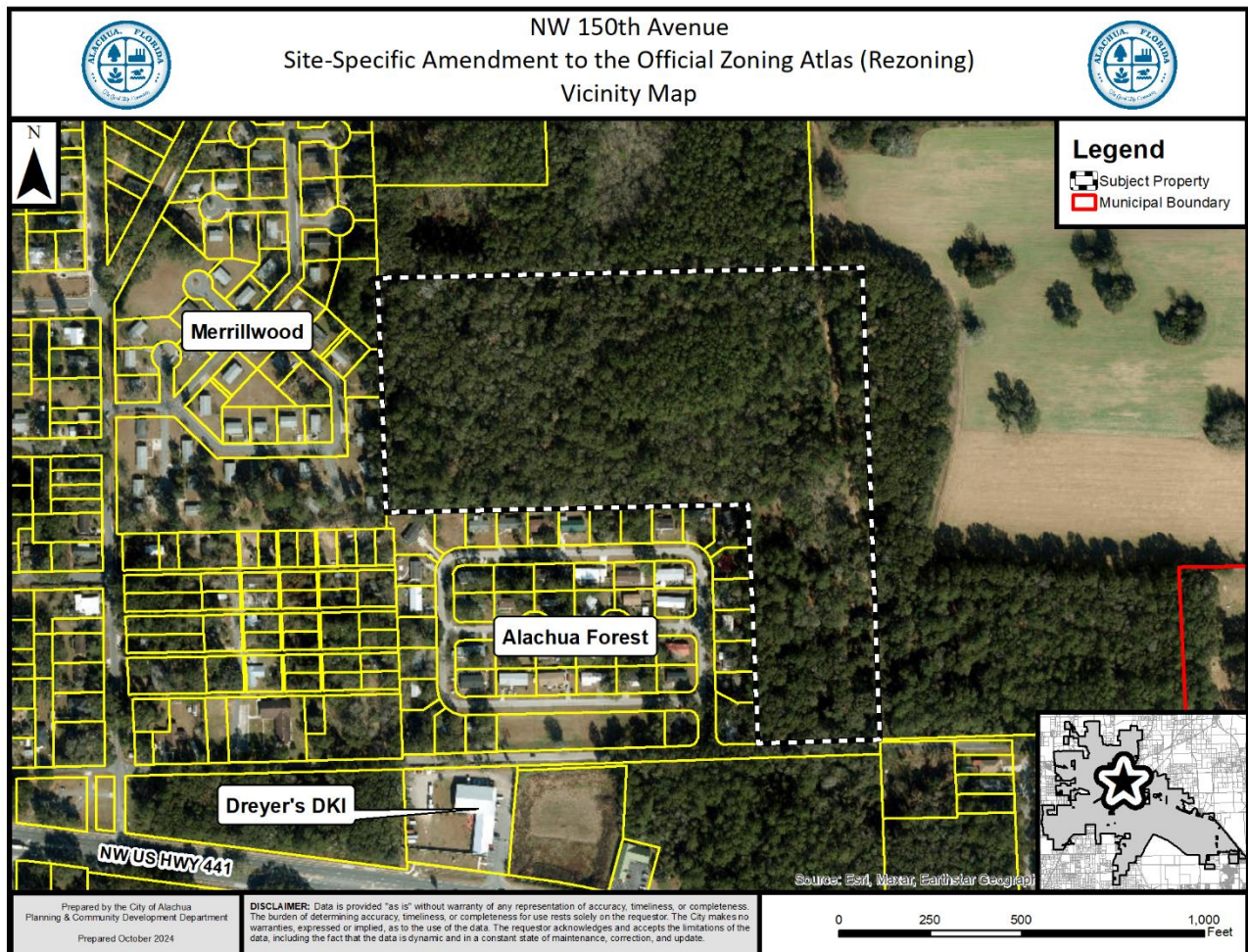
The existing uses, Future Land Use Map ("FLUM") Designations, and zone districts of the surrounding area are identified in Table 1. Map 4 provides an overview of the vicinity of the subject property.

NOTE: The information below is intended to provide a general overview of the area surrounding the subject property and to generally orient the reader. It is not intended to be all-inclusive, and may not identify all existing uses, FLUM Designations, and/or zoning districts surrounding the subject property.

Table 1. Surrounding Land Uses

Direction	Existing Use(s)	FLUM Designation(s)	Zoning District(s)
North	Vacant Land	Agriculture	Agricultural (A)
South	NW 150 th Avenue; Vacant Land	Commercial; Agriculture	Commercial Intensive (CI); Agricultural (A)
West	Alachua Forest Subdivision; Merrillwood Subdivision	Medium Density Residential	Residential Single Family - 4 (RSF-4); Residential Multiple Family - 8 (RMF-8)
East	Vacant Land	Agriculture	Agricultural (A)

Map 4. Vicinity Map



NEIGHBORHOOD MEETING

The purpose of a Neighborhood Meeting is to educate the owners of nearby land and any other interested members of the public about the project and to receive comments regarding the project.

As required by Section 2.2.4 of the LDRs, all property owners within 400 feet of the subject property and those persons / organizations registered with the City were notified of the meeting. Notice of the meeting was also published in a newspaper of general circulation.

The Neighborhood Meeting was held on September 23, 2024 at 6:00 p.m. at the Alachua Branch Library Meeting Room, located at 14193 NW 140th Street. The applicant was available to answer questions during the meeting. As evidenced by materials submitted by the applicant, ten (10) persons attended the meeting. A summary of the discussion which occurred at the Neighborhood Meeting has been provided by the applicant and is included within the application materials.

CONSISTENCY WITH THE COMPREHENSIVE PLAN

The applicant proposes to amend the zoning designation from Agricultural (A) to Residential Single Family - 4 (RSF-4). Table 2 shows the existing FLUM designation and the proposed corresponding zoning designation. The proposed zoning designation is consistent with the existing FLUM Designation for the property subject to this application.

Table 2. Subject Property & Consistency with FLUM Designation

Parcel No.	Acreage	Existing FLUM	Proposed Zoning Designation	Consistent
03206-000-000	±24.58	Moderate Density Residential	Residential Single Family - 4 (RSF-4)	☒

The Goals, Objectives, and Policies (GOPs) identified below are provided to establish a basis of the application's consistency with the Comprehensive Plan. There may be additional GOPs which the application is consistent with that are not identified within this report. An evaluation and findings of consistency with the identified GOPs is also provided below.

Future Land Use Element

GOAL 1: Future Land Use Map 2035:

The City of Alachua shall maintain a Future Land Use Map in order to effectively guide development in a sustainable manner and to ensure economic prosperity and stability while maintaining a high quality of life for all of its present and future citizens.

Objective 1.2: Residential The City shall establish four Residential land use categories to ensure an orderly urban growth pattern that will provide a variety of housing options to its residents and provides for the best use of available lands for residential development.

Policy 1.2.a: Moderate density residential (0 to 4 dwelling units per acre): The moderate density residential land use category allows residential development at a maximum density of 4 dwelling units per acre. The following uses are allowed in the moderate density residential land use category:

1. Single family, conventional dwelling units;
2. Accessory dwelling units;
3. Manufactured or modular homes meeting certain design criteria
4. Mobile homes only within mobile home parks;
5. Duplexes and quadplexes;
6. Townhomes;
7. Residential Planned Developments;
8. Supporting community services, such as schools, houses of worship, parks, and community centers

Analysis and Findings: The existing FLUM Designation is Moderate Density Residential, which is consistent with the proposed Residential Single Family - 4 (RSF-4) zoning.

- Objective 5.1: Natural features: The City shall coordinate Future Land Use designations with appropriate topography, soils, areas of seasonal flooding, wetlands and habitat during review of proposed amendments to the Future Land Use Map and the development review process. Natural features may be included as amenities within a development project.
- Policy 5.1.a: Topography: The City shall protect the natural topography of the City, including steep and seepage slopes, by requiring new development to include techniques to minimize negative impacts on the natural terrain. An emphasis will be placed on retaining the natural function of seepage slopes during development. Additionally, retention of existing native vegetation will be encouraged as one method of protecting slopes.
- Policy 5.1.b: Soils: The City shall ensure soil protection and intervention measures are included in the development review process.
- Policy 5.1.c: Flood prone areas: The City shall require as part of the development review process the identification of FEMA flood zone areas. Where necessary, base flood elevations and minimum finished floor elevations shall be established. The City shall also require finished floor elevations on subdivision plats, site plans and building permit plans when necessary to determine compliance with flood prone area regulations. The City shall establish standards for a limitation on filling in flood prone areas.
- Policy 5.1.d: Wetlands: The City shall utilize statewide wetland delineation methodology in accordance with Florida Administrative Code (FAC) and regulations adopted by the FDEP and the Suwannee River Water Management District.
- Policy 5.1.e: Habitat: The City shall require as part of the development review process, an inventory of listed species for all new developments in areas identified as known habitat for listed species if listed species are known to exist in close proximity to the development. The survey shall include detailed information regarding type, quantity, location, and habitat requirements for any listed species identified. A de minimus threshold for properties required to complete the inventory shall be established in the City's Land Development Regulations.

Analysis and Findings: The subject property has historically been used for silvicultural purposes. A separate analysis of the environmental conditions can be found below in this report.

- Objective 5.2: Availability of facilities and services: All new development shall be planned and constructed concurrently with the availability of facilities

and services necessary for the development.

Policy 5.2.a: All new development shall meet level of service requirements for roadways, potable water and sanitary sewer, stormwater, solid waste, public schools, and improved recreation in accordance with LOS standards adopted in the elements addressing these facilities.

Evaluation and Findings: An analysis of the proposed amendment's potential impact to public facilities has been provided within this report. This analysis demonstrates that, based upon current facility capacities, the development would not adversely affect the Level of Service (LOS) standard of any monitored public facilities.

GOAL 9: Water and Wastewater Service:

The City will ensure that new development within the corporate limits, where potable water and wastewater service are available, as defined in Policy 1.2.a and Policy 4.2.a of the Community Facilities and Natural Groundwater Aquifer Recharge Element of the Comprehensive Plan, shall connect to the City of Alachua's potable water and wastewater system.

Policy 9.2: Any new residential subdivision within the corporate limits, where potable water service is available, as defined in Policy 4.2.a of the Community Facilities and Natural Groundwater Aquifer Recharge Element of the City of Alachua Comprehensive Plan, regardless of size, that is within either a Residential or Agriculture Future Land Use Map Designation shall connect to the City of Alachua's potable water system. Any new residential subdivision within the corporate limits, where wastewater service is available, as defined in Policy 1.2.a of the Community Facilities and Natural Groundwater Aquifer Recharge Element of the City of Alachua Comprehensive Plan, regardless of size, that is within a Residential Future Land Use Map Designation shall connect to the City of Alachua's wastewater system.

Analysis and Findings: The subject property is located within the City's potable water and wastewater service areas. Any future development would be required to connect to City potable water and wastewater services.

Transportation Element

Objective 1.1: Level of Service: The City shall establish a safe, convenient and efficient level of service standard for all motorized and non-motorized transportation systems.

Analysis and Findings: An analysis of the impacts to transportation facilities is provided within this report. Based upon current demand, future development of the subject property would not adversely affect the Level of Service (LOS) standards for transportation facilities.

Community Facilities & Natural Groundwater Aquifer Recharge Element

Policy 1.2.a: The City shall establish a Community Wastewater Service Area, which includes all areas where wastewater service is available. Wastewater service shall be deemed available if:

1. A gravity wastewater system, wastewater pumping station, or force main exists within ½ mile of the property line of any residential subdivision with more than 5 units, or any multi-family residential development, or any commercial development, or any industrial development and the gravity wastewater system, wastewater pumping station, or force main can be accessed through public utility easements or right of ways. The distance shall be measured as required for construction of the infrastructure along public utility easements and right of ways.

Analysis and Findings: The subject property is located within the wastewater service area, and any future development on the subject property will be required to connect to a wastewater system.

Policy 2.1.a: The City hereby establishes the following level of service standards for solid waste disposal facilities:

<u>FACILITY TYPE</u>	<u>LEVEL OF SERVICE STANDARD</u>
Solid Waste Landfill	.73 tons per capita per year

Analysis and Findings: An analysis of the impacts to solid waste facilities is provided within this report. Based upon current demand, development of the subject property will not adversely affect the Level of Service (LOS) standards for solid waste facilities.

Policy 4.1.b: The City shall establish a Community Potable Water Service Area, which includes all areas where potable water service is available. Water service shall be deemed available if:

1. A water main exists within ½ mile of any residential subdivision with more than 5 units, or any multi-family residential development, or any commercial development, or any industrial development and water service can be accessed through public utility easements or right of ways. The distance shall be measured as required for construction of the infrastructure along public utility easements and right of ways.

Analysis and Findings: The subject property is located within the potable water service area, and any future development on the subject property will be required to connect to a potable water system.

Conservation and Open Space Element

OBJECTIVE 1.3: Listed Species

The City shall protect species listed by State and Federal agencies as endangered, threatened or of special concern, and their habitats.

Policy 1.3.a: The City shall ensure that its ordinances, regulations and policies protect listed species and their habitats.

Policy 1.3.b: The City shall utilize the development review process, land acquisition programs, environmental regulatory partnerships, stewardship programs and public education to protect listed species and their habitat, and prevent extinction of or reduction in populations of listed species.

Policy 1.3.c: The City shall obtain data from the Florida Fish and Wildlife Conservation Commission, Alachua County Environmental Protection Department, Florida Department of Environmental Protection, to maintain a periodically updated inventory of listed species and habitats located within City limits or immediately adjacent to City limits. The City will use the Florida Natural Areas Inventory as a base inventory.

Policy 1.3.d: The City shall require prior to development approval, an inventory of listed species for all new developments in areas identified as known habitat for listed species. The inventory shall include detailed information regarding type, quantity, location and habitat requirements for any listed species identified. De minimus threshold for properties required to complete the inventory shall be established in the City's Land Development Regulations.

Policy 1.3.e: The City's land use designations shall provide for the protection of threatened and endangered species.

Analysis and Findings: An environmental conditions and site suitability analysis has been provided separately in this report. Any future development on the subject property will be required to comply with the environmental protections established in the City of Alachua Comprehensive Plan and Land Development Regulations.

ENVIRONMENTAL CONDITIONS & SITE SUITABILITY ANALYSIS

Wetlands

Based on the best available data, there are no wetlands located on the subject property.

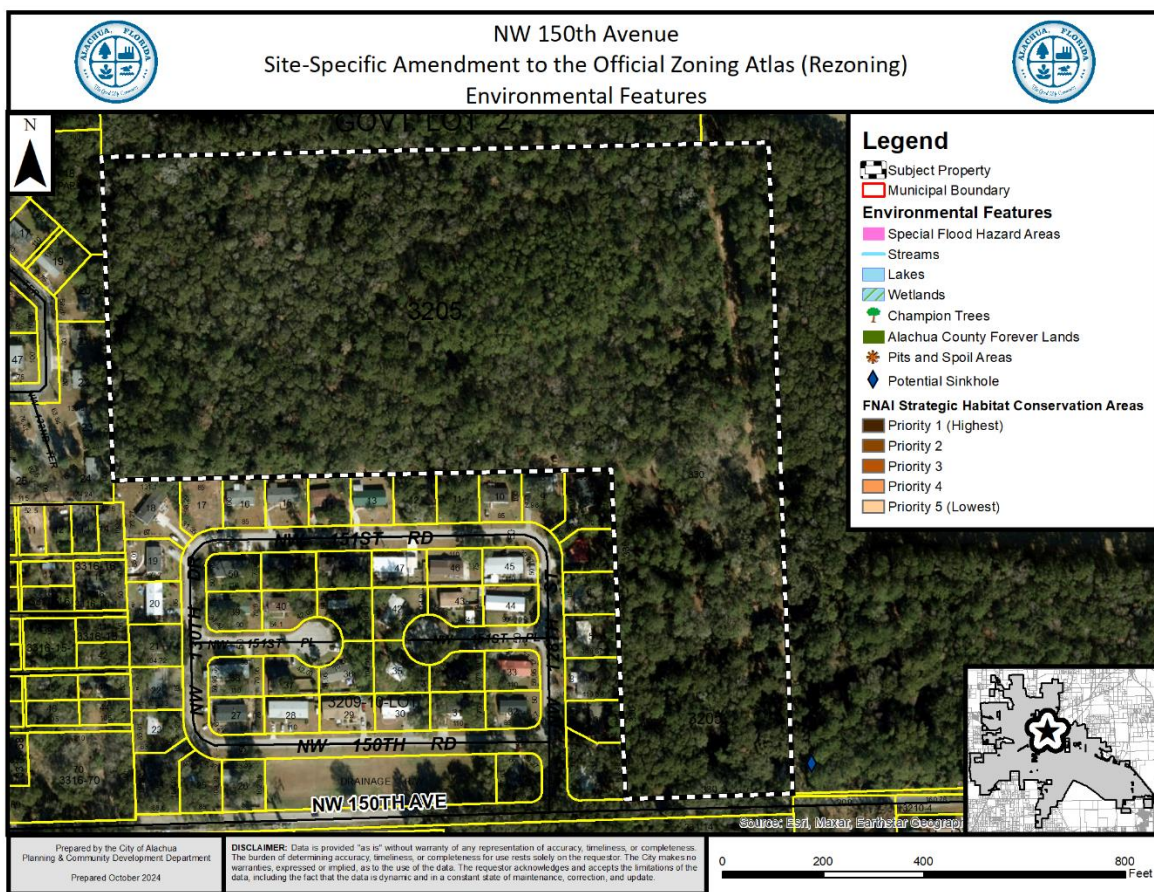
Evaluation: Applicable standards in the City's Comprehensive Plan, Land Development Regulations, and Suwannee River Water Management District (SRWMD) regulations would apply to those areas identified as wetlands, if any are discovered on site.

Creeks and Streams

There are no known creeks or streams located on the subject property.

Evaluation: Objective 1.12 and Policy 1.12.d of the City of Alachua Comprehensive Plan Conservation & Open Space Element require minimum buffers from surface water bodies. Should a surface water body be found to exist on or proximate to the subject property, buffers as set forth in Policy 1.12.d shall be required.

Map 5. Environmental Features



Strategic Ecosystems

Strategic Ecosystems were identified by an ecological inventory project in a report prepared for Alachua County Department of Growth Management in 1987 and updated in 1996. The purpose of the inventory was to identify, inventory, map, describe, and evaluate the most significant natural biological communities in private ownership in Alachua County.

Evaluation: The subject property is not located within or adjacent to a Strategic Ecosystem, therefore, the development will have no impact upon any Strategic Ecosystem(s) identified within the ecological inventory report.

Regulated Plant & Animal Species

The subject property is not known to contain any species identified as endangered, threatened, or of special concern. The Florida Natural Areas Inventory (FNAI) has identified areas throughout the State of Florida which may contain good quality natural communities. This data layer is known as the Potential Natural Areas (PNA) data layer, and identifies privately owned lands that are not managed or listed for conservation purposes. These areas were delineated by FNAI scientific staff through interpretation of natural vegetation from 1988-1993 FDOT aerial photographs and from input received during Regional Ecological Workshops held for each regional planning council. These workshops were attended by experts familiar with natural areas in the region. Potential Natural Areas were assigned ranks of Priority 1 through Priority 5 based on size, perceived quality, and type of natural community present. The areas included in Priority 5 are exceptions to the above criteria. These areas were identified through the same process of aerial photographic interpretation and regional workshops as the PNA 1 through 4 ranked sites, but do not meet the standard criteria.

Evaluation: No species identified as endangered, threatened, or of special concern are known to exist on the subject property. The FNAI PNA data is not intended for use in a regulatory decision making process. The data must be referenced only as a resource to indicate the potential of land to support wildlife. If a regulated plant or animal species is identified during any redevelopment of the subject property, the applicant must adhere to the applicable standards in the City of Alachua Comprehensive Plan and the Land Development Regulations.

Soil Survey

Each soil type found on the subject property is identified below. The hydrologic soil group is an indicator of potential soil limitations. The hydrologic soil group, as defined for each specific soil, refers to a group of soils which have been categorized according to their runoff-producing characteristics. These hydrologic groups are defined by the Soil Survey of Alachua County, Florida, dated August 1985. The chief consideration with respect to runoff potential is the capacity of each soil to permit infiltration (the slope and kind of plant cover are not considered, but are separate factors in predicting runoff). There are four hydrologic groups: A, B, C, and D. "Group A" soils have a higher infiltration rate when thoroughly wet and therefore have a lower runoff potential. "Group D" soils have very lower infiltration rates and therefore a higher runoff potential.

There are four (4) soil types found on the subject property:

Arredondo Fine Sand (5% - 8% slopes)

Hydrologic Group: A

This soil is well drained with slow surface runoff and rapid permeability. This soil poses only slight limitations for dwellings and local roads.

Fort Meade Fine Sand (0% - 5% slopes)

Hydrologic Soil Group: A

This soil type is well drained and surface runoff is slow. This soil type poses only slight limitations as sites for homes and local roads.

Gainesville Sand (0%- 5% slopes)

Hydrologic Soil Group: A

This soil type is well drained with slow surface runoff and rapid permeability. This soil poses only slight limitations for dwellings and local roads.

Kendrick Sand (2-5% slopes)

Hydrologic Soil Group: B

This soil type is well drained with moderately slow surface runoff and rapid permeability. This soil poses only slight limitations for dwellings and local roads.

Evaluation: The site primarily consists of Gainesville Fine Sand (0% - 5% slopes). The soil types present pose minimal limitations to urban development and should present little to no impacts to any future development of the property.

Flood Potential

Panel 0140D of the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) Series, dated June 16, 2006, indicates that the subject property contains areas with Flood Zone "X" designations (areas determined to be outside of the 500-year floodplain).

Evaluation: The subject property is located in Flood Zone "X" (areas determined to be outside of the 500-year floodplain). Therefore, there are no issues related to flood potential.

Karst-Sensitive Features

Karst sensitive areas include geologic features, such as fissures, sinkholes, underground streams, and caverns, and are generally the result of irregular limestone formations. The subject property is located within an area where sinkholes may potentially allow hydrologic access to the Floridan Aquifer System, however, best available data indicates that no sinkholes or known indicators of sinkhole activity are located on the subject property.

Evaluation: There are no known geologic features located on the subject property which could indicate an increased potential for karst sensitivity.

Wellfield Protection Zone

Policy 7.2.1 of the Future Land Use Element of the Comprehensive Plan establishes a 500 foot radial buffer around city-owned potable water well.

Evaluation: The subject property is not located within a City of Alachua wellhead protection zone as identified on the City of Alachua Wellfield Primary Protection Zones Map of the Comprehensive Plan, therefore, there are no issues related to wellfield protection.

Historic Structures and Markers

The subject property does not contain any historic structures or markers as determined by the State of Florida and the Alachua County Historic Resources Inventory.

Evaluation: There are no issues related to historic markers or structures.

FINDINGS OF FACT: COMPLIANCE WITH LAND DEVELOPMENT REGULATIONS

REZONING STANDARDS

Section 2.4.2(E)(1) of the Land Development Regulations (“LDRs”) establishes standards with which all rezoning applications must be found to be compliant. Staff’s evaluation of the application’s compliance with the applicable standards of Section 2.4.2(E)(1) is provided below.

- (a) ***Consistent with Comprehensive Plan*** – The proposed amendment is consistent with and furthers the goals, objectives, and policies of the Comprehensive Plan.

Evaluation and Findings: An analysis of the application’s consistency with the Comprehensive Plan is provided within this report.

- (b) ***Consistent with Ordinances*** – The amendment is not in conflict with any portion of these LDRs or any of the City Code of Ordinances.

Evaluation and Findings: An analysis of the application’s compliance with the LDRs is provided within this report. The amendment does not conflict with any applicable requirements of the City’s Code of Ordinances.

- (c) ***Logical Development Pattern*** – The proposed amendment would result in a logical and orderly development pattern.

Evaluation and Findings: The existing FLUM Designation of the subject property is Moderate Density Residential. The proposed amendment will place a zoning designation on the subject property which is consistent with the underlying FLUM Designation which has been in place since 2008.

- (d) ***Pre-Mature Development*** – The proposed amendment will not create premature development in undeveloped or rural areas.

Evaluation and Findings: The subject property is located adjacent to the Alachua Forest subdivision and the Merrillwood subdivision as well as other developed lands in the City’s urban core. Potable water and sanitary sewer are located proximate to the site and are available for future connection.

- (e) ***Incompatible with Adjacent Lands*** – The uses permitted by the proposed amendment are not incompatible with existing land uses of adjacent lands and/or the uses permitted by the zone district classifications of adjacent lands.

Evaluation and Findings: The subject property is located adjacent to existing single-family residential uses with a density comparable to the density proposed by this amendment.

- (f) ***Adverse Effect on Local Character*** – The proposed amendment will not adversely effect the character of the general area where it is proposed to be located by creating excessive traffic, density and/or intensities of use, building height and bulk, noise, lights, or other physical effects or nuisances.

Evaluation and Findings: The subject property is located adjacent to existing single-family residential uses. Therefore the impacts to traffic, density, and physical effects are anticipated to be comparable to the impacts of nearby existing uses. An analysis of impacts to public facilities is provided within this report, and demonstrates that, based upon current facility capacity, the proposed amendment would not degrade the Level of Service (LOS) of any public facility. Any future development will be required to obtain a development order through the site plan and/or subdivision approval process.

- (g) ***Not Deviate from Pattern of Development*** – The uses permitted by the proposed amendment will not deviate from the development pattern (both established and as proposed by the surrounding zone districts) of the area where the proposed amendment is located.

Evaluation and Findings: The proposed amendment would place a zoning designation on the subject property which is comparable to the zoning categories which are presently near the subject property.

- (h) ***Encourage Sprawl*** – The proposed amendment will not encourage urban sprawl, either by resulting in strip or ribbon commercial development, leap-frog development or low density single dimensional development.

Evaluation and Findings: Chapter 163.3164(51), Florida Statutes, defines “urban sprawl” as, “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.” Staff finds that the proposed amendment does not constitute urban sprawl.

- (i) ***Spot Zoning*** – The proposed amendment will not result in the creation of an isolated zone district unrelated to adjacent and surrounding zone districts (spot zoning).

Evaluation and Findings: The lands located to the west of the subject property are zoned for residential uses. The proposed amendment will not result in creation of isolated zoning districts.

- (j) ***Public Facilities*** – The proposed amendment will not result in development in a location where there are no plans by the City or other governmental entities to provide public facilities to serve the development (roads, potable water, wastewater, parks, storm water management, and solid wastes), and there are no assurances by the

private sector that public facilities are planned and will be available to adequately accommodate development.

Evaluation and Findings: The subject property is located within the City of Alachua's utility service area. Future development would be served by the City's potable water and wastewater systems. Potable water and sanitary sewer are located proximate to the site and are available for future connection.

An analysis of the proposed amendment's potential impact to public facilities has been provided within this report. Based upon current facility capacities, future development of the subject property would not adversely affect the LOS Standard of any monitored public facilities. Further evaluation of facility capacity will be required, and capacity must be available, at the time of any future development proposal.

- (k) ***No Adverse Effect on the Environment*** - The proposed amendment would not result in significantly adverse impacts on the natural environment, including but not limited to water, air, noise, storm water management, wildlife, vegetation, wetlands, and the natural functioning of the environment.

Evaluation and Findings: A comprehensive analysis of environmental features has been provided in this report. The proposed amendment would not result in significant adverse impacts to any environmental features.

PUBLIC FACILITIES IMPACT

Traffic Impact

Table 5. Affected Comprehensive Plan Roadway Segments¹

Segment Number ²	Segment Description	Lanes	Functional Classification	Area Type	LOS
4	US 441 From CR 25A East Intersection to SR 235	4/D	Principle Arterial	COMM	D
¹ Source: City of Alachua Comprehensive Plan, Transportation Element. ² For developments generating less than 1,000 trips, affected roadway segments are identified as all those wholly or partially located within 1/2 mile of the development's ingress/egress, or to the nearest intersecting major street, whichever is greater [Section 2.4.14(H)(2)(a) of the LDRs].					

Table 6-1. Projected Impact on Affected Comprehensive Plan Roadway Segments (AADT)

Traffic System Category	Segment 4 US 441 From CR 25A East Intersection to SR 235
Average Annual Daily Trips	
Maximum Service Volume ¹	45,700
Existing Traffic ²	19,134
Reserved Trips ³	7,809
Available Capacity ³	18,757
Potential Daily Trips Generated by Amendment ⁴	924
Residual Capacity After Amendment's Impacts	17,833
¹ AADT & Peak Hour MSVs calculated using LOSPLAN 2012. County Facilities reflect a 10 percent reduction in the MSV calculated within LOSPLAN 2012 as set forth in the Generalized Tables for AADT / Peak Hour Volumes, FDOT 2018 Q/LOS Handbook. ² Florida State Highway System Level of Service Report, Florida Department of Transportation, District Two. ³ Source: City of Alachua September 2024 Development Monitoring Report. ⁴ Trip Generation: ITE Trip Generation 11th edition; ITE Code 210 (9.43 trips per unit) Trip Distribution: Segment 4 - 100%.	

Table 6-2. Projected Impact on Affected Comprehensive Plan Roadway Segments (PM PEAK)

Traffic System Category	Segment 4 US 441 From CR 25A East Intersection to SR 235
Average Annual Daily Trips	
Maximum Service Volume ¹	4,110
Existing Traffic ²	1,767
Reserved Trips ³	813
Available Capacity ³	1,530
Increase/Decrease in Daily Trips Generated by Amendment ⁴	92
Residual Capacity After Amendment's Impacts	1,438
¹ AADT & Peak Hour MSVs calculated using LOSPLAN 2012. County Facilities reflect a 10 percent reduction in the MSV calculated within LOSPLAN 2012 as set forth in the Generalized Tables for AADT / Peak Hour Volumes, FDOT 2018 Q/LOS Handbook. ² Florida State Highway System Level of Service Report, Florida Department of Transportation, District Two. ³ Source: City of Alachua September 2024 Development Monitoring Report. ⁴ Trip Generation: ITE Trip Generation 11th edition; ITE Code 210 (0.94 trips per unit) Trip Distribution: Segment 4 - 100%.	

Evaluation: The impacts anticipated by the proposed amendment will not adversely affect the Level of Service (LOS) of the roadway segment identified above and are therefore acceptable. Concurrency and public facilities impacts will be reevaluated during the review of future development applications.

Potable Water Impacts

Table 7. Potable Water Impacts

System Category	Gallons Per Day (GPD)
Current Permitted Capacity ¹	2,300,000
Less Actual Potable Water Flows ¹	1,548,250
Reserved Capacity ²	468,945
Available Capacity	282,805
Potential Potable Water Demand from Amendment ³	26,950
Residual Capacity	255,855
Percentage of Permitted Design Capacity Utilized	88.88%
Sources: ¹ City of Alachua Public Services Department, April 2024 ² City of Alachua September 2024 Development Monitoring Report ³ Formula: Per City of Alachua Comprehensive Plan, Community Facilities Element Policy 1.1.d(b): 275 GPD / Unit	

Evaluation: The impacts anticipated by the proposed amendment will not adversely affect the Level of Service (LOS) of potable water facilities and are therefore acceptable. Concurrency and public facilities impacts will be reevaluated during the review of future development applications.

Sanitary Sewer Impacts

Table 8. Sanitary Sewer Impacts

System Category	Gallons Per Day (GPD)
Treatment Plant Current Permitted Capacity	1,500,000
Less Actual Treatment Plant Flows ¹	764,000
Reserved Capacity ²	437,084
Available Capacity	298,916
Increase/Decrease in Sanitary Sewer Demand from Application ³	24,500
Residual Capacity	274,416
Percentage of Permitted Design Capacity Utilized	81.71%
Sources: ¹ City of Alachua Public Services Department, April 2024 ² City of Alachua September 2024 Development Monitoring Report ³ Formula: Per City of Alachua Comprehensive Plan, Community Facilities Element Policy 1.1.d(b): 250 GPD / Unit	

Evaluation: The impacts anticipated by the proposed amendment will not adversely affect the Level of Service (LOS) of sanitary sewer facilities and are therefore acceptable. Concurrency and public facilities impacts will be reevaluated during the review of future development applications.

Solid Waste Impacts

Table 9. Solid Waste Impacts

System Category	Pounds Per Day	Tons Per Year
Demand from Existing Development ¹	44,060.00	8,040.95
Reserved Capacity ²	50,407.82	9,199.49
Increase/Decrease in Demand Generated by Application ³	879.45	164.5
New River Solid Waste Facility Capacity ⁴	50 years	
Sources:		
¹ University of Florida, Bureau of Economic & Business Research, Estimates of Population by County and City in Florida, 2024; Policy 2.1.a, CFNGAR Element (Formula: 11,015 persons x 0.73 tons per person per year).		
² City of Alachua September 2024 Development Monitoring Report.		
³ Formula: Per City of Alachua Comprehensive Plan, Community Facilities Element Policy 2.1.a: 0.73 tons / year per capita @ 2.3 residents per unit		
⁴ New River Solid Waste Facility, April 2024.		

Evaluation: The impacts anticipated by the proposed amendment will not adversely affect the Level of Service (LOS) of solid waste facilities and are therefore acceptable. Concurrency and public facilities impacts will be reevaluated during the review of future development applications.

Recreation Facilities

Table 10-1. Recreational Impacts

System Category	Acreage
Existing City of Alachua Recreation Acreage ¹	135.48
Acreage Required to Serve Existing Population ²	55.08
Reserved Capacity ¹	13.84
Potential Demand Generated by Development ³	1.13
Residual Recreational Capacity After Impacts	65.44
<i>Sources:</i> ¹ City of Alachua September 2024 Development Monitoring Report. ² Bureau of Economic & Business Research, University of Florida, Estimates of Population (2024); Policy 1.2.b, Recreation Element ³ US Census Bureau; Policy 1.2.b, Recreation Element (Formula: 2.3 persons per unit x 698units / [5 acres/1,000 persons])	

Table 10-2. Passive Recreational Impacts

System Category	Acreage
Minimum Improved Passive Park Space Required to Serve Existing Population & Reserved Capacity ¹	12.58
Existing Improved Passive Park Space Provided ²	34.82
Potential Demand Generated by Development ³	0.23
Residual Recreational Capacity After Impacts	22.01
<i>Sources:</i> ¹ City of Alachua September 2024 Development Monitoring Report. ² Area consists all improved passive lands which are part of San Felasco Conservation Corridor (27.73 acres), Swick House (3.84 acres), Legacy Park (3.18 acres, and Theater Park (0.07 acres) ³ Formula: 2.3 persons per unit x 98 units / [5 acres/1,000 persons]) x 0.20	

Evaluation: The impacts anticipated by the proposed amendment will not adversely affect the Level of Service (LOS) of recreation facilities and are therefore acceptable. Concurrency and public facilities impacts will be reevaluated during the review of future development applications.

Public School Facilities

A School Capacity Review was submitted to The School Board of Alachua County (SBAC) in accordance with the City's Comprehensive Plan, specifically Policies 1.1.b, 1.1.c, 1.1.e, and 1.1.f of the Public School Facilities Element. According to the School Capacity Review report submitted to the City by the School Board of Alachua County on October 16, 2024, capacity is currently available at the elementary, middle, and high school levels to support the proposed development.

Concurrency and public facilities impacts will be reevaluated during the review of future development applications.

EXHIBIT “A”
TO
PR24-004: NW 150TH STREET
SITE-SPECIFIC AMENDMENT TO THE OFFICIAL ZONING ATLAS
STAFF REPORT

Table 4.1-1. Table of Allowed Uses

Table 4.1-1. Table of Allowed Uses																								
P = Permitted use					S = Special exception permit					A = Allowed in the PD districts										Blank cell = Prohibited				
Use Category/Use Type	CSV	A	Residential							Business								Planned Development				Use Specific Standards (Sec. 4.3)		
			Single-Family (RSF)				Mobile Home (RMH)		Multiple Family (RMF)		OR	CN	CC	CBD	CI	CP	ILW	IG	GF	COMM	R		TND	EC
			1	3	4	6	5	P	8	15														
RESIDENTIAL USES																								
Household living																								
Dwelling, live/work		P						P	P	P	P	P	P		P	P			A	A	A	A		
Dwelling, manufactured home		P	P	P	P	P	P	P	P											A	A	A	4.3.1(A)(1), (2)	
Dwelling, mobile home		P				P	P																4.3.1(A)(1)	

Dwelling, multiple-family					S			P	P	P		P	P	P	P				A	A	A	A	4.3.1(A)(3)
Dwelling, single-family attached					P			P	P	P			P	P	P				A	A	A		4.3.1(A)(3)
Dwelling, single-family detached		P	P	P	P	P		P	P	P			P		P					A	A		4.3.1(A)(4)
Dwelling, townhouse				S	S	S		P	P	P				P	P				A	A	A		4.3.1(A)(3)
Dwelling, two- to four-family				S	S	P		P	P	P			P	P	P				A	A	A		4.3.1(A)(3)
Mobile home park							P																4.3.1(A)(1)
Upper story dwelling								P	P	P	P	P	P	P	P				A		A	A	
Group living																							
Co-housing		P				P	P	P															4.3.1(B)(1)
Community residential home (6 or fewer residents)		P	P	P	P	P	P	P	P	P			P							A	A		4.3.1(B)(2)(b)
Community residential home (7–14 residents)					S	S			P	P	P												4.3.1(B)(2)(c)
Dormitory		P						S	P			P				S					A	A	4.3.1(B)(3)

Group home (15 or more residents)		S			S			S	S	S									A				
Roominghouse			S	S	S			P	P														
PUBLIC AND INSTITUTIONAL USES																							
	Community services																						
Community center		S			S	S	S	S	S		P		P					P	A	A	A	4.3.2(A)	
Cultural facility								S	S	P	P	P	P		P			P	A	A	A	A	4.3.2(A)
Library					S			P	P	P	P	P	P					P	A	A	A	A	4.3.2(A)
Senior center					S	P	P	P	P		P	P	P					P		A	A		4.3.2(A)
Youth club facility					S	P	P	P	P		P	P	P					P		A	A		4.3.2(A)
	Day care																						
Adult care center		S	S	S	S	S	S	S	S	S	S	S	S						A	A	A	A	
Child care center		S		S	S	S	S	P	P	P	P	P	P		P				A	A	A	A	4.3.2(B)(1)
Day care home (up to and including 6 persons)		S	S	S	S	S	S	S	S	P	P	P	P							A			

Overnight child care center		S				S	S	S	P	P	P	P	P									A	4.3.2(B)(1)	
Educational facilities																								
College or university							S		P	P	S		P	P	P	P	P	P	P	A	A	A	A	
School		P	S	S	S	P	P	P	P	P			P	P					P	A	A	A		4.3.2(C)(1)
Vocational school						S	S	S	P	P	S	P	P	P	P	P	P	P	P	A	A	A	A	4.3.2(C)(1)
Government facilities																								
Government maintenance, storage, and distribution facility													S	S	P		P	P	P	A			A	4.3.2(D)
Government office											P		P	P	P	P			P	A		A	A	4.3.2(D)
Post office						S	S	S	S	S	P	P	P	P	P	P	P		P	A	A	A	A	4.3.2(D)
Health care facilities																								
Blood collection facility															P	P	P	P		A			A	
Birth center											P	S	P	P	P	P				A		A	A	
Hospital		S							S	S			P	P			P		P	A		A	A	4.3.2(E)(1)

Medical and dental clinic											P	S	P	P	P	P				A		A	A	
Medical and dental lab													P		P	P	P	P		A			A	
Medical marijuana dispensing																								
Outpatient facility								S	S			S	P	P	P					A		A	A	4.3.2(E)(2)
Institutions																								
Assisted living facility		S		S	S			P	P	S										A	A	A	A	
Auditorium											S	P	P	S	P	P		P		A			A	4.3.2(F)(1)
Convention center											S	P	P	S	P	S		P		A			A	4.3.2(F)(1)
Drug and alcohol treatment facility												P												
Nursing home		S						S	S	P		P	P							A		A		
Psychiatric treatment facility												P								A				
Religious institution, with seating capacity less than		P	S	S	S	P	P	P	P	P	P	P	P	P	P	P	P	P		A	A	A	A	4.3.2(F)(2)

300 in sanctuary or main activity area																								
Religious institution, with seating capacity of 300 or greater in sanctuary or main activity area, or with accessory schools, day care centers with more than 50 children, or recreational facilities		P	S	S	S	S	S	S	S	S	S	S	P	P	P	P	P		P	A	A	A	A	4.3.2(F)(2)
Parks and open areas																								
Arboretum		P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		P	A	A	A	A		
Botanical garden		P	P	P	P	P	P	P	P	P	P	P	P	P	P			P	A	A	A	A		
Cemetery, columbaria, mausoleum		P				S	S	S	S	S			P		P			P						
Community garden		P	P	P	P	P	P	P	P	P					P			P		A	A	A		
Golf course, public		P	P	P	P	P	P	P	P	P					P	P		P	A	A	A	A		
Park, private and public	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	A	A	A	A		
Public square		S	S	S	S	S	P	P	P	P	P	P	P	P	P	P	P	P	A	A	A	A		

Recreational trail	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	A	A	A	A	
Resource-based recreation uses, nonintensive	P	P	P	P	P	P	P	P	P	P	P	P	P			P	P		P	A	A	A	A	
Resource-based recreation uses	S	S	P	P	P	P	P	P	P	P						P			P	A	A	A	A	
Public safety																								
Fire and EMS		P		S	S	S	S	S	P	P	P	P	P	P	P	P	P		P	A	A	A	A	4.3.2(G)
Police station		P		S	S	S	S	S	P	P	P	P	P	P	P	P	P	P	P	A	A	A	A	4.3.2(G)
Substation for fire and City police		P			S	P	P	P	P	P	P	P	P	P	P	P	P	P	P	A	A	A	A	4.3.2(G)
Transportation																								
Airport		S											S		S			S	P				A	
Airplane landing strip		S											S		S			S	P	A	A		A	4.3.2(H)(1)
Helicopter landing facilities		S							S	S			S	S	S	S	S	S	P	A			A	4.3.2(H)(2)
Passenger terminal, surface transportation													S		P	P	P	P	P	A				

	Utilities																							
Wireless communication tower and/or antenna, freestanding	S	P	S	S	S	S	S	S	S	S	S	S	P	S	P	P	P	P	P	A	A	A	A	4.3.2(l)(1)
Wireless communication antenna, collocation on existing tower	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	A	A	A	A	4.3.2(l)(1)
Wireless communication antenna, placement on existing building	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	A	A	A	A	4.3.2(l)(1)
Railroad right-of-way	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	A	A	A	A	
Utility, major		S	S	S	S	S	S	S	S	S			S	S	S	S	S	S	P	A	A	A	A	4.3.2(l)(3)
Utility, minor		P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	A	A	A	A	4.3.2(l)(4)
AGRICULTURE																								
Agriculture																								
General use category		P																						
Medical marijuana cultivation																								

[illegible]

Animal husbandry

General use category

P

Horticulture

General use category

P

Agriculture support and services (directly related)

Agricultural processing

P

4.3.3(A)(1),
(2)

Agri-education

P

4.3.3(A)(1)

Agri-entertainment

P

4.3.3(A)(1)

Custom operator

P

4.3.3(A)(1)

Direct market business for sale of products produced on site, including but not limited to produce stands or PYO (pick-your-own) establishments

P

4.3.3(A)(1),
(3)

Agriculture support and services (not directly related)																			
Agricultural research facility	P													P	P	P			4.3.3(B)(1)
Animal care business	P														P				
Auction arena for livestock	S														S	S			
Central farm distribution hub for agricultural products	P														P	P			4.3.3(B)(1)
Equestrian facility	P																		4.3.3(B)(2)
Fair grounds	S																A		
Farm machinery repair	P												P		P				
Farm machinery sales, rental, and service	P												P		P		A		
Stable	P																		4.3.3(B)(3)
Animal sales, service and care																			
Animal hospital	P											P		S				A	4.3.3(C)(1)
Animal shelter	S											S						A	4.3.3(C)(2)

Animal grooming		P									P	P	P			P		A				
Kennel, indoor		P						S	S		S	P		S	P	P		A		A		4.3.3(C)(3)
Kennel, outdoor		P									P		P		P	P		A				4.3.3(C)(4)
Veterinary clinic		P									P	P	P	P				A		A		4.3.3(C)(5)
BUSINESS																						
Eating establishments																						
Ice cream shop								S	S	S	P	P	P	P	P			A	A	A		
Restaurant, indoor seating only								S	S	S	P	P	P	P	P	P		A	A	A	A	
Restaurant, with outdoor seating								S	S	S	P	P	P	S	P	S		A	A	A	A	4.3.4(A)(1)
Restaurant, with drive-through or drive-in service												P		P	S	S		A			A	4.3.4(A)(2)
Specialty eating establishment								S	S	S	P	P	P	P	P			A	A	A	A	
Conference and training centers																						

Conference center		S						S	S			P	P	P	P	P		S	A		A	A	4.3.4(B)(1)
Rural agricultural corporate retreat		p																					4.3.4(B)(2)
Industrial services																							
Building, heating, plumbing, or electrical contractors													P	P	P			A					
Electric motor repair															P								4.3.4(C)(1)
Fuel oil distributor															P								
General industrial service											P	P	P	P	P	P					A		
Heavy equipment sales, rental, or repair												P			P								4.3.4(C)(2)
Laundry, dry cleaning, and carpet cleaning facilities											P	P	P								A		4.3.4(C)(3)
Machine shop													S			P							4.3.4(C)(1)
Repair of scientific or professional instruments											S		S	P	P	P		A			A		
Tool repair													S	P	P	P							4.3.4(C)(1)

Manufacturing and production																			
Asphalt/concrete batch plant																S			4.3.4(D)(1)
Manufacturing, heavy ¹																P			4.3.4(D)(1)
Manufacturing, light													P	P	P		A		A
Medical marijuana processing																			
Medical radioisotope laboratory													P						
Non-medical marijuana processing																			
Offices																			
Business services										P	P	P	P	P	P			A	A A
Financial services										P	P	P	P	P	P			A	A A
Professional services									S	P	P	P	P	P	P			A	A A
Radio and television broadcasting studio												P	P	P	P	P	P	A	A

Sales												P	P	P	P				A		A	A	
Parking, commercial																							
Parking lot												P	P	P	P	P	P	P	A	A	A	A	4.3.4(E)(1)
Parking structure												P	P	P	P	P	P	P	A	A	A	A	4.3.4(E)(2)
Recreation/entertainment, indoor																							
Banquet hall												P	P	P	P			P	A		A	A	4.3.4(F)(1)
Commercial recreation, indoor								S	S			P	P	P	P		P	P	A	A	A	A	
Internet Café/simulated gaming establishment																							
Neighborhood recreation center				S	S			P	P		P				P			P	A	A	A		
Private club or lodge with seating capacity of less than 300 in main activity area		P	S	S	S	P	P	P	S	S	P	P	P	P	P	P			A	A	A	A	
Private club or lodge, with seating capacity of 300 or greater in main activity area		P					S	S	S	S	S	S	P	P	P	P	P		A	A	A	A	

Theater												S	P	P	P	P	P		S	A		A	A	
Recreation/entertainment, outdoor																								
Archery range		P												P				P						
Arena, amphitheater, auditorium, stadium		S										S	S	S		S	S	P	A	A	A	A		4.3.4(F)(1)
Commercial recreation, outdoor		S												P				P	A		A	A		
Golf course, private		P	P	P	P	P	P	P	P	P					P	P				A	A	A		
Retail sales and services																								
Auction house		P												P					A					4.3.4(G)
Bar, nightclub, or cocktail lounge											S	P	P	P					A		A			4.3.4(G)(1)
Convenience store								S	S		P	P	S	P	P	S			A	A	A			4.3.4(G)(2)
Department or discount store													P	P	P				A		A			4.3.4(G)
Drug store or pharmacy (stand alone)													P	P	P	P			A					4.3.4(G)(3)

Crematory		S												S			P	P				A	4.3.4(G)	
Entertainment establishment												P	P	P	P					A			4.3.4(G)	
Financial institution									S	S	P	P	P	P	P	P				A	A	A	A	4.3.4(G)(4)
Funeral home										S		P	P	P						A				4.3.4(G)
General media store												P	P	P	P					A	A	A		4.3.4(G)
Liquor store												S	P	P	P					A		A		4.3.4(G)
Laundromat														P	P					A				4.3.4(G)(5)
Non-medical marijuana dispensing																								
Pawn shop														P						A				4.3.4(G)(8)
Precious metals dealer														P						A				4.3.4(G)(9)
Personal services establishment									S	S		P	P	P	P	P				A		A		4.3.4(G)(6)
Repair establishment												S	P	P	P					A				4.3.4(G)
Sales establishment									S	S		S	P	P	P	P				A	A	A		4.3.4(G)

Tattoo parlor/Body-piercing studio													P					A			4.3.4(G)(10)
Large-scale retail establishments · 20,000 sf, but < 80,000 sf												P		P				A		A	4.3.4(G)(7)
Large-scale retail establishments · 80,000 sf												S		S				A			4.3.4(G)(7)
Self-service storage																					
All uses												P		P	S		P		A		4.3.4(H)
Sexually oriented business																					
Sexually oriented cabaret													P								4.3.4(I)
Sexually oriented media store													P								4.3.4(I)
Sexually oriented motion picture theater													P								4.3.4(I)
Sex shop													P								4.3.4(I)
Vehicles, sales and services																					

Towing service														P					A				4.3.4(J)(8)
Transmission or muffler shop														P					A				4.3.4(J)(7)
Truck or tractor rental or sales														P			P						4.3.4(J)(2)
Visitor accommodations																							
Bed and breakfast		P	S	S	S			S	S	S	S		P		P				A	A	A		4.3.4(K)(1)
Bed and breakfast inn								S	S	S	S		S		P				A		A		4.3.4(K)(2)
Hotel or motel											S	P	P	P	P				A		A	A	4.3.4(K)(4)
Warehouse and freight movement																							
Cold storage plant																P							
Parcel services														P	P	P	P		A				4.3.4(L)(1)
Truck or freight terminal																S	P						4.3.4(L)(1)
Warehouse (distribution)															P	P	P						4.3.4(L)(1)
Warehouse (storage)															P	P	P		A				4.3.4(L)(1)

Wholesale sales																		
All uses														S	P	P	P	
¹ This use type prohibits petroleum refining, rendering, mining and manufacture of chemicals, fertilizers, paint, turpentine, etc., but allows manufacture of automobiles and computers. See definitions for further details. Asphalt/concrete batch plants are considered a subuse type of manufacturing, heavy.																		

EXHIBIT “B”
TO
PR24-004: NW 150TH AVENUE
SITE-SPECIFIC AMENDMENT
TO THE OFFICIAL ZONING ATLAS
STAFF REPORT

SUPPORTING APPLICATION MATERIALS
SUBMITTED BY CITY STAFF TO THE
PLANNING AND ZONING BOARD



City of Alachua

MIKE DAROZA
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN

October 24, 2024

Sent by electronic mail to csweger@edafll.com

Mr. Clay Sweger, AICP, LEED AP
EDA Consultants, Inc.
720 SW 2nd Avenue
South Tower, Suite 300
Gainesville, FL 32601

RE: Planning & Zoning Board (PZB) Public Hearing: PR23-0004 - NW 150th Avenue Rezoning

Dear Mr. Sweger:

On October 23, 2024, the City of Alachua received your revised application for a Site-Specific Amendment to the Official Zoning Atlas (Rezoning) on behalf of on behalf of EMP1, LLC. The application proposes to amend the Official Zoning Atlas from Agricultural (A) to Residential Single Family - 4 (RSF-4) on a ±24.58 acre subject property, consisting of Tax Parcel Number 03206-000-000. Based upon a review of the revised application, the City has determined that the application can now be scheduled for a hearing before the Planning and Zoning Board (PZB).

You must provide two (2) *double-sided, three-hole punched, color sets* of the **complete** application package and a digital copy of all materials in PDF format on a CD or by emailing a Cloud / FTP link to download the materials to planning@cityofalachua.com *no less than 10 business days prior to the PZB Meeting at which your application is scheduled to be heard*. The application has been scheduled for the **November 12, 2024** PZB Meeting, therefore, the above referenced materials must be submitted to the City no later than **Tuesday, October 29, 2024**. Materials may be submitted earlier than this date.

In addition, Section 2.2.9(D) of the Land Development Regulations requires the applicant to place posted notice signs on the subject property at least 14 days prior to the public hearing. Therefore, posted notice signs must be placed on the property no later than **Tuesday, October 29, 2024**. Staff will contact notify you when the signs are available for pick up at City Hall.

If you plan to utilize a PowerPoint presentation or would like other materials to be available for reference during the public hearing, please submit the presentation or materials no later than 12:00 PM on the last business day prior the PZB meeting (no later than **Thursday, November 7, 2024**). Any presentation or materials may be submitted by emailing them to planning@cityofalachua.com.

Should you have any questions, please feel free to contact me at (386) 418-6100, x 1602 or via email at jtabor@cityofalachua.com.

Sincerely,

Justin Tabor, AICP
Principal Planner

c: Kathy Winburn, Planning & Community Development Director (*by electronic mail*)
Adam Hall, AICP, Principal Planner (*by electronic mail*)
Carson Crockett, AICP Candidate (*by electronic mail*)
Project File

October 23, 2024

City of Alachua
Planning & Community Development
Justin Tabor, AICP, Principal Planner
PO Box 9, Alachua, FL 32616

Re: Project Assistance Team (PAT) Summary: PR24-0004 – NW 150th Avenue Site-Specific Amendment to the Official Zoning Atlas (Rezoning) Application

Dear Mr. Tabor:

The applicant's responses to the Planning Assistance Team (PAT) comments issued on 10/23/24 are below:

1. Response to Section 2.4.2(E)(1)(e): Applicant's response notes a list of adjacent uses but list is not provided.

RESPONSE: This section of the Justification Report has been revised to address this comment.

2. Response to Section 2.4.2(E)(1)(i): Applicant's response references RSF-5 zoning. Correct reference is RSF-6.

RESPONSE: This section of the Justification Report (p. 18) has been revised to make the requested correction.

3. General Comment: The "Map of Boundary Survey" submitted with the application notes the right-of-way of NW 150th Avenue is unknown ("ROW Unknown"). The limits of existing right-of-way will need to be verified at the time of any development plan (e.g., subdivision). The dedication of a portion of the subject property to serve as right-of-way for NW 150th Avenue may be required at that time."

RESPONSE: Noted. At the time of any future development proposal for this property, additional survey will be provided to identify the limits of the NW 150th Avenue right of way, as request.



City of Alachua

MIKE DAROZA
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN

October 23, 2024

Sent by electronic mail to csweger@edafl.com

Clay Sweger, AICP, LEED AP
EDA Consultants, Inc.
720 SW 2nd Avenue
South Tower, Suite 300
Gainesville, FL 32601

RE: Project Assistance Team (PAT) Summary: PR24-0004 - NW 150th Avenue Site-Specific
Amendment to the Official Zoning Atlas (Rezoning) Application

Dear Mr. Sweger:

The City of Alachua Project Assistance Team (PAT) has reviewed your Rezoning application submitted on behalf of EMP1, LLC. The application proposes to amend the Official Zoning Atlas from Agricultural (A) to Residential Single Family - 4 (RSF-4) on a ±24.58 acre subject property, consisting of Tax Parcel Number 03206-000-000.

Upon review of the application and materials, the following insufficiencies must be addressed. A meeting to review these comments may be scheduled upon request.

Please address all insufficiencies in writing and provide an indication as to how they have been addressed by **5:00 PM on Monday, November 4, 2024**. Revised materials may be submitted digitally to the project planner (no hard copies required at this time).

Please address the following:

1. Response to Section 2.4.2(E)(1)(e): Applicant's response notes a list of adjacent uses but list is not provided.
2. Response to Section 2.4.2(E)(1)(i): Applicant's response references RSF-5 zoning. Correct reference is RSF-6.
3. General Comment: The "Map of Boundary Survey" submitted with the application notes the right-of-way of NW 150th Avenue is unknown ("ROW Unknown"). The limits of existing right-of-way will need to be verified at the time of any development plan (e.g., subdivision). The dedication of a portion of the subject property to serve as right-of-way for NW 150th Avenue may be required at that time."

If you have any questions regarding the information above, please contact me at 386-418-6100 x 1602 or via e-mail at jtabor@cityofalachua.com.

Sincerely,



Justin Tabor, AICP
Principal Planner

- c: Kathy Winburn, Planning & Community Development Director *(by electronic mail)*
Adam Hall, AICP, Principal Planner *(by electronic mail)*
Carson Crockett, AICP Candidate, Planner *(by electronic mail)*
Project File

City of Alachua

PUBLIC SCHOOL STUDENT GENERATION CALCULATION FORM

PROJECT # PR24-0004

APPLICATION DATE 9/30/2024

NAME & DESCRIPTION OF PROJECT

NW 150th Avenue Rezoning

PROJECT ADDRESS (Contact 911 Addressing @ 352.338.7361)

Tax Parcel Numbers

03206-000-000

Acreage +/-24.58

DEVELOPMENT DATA (check all that apply)

☒ Single Family

☐ Multi Family

☐ Exempt (See exemptions on page 2)

Number of Units

98

Number of Units

Level of Review

☐ Pre-Application Conference

☐ Preliminary

☐ Final

☐ Revised

☒ Staff Administrative Review

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

EXPLANATION OF STUDENT GENERATION CALCULATION

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

SCHOOL CONCURRENCY SERVICE AREAS (SCSA) FOR PROJECT LOCATION

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

SCHOOL CONCURRENCY SERVICE AREAS (SCSA)

Elementary

Northwest Alachua

Middle

Mebane

High

Santa Fe

SINGLE FAMILY RESIDENTIAL DEVELOPMENT STUDENT GENERATION CALCULATIONS

ELEMENTARY	98	units X 0.12 Elementary School Multiplier	12	Student Stations
MIDDLE	98	units X 0.06 Middle School Multiplier	6	Student Stations
HIGH	98	units X 0.09 High School Multiplier	9	Student Stations

MULTI FAMILY RESIDENTIAL DEVELOPMENT STUDENT GENERATION CALCULATIONS

ELEMENTARY		units X 0.06 Elementary School Multiplier		Student Stations
MIDDLE		units X 0.03 Middle School Multiplier		Student Stations
HIGH		units X 0.03 High School Multiplier		Student Stations

Source: School Board of Alachua County 2021 Student Generation Multiplier Analysis

EXEMPT DEVELOPMENTS (click all that apply)

- ☐ Existing legal lots eligible for a building permit
- ☐ Development that includes residential uses that has received final development plan approval prior to the effective date for public school concurrency, or has received development plan approval prior to June 24, 2008, provided the development approval has not expired
- ☐ Amendments to final development orders for residential development approved prior to the effective date for public school concurrency, and which do not increase the number of students generated by the development
- ☐ Age-restricted developments that prohibit permanent occupancy by persons of school age, provided this condition is satisfied in accordance with the standards of the Public School Facilities Element or the ILA
- ☐ Group quarters that do not generate public school students, as described in the ILA

AUTHORIZED AGENT

Name:

Mailing Address:

Phone:

Email:

PROPERTY OWNER

Name:

Mailing Address

Phone:

Email

CERTIFICATION

PROJECT NAME : NW 150th Ave Rezoning

PROJECT #: PR24-0004

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

☒ **Approved** based upon the following findings (see 09.14.2022 Capacity Table)

Elementary SCSA

Northwest Alachua

Capacity Required

12

- ☒ Capacity Available
☐ Capacity Available in 5 yrs*
☐ Capacity Available in Adjacent SCSA

Available Capacity 368

Available Capacity

Available Capacity

Middle SCSA

Mebane

Capacity Required

6

- ☒ Capacity Available
☐ Capacity Available in 5 yrs*
☐ Capacity Available in Adjacent SCSA

Available Capacity 406

Available Capacity

Available Capacity

High SCSA

Santa Fe

9

- ☐ Capacity Available
☐ Capacity Available in 5 yrs*
☐ Capacity Available in Adjacent SCSA

Available Capacity 142

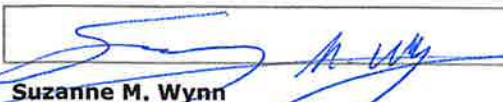
Available Capacity

Available Capacity

☐ **Denial** for reasons stated

Approved by

School Board Staff Certification


Suzanne M. Wynn
Director, Facilities Planning and Construction
Alachua County Public Schools
352.955.7400 x 1445

Date: 10/16/2024

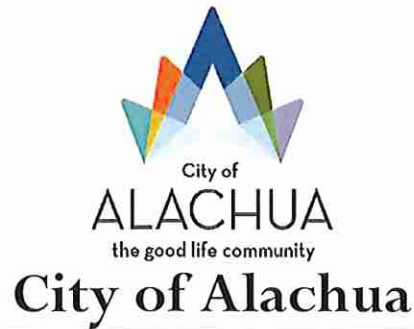
City of Alachua Staff

A complete application for the development project was accepted on

Date:

Signed:

Printed Name:



MIKE DAROZA
CITY MANAGER

RODOLFO VALLADARES
ASS'T CITY MANAGER

INTER-OFFICE COMMUNICATION

DATE: Oct 16, 2024

TO: Kathy Winburn, AICP
Planning & Community Development Director

FROM: Michael Carrillo, P.E.
Public Services Director

Tom Ridgik, P.E.
Engineering Supervisor

TR
10/16/2024
3

RE: NW 150th Ave Rezoning Application

Public Services has reviewed the subject project (October Documents) and offer the following comments. Review was specific to the Public Services Utilities.

NO.	COMMENTS
1	Comment on October Documents Public Services takes No Exception to the submitted application.
END OF COMMENTS	

Please advise if you have any questions or require additional information.

cc: Justin Tabor – AICP Principal Planner
Adam Hall – AICP Principal Planner

Re: Request for Review - NW 150th Avenue Rezoning

Corey King

Tue 10/8/2024 10:24 AM

To: Justin Tabor <ju_tabor@cityofalachua.org>;

No comment.



COREY KING

*Assistant Director
Compliance and Risk Management*

☎ 386.418.6210

✉ cking@cityofalachua.org

🌐 www.cityofalachua.org

From: Justin Tabor

Sent: Monday, October 7, 2024 9:30:27 AM

To: Chip Ware; Adler, John; Mark Avery; Eiman Abbas; Thomas Ridgik; Rodolfo Valladares; Adam Hall; Justin Tabor; Kathy Winburn; Mike DaRoza; Anne-Marie DiRocco; Grafton Wilson; Jeanene Carrillo; Josiah A. Serravalle; Carson J. Crockett; Corey King; Michael Carrillo; Marcus Winburn

Subject: Request for Review - NW 150th Avenue Rezoning

PAT Members,

The Planning & Community Development Department has received a new application from EDA Consultants, Inc for an Amendment to the Official Zoning Atlas (Rezoning) submitted on behalf of EMP1, LLC. The application proposes to amend the Official Zoning Atlas of the ±345.48 acre subject property from Agricultural (A) to Residential Single Family – 4 (RSF-4) on a ±24.58 acre subject property, consisting of Tax Parcel Number 03206-000-000.

Please review the application and provide any comments in writing no later than 5 PM on Wednesday, October 16, 2024

If a response is not received by this date, it is presumed that the reviewer has no comments and deems the application approvable.

Application materials are attached to this email.

If you have any questions about this application, please let me know.



JUSTIN TABOR

Principal Planner

📞 386.418.6123

✉️ jtabor@cityofalachua.org

🌐 www.cityofalachua.org

Under Florida law, e-mail addresses are public records. If you do not want your e-mail address released in response to a public records request, do not send electronic mail to this entity. Instead, contact this office by phone or in writing.

RE: Request for Review - NW 150th Avenue Rezoning

Silver Ware <sware@alachuacounty.us>

Mon 10/7/2024 4:49 PM

To: Justin Tabor <ju_tabor@cityofalachua.org>;

Good afternoon

ACFR has comment at this time.

Thank you

Chip



Silver Ware

Fire Prevention Officer

Fire Rescue

[911 SE 5th ST • Gainesville • FL • 32601](#)

352-384-3121 (office) • 352-494-3140 (mobile) • 352-384-3157 (fax)



PLEASE NOTE: Florida has a very broad public records law (F.S.119).

All e-mails to and from County Officials and County Staff are kept as public records. Your e-mail communications, including your e-mail address, may be disclosed to the public and media at any time.

From: Justin Tabor <ju_tabor@cityofalachua.org>

Sent: Monday, October 7, 2024 9:30 AM

To: Silver Ware <sware@alachuacounty.us>; John Adler <jadler@alachuacounty.us>; Mark Avery <ma_avery@cityofalachua.org>; Eiman Abbas <ei_abbas@cityofalachua.org>; Thomas Ridgik <th_ridgik@cityofalachua.org>; Rodolfo Valladares <ro_valladares@cityofalachua.org>; Adam Hall <ad_hall@cityofalachua.org>; Justin Tabor <ju_tabor@cityofalachua.org>; Kathy Winburn <ka_winburn@cityofalachua.org>; Mike Daroza <wi_daroza@cityofalachua.org>; Anne-Marie DiRocco <an_dirocco@cityofalachua.org>; Grafton Wilson <gr_wilson@cityofalachua.org>; Jeanene Carrillo <ma_carrillo@cityofalachua.org>; Josiah A. Serravalle <jo_serravalle@cityofalachua.org>; Carson J. Crockett <ca_crockett@cityofalachua.org>; Corey King <co_king@cityofalachua.org>; Michael Carrillo <mi_carrillo@cityofalachua.org>; Marcus Winburn <ma_winburn@cityofalachua.org>

Subject: Request for Review - NW 150th Avenue Rezoning

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

PAT Members,

The Planning & Community Development Department has received a new application from EDA Consultants, Inc for an Amendment to the Official Zoning Atlas (Rezoning) submitted on behalf of EMP1, LLC. The application proposes to amend the Official Zoning Atlas of the ±345.48 acre subject property from Agricultural (A) to Residential Single Family – 4 (RSF-4) on a ±24.58 acre subject property, consisting of Tax Parcel Number 03206-000-000.

Please review the application and provide any comments in writing no later than 5 PM on Wednesday, October 16, 2024

If a response is not received by this date, it is presumed that the reviewer has no comments and deems the application approvable.

Application materials are attached to this email.

If you have any questions about this application, please let me know.



JUSTIN TABOR

Principal Planner

📞 386.418.6123

✉️ jtabor@cityofalachua.org

🌐 www.cityofalachua.org

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City of Alachua

MIKE DAROZA
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN

October 1, 2024

Sent by electronic mail to csweger@edafl.com

Clay Sweger, AICP, LEED AP
EDA Consultants, Inc.
720 SW 2nd Avenue
South Tower, Suite 300
Gainesville, FL 32601

RE: Completeness Review: PR24-0004 - NW 150th Avenue Site-Specific Amendment to the Official Zoning Atlas (Rezoning) Application

Dear Mr. Sweger:

On September 25, 2024 the City of Alachua received your Rezoning application submitted on behalf of EMP1, LLC. The application proposes to amend the Official Zoning Atlas from Agricultural (A) to Residential Single Family - 4 (RSF-4) on a ±24.58 acre subject property, consisting of Tax Parcel Number 03206-000-000.

According to Section 2.2.6 of the Land Development Regulations, upon receipt of an application, a completeness review shall be conducted to determine that the application contains all the necessary information and materials, is in proper form and of sufficient detail, and is accompanied by the appropriate fee. The Planning Department has reviewed the aforementioned application for completeness and finds that **the application is complete**.

This review is based solely on a preliminary review of your application for completeness. An in-depth review of the content of the application will be completed and performed, and the findings discussed at a Project Assistance Team (PAT) meeting, which will be scheduled under separate cover.

If you have any questions regarding the information above, please contact me at 386-418-6100 x 1602 or via e-mail at jtabor@cityofalachua.com.

Sincerely,

Justin Tabor, AICP
Principal Planner

c: Kathy Winburn, Planning & Community Development Director *(by electronic mail)*
Adam Hall, AICP, Principal Planner *(by electronic mail)*
Carson Crockett, AICP Candidate, Planner *(by electronic mail)*
Project File

ORDINANCE 25-02

AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA, RELATING TO THE AMENDMENT OF THE OFFICIAL ZONING ATLAS; AMENDING THE OFFICIAL ZONING ATLAS FROM AGRICULTURAL (A) TO RESIDENTIAL SINGLE FAMILY – 4 (RSF-4) ON A ±24.58 ACRE PROPERTY; GENERALLY LOCATED NORTH OF NW 150TH AVENUE, NORTH AND EAST OF THE ALACHUA FOREST SUBDIVISION, AND EAST OF THE MERRILLWOOD SUBDIVISION; CONSISTING OF TAX PARCEL NUMBER 03206-000-000; REPEALING ALL ORDINANCES IN CONFLICT; PROVIDING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

RECITALS

WHEREAS, an application for a Site-Specific Amendment to the Official Zoning Atlas (“Amendment”), as described below, has been filed with the City; and

WHEREAS, on October 31, 2024 the City advertised a public hearing to be held before the Planning and Zoning Board, sitting as the Local Planning Agency (“LPA”); and

WHEREAS, on November 12, 2024 the LPA conducted a quasi-judicial public hearing on the proposed Amendment and the LPA reviewed and considered all comments received during the public hearing concerning the proposed Amendment and made its recommendation to the City Commission; and

WHEREAS, on November 28, 2024 and on December 26, 2024 the City advertised public hearings to be held before the City Commission; and

WHEREAS, on December 9, 2024 and on January 13, 2025 the City Commission conducted quasi-judicial public hearings on the proposed Amendment and provided for and received public participation at both public hearings; and

WHEREAS, the City Commission has determined and found the proposed Amendment to be consistent with the City’s Comprehensive Plan and the City’s Land Development Regulations (“LDRs”); and

WHEREAS, for reasons set forth in this ordinance that is hereby adopted and incorporated as findings of fact, the Alachua City Commission finds and declares that the enactment of this Amendment is in the furtherance of the public health, safety, morals, order, comfort, convenience, appearance, prosperity, or general welfare.

NOW THEREFORE BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF ALACHUA, FLORIDA:

Section 1. Findings of Fact and Conclusions of Law

1. The above recitals are true and correct and are incorporated herein by reference.
2. The proposed Amendment is in compliance with the City's LDRs.
3. The proposed Amendment will not cause a reduction in the adopted level of service standards for transportation, water, sewer, waste, stormwater, recreation, and public schools.

Section 2. Official Zoning Atlas Amended

The Official Zoning Atlas is hereby amended from Agricultural (A) to Residential Single Family – 4 (RSF-4) on Tax Parcel Number 03206-000-000, in accordance with the legal description found in Exhibit “A” and map found in Exhibit “B” attached hereto and incorporated herein.

Section 3. Ordinance to be Construed Liberally

This ordinance shall be liberally construed in order to effectively carry out the purposes hereof which are deemed to be in the best interest of the public health, safety, and welfare of the citizens and residents of Alachua, Florida.

Section 4. Repealing Clause

All ordinances or parts of ordinances in conflict herewith are, to the extent of the conflict, hereby repealed.

Section 5. Severability

It is the declared intent of the City Commission of the City of Alachua that, if any section, sentence, clause, phrase, or provision of this ordinance is for any reason held or declared to be unconstitutional, void, or inoperative by any court or agency of competent jurisdiction, such holding of invalidity or unconstitutionality shall not affect the remaining provisions of this ordinance, and the remainder of the ordinance after the exclusions of such part or parts shall be deemed to be valid.

Section 6. Effective Date

This ordinance shall take effect immediately upon its adoption by the City Commission and the signature of the Mayor.

PASSED on First Reading the 9th day of December, 2024.

PASSED and ADOPTED, in regular session, with a quorum present and voting, by the City Commission, upon second and final reading this 13th day of January, 2025.

CITY COMMISSION OF THE
CITY OF ALACHUA, FLORIDA

Gib Coerper, Mayor
SEAL

ATTEST:

APPROVED AS TO FORM

Mike DaRoza, City Manager/Clerk

Marian B. Rush, City Attorney

EXHIBIT "A"

LEGAL DESCRIPTION:

Parcel 1:

The North 1/2 of the Southwest 1/4 of the Northeast 1/4 of Section 14, Township 08 South, Range 18 East, of the Public Records of Alachua County, Florida.

Parcel 2:

Beginning at a point 330 feet North and 990 feet East of the Southwest corner of the South Half (S 1/2) of the Southwest One-Quarter (SW 1/4) of the Northeast One-Quarter (NE 1/4) of Section 14, Township 08 South, Range 18 East, run East 330 feet to the Eastern boundary line of said Southwest One-Quarter (SW 1/4) of the Northeast One-Quarter (NE 1/4) of said Section 14; thence South along said boundary line 330 feet more or less to the Southeast corner of said South One-Half (S 1/2) of the Southwest One-Quarter (SW 1/4) of the Northeast One-Quarter (NE 1/4); thence West along the South line of said South One-Half (S 1/2) of the Southwest One-Quarter (SW 1/4) of the Northeast One-Quarter (NE 1/4) 330 feet; thence North 330 feet to the point of beginning, of Alachua County, Florida.

LESS AND EXCEPT the right of way for Northwest 150th Avenue.

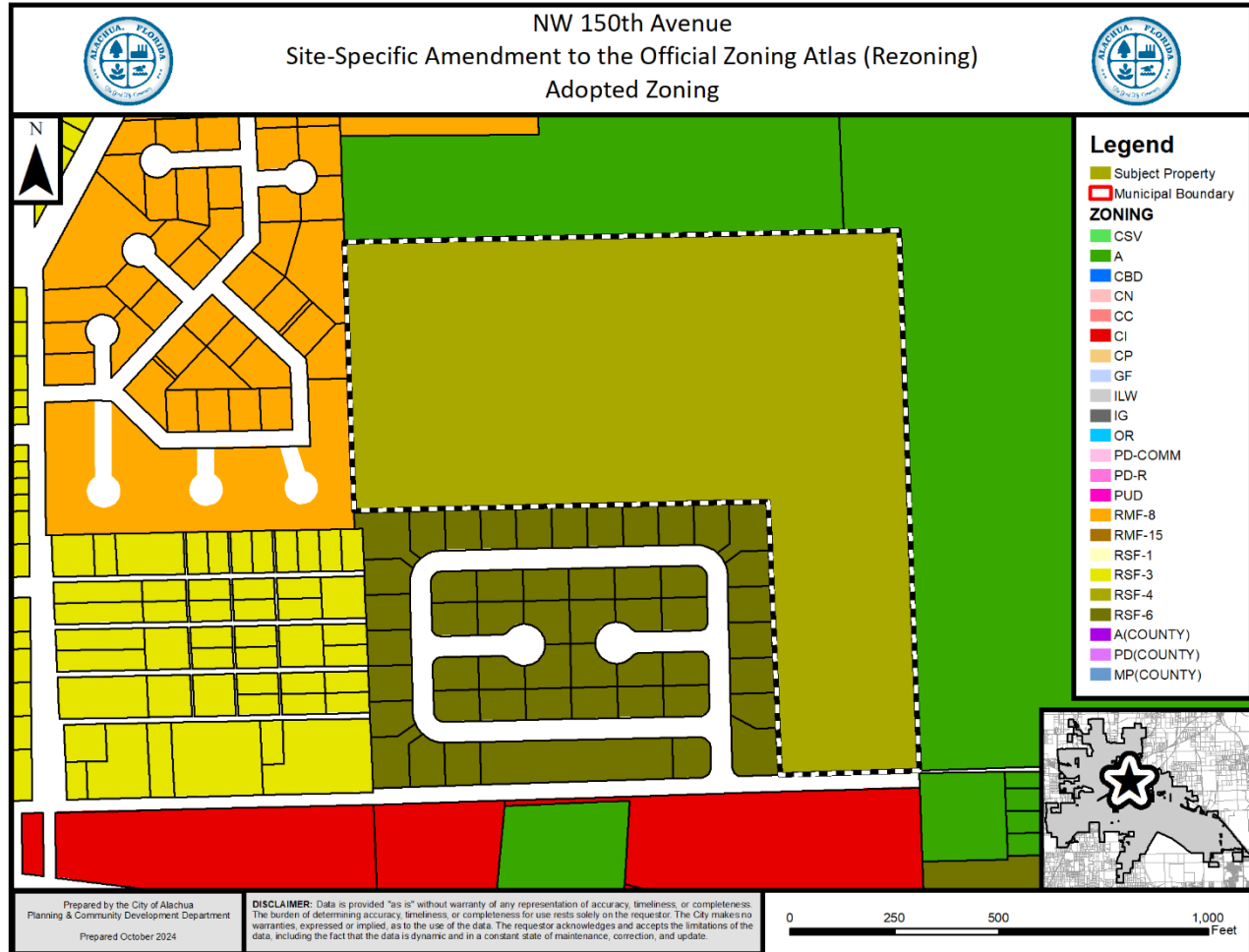
Parcel 3:

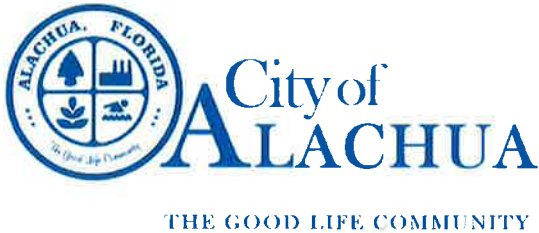
Beginning at a point 330 feet North of and 990 East of the Southwest corner of the South Half of the Southwest 1/4 of the Northeast 1/4 of Section 14, Township 8 South, Range 18 East, running East 330 feet; North 330 feet; West 330 feet; and South 330 feet to the Point of Beginning, Alachua County, Florida.

LESS any portion of Parcels 1, 2 and 3 lying within the Plat of ALACHUA FOREST, as per plat thereof recorded in Plat Book "U", Page 36, of the Public Records of Alachua County, Florida.

Parcel Identification Number: 03206-000-000

EXHIBIT “B”





FOR PLANNING USE ONLY

Case #: _____
Application Fee: \$ _____
Filing Date: _____
Acceptance Date: _____
Review Type: P&Z; CC

Site Specific Amendment to the Official Zoning Atlas Amendment (Rezoning) Application

Reference City of Alachua Land Development Regulations Article 2.4.2

A. PROJECT

1. Project Name: NW 150th Avenue Rezoning
2. Address of Subject Property: 12628 NW 150th Avenue
3. Parcel ID Number(s): 03206-000-000
4. Existing Use of Property: Vacant
5. Future Land Use Map Designation: Moderate Density Residential
6. Existing Zoning Designation: Agriculture
7. Proposed Zoning Designation: RSF-4
8. Acreage: 24.58 +/-

B. APPLICANT

1. Applicant's Status ☐ Owner (title holder) ☒ Agent
2. Name of Applicant(s) or Contact Person(s): Clay Sweger, AICP, LEED AP Title: Director of Planning
Company (if applicable): eda consultants, inc.
Mailing address: 720 SW 2nd Ave, South Tower, Suite 300
City: Gainesville State: FL ZIP: 32601
Telephone: () 352-373-3541 FAX: () e-mail: csweger@edafl.com
3. If the applicant is agent for the property owner*:
Name of Owner (title holder): EMP1, LLC
Mailing Address: 7045 NW 22nd Street, Suite B
City: Gainesville State: FL ZIP: 32653

* Must provide executed Property Owner Affidavit authorizing the agent to act on behalf of the property owner.

C. ADDITIONAL INFORMATION

1. Is there any additional contact for sale of, or options to purchase, the subject property? ☐ Yes ☒ No
If yes, list names of all parties involved: N/A
If yes, is the contract/option contingent or absolute? ☐ Contingent ☐ Absolute

D. ATTACHMENTS

1. Statement of proposed change, including a map showing the proposed zoning change and zoning designations on surrounding properties
2. A current aerial map or plat of the property. (may be obtained from the Alachua County Property Appraiser.)
3. Concurrency Impact Analysis showing the impact on public facilities, including potable water, sanitary sewer, transportation, solid waste, recreation, stormwater, and public schools in accordance with Article 2.4.14 of the Land Development Regulations.
4. Analysis of Consistency with the City of Alachua Comprehensive Plan (analysis must identify specific Goals, Objectives, and Policies and describe in detail how the application complies with the noted Goal, Objective, or Policy.)

5. Analysis of compliance with the Standards for Site Specific Amendments to the Official Zoning Atlas, as defined in Section 2.4.2 of the Land Development Regulations (LDRs), and listed below:
 - i. *Consistent with Comprehensive Plan*
The proposed amendment is consistent with and furthers the goals, objectives, and policies of the Comprehensive Plan.
 - ii. *Consistent with Ordinances*
The proposed amendment is not in conflict with any portion of these LDRs or any of the City Code of Ordinances.
 - iii. *Logical Development Pattern*
The proposed amendment would result in a logical and orderly development pattern.
 - iv. *Pre-Mature Development*
The proposed amendment will not create premature development in undeveloped or rural areas.
 - v. *Incompatible with Adjacent Lands*
The uses permitted by the proposed amendment are not incompatible with existing land uses of adjacent lands and/or the uses permitted by the zone district classifications of adjacent lands.
 - vi. *Adverse Effect on Local Character*
The proposed amendment will not adversely effect the character of the general area where it is proposed to be located by creating excessive traffic, density and/or intensities of use, building height and bulk, noise, lights, or other physical effects or nuisances.
 - vii. *Not Deviate from Pattern of Development*
The uses permitted by the proposed amendment will not deviate from the development pattern (both established and as proposed by surrounding zone districts) of the area where the proposed amendment is located.
 - viii. *Encourage Sprawl*
The proposed amendment will not encourage urban sprawl, either by resulting in strip or ribbon commercial development, leap-frog development or low density single dimensional development.
 - ix. *Spot Zoning*
The proposed amendment will not result in the creation of an isolated zone district unrelated to adjacent and surrounding zone districts (spot zoning).
 - x. *Public Facilities*
The proposed amendment will not result in development in a location where there are no plans by the City or other governmental entities to provide public facilities to serve the development (roads, potable water, wastewater, parks, storm water management, and solid wastes), and there are no assurances by the private sector that public facilities are planned and will be available to adequately accommodate development.
 - xi. *No Adverse Effect on the Environment*
The proposed amendment would not result in significantly adverse impacts on the natural environment, including but not limited to water, air, noise, storm water management, wildlife, vegetation, wetlands, and the natural functioning of the environment.
6. Three (3) sets of labels for all property owners within 400 feet of the subject property boundaries – even if property within 400 feet falls outside of City limits. (Obtain from the Alachua County Property Appraiser).
7. Neighborhood Meeting Materials, including:
 - i. Copy of the required published notice (advertisement) – must be published a newspaper of general circulation, as defined in Article 10 of the City's Land Development Regulations
 - ii. Copy of written notice (letter) sent to all property owners within 400 feet, and mailing labels or list of those who received written notice
 - iii. Written summary of meeting – must include (1) those in attendance; (2) a summary of the issues related to the development proposal discussed; (3) comments by those in attendance about the development proposal; and, (4) any other information deemed appropriate.
8. For applications requesting a zoning which permits residential uses, Public School Student Generation Form.
9. Legal description with tax parcel number.

10. Proof of ownership.
11. Proof of payment of taxes.
12. **Fee.** Please see fee schedule for fee determination. No application shall be accepted for processing until the required application fee is paid in full by the applicant. Any necessary technical review will be billed to the applicant at the rate of the reviewing entity. The invoice shall be paid in full prior to any legislative and/or quasi-judicial action of any kind on the petition, appeal, or development application.

All 12 attachments are required for a complete application. A completeness review of the application will be conducted within five (5) business days of receipt. If the application is determined to be incomplete, the application will be returned to the applicant.

I/We certify and acknowledge that the information contained herein is true and correct to the best of my/our knowledge.



Signature of Applicant

Clay Sweger, Director of Planning

Typed or printed name and title of applicant

Signature of Co-applicant

Typed or printed name of co-applicant

State of Florida County of Alachua

The foregoing application is acknowledged before me this 3rd day of September, 2024, by Clay Sweger

_____, who is/are personally known to me, or who has/have produced _____
as identification.

NOTARY SEAL



Heather A. Hartman
Comm.: # HH 320137
Expires: October 10, 2026
Notary Public - State of Florida



Signature of Notary Public, State of Florida

City of Alachua

PUBLIC SCHOOL STUDENT GENERATION CALCULATION FORM

PROJECT #

APPLICATION DATE

9/30/2024

NAME & DESCRIPTION OF PROJECT

NW 150th Avenue Rezoning

PROJECT ADDRESS (Contact 911 Addressing @ 352.338.7361)

12628 NW 150th Avenue

Tax Parcel Numbers

03206-000-000

Acreage

24.58 +/-

DEVELOPMENT DATA (check all that apply)

☒ Single Family

☐ Multi Family

☐ Exempt (See exemptions on page 2)

Number of Units 98

Number of Units

Level of Review

☐ Pre-Application Conference

☐ Preliminary

☐ Final

☐ Revised

☒ Staff Administrative Review

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

EXPLANATION OF STUDENT GENERATION CALCULATION

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

SCHOOL CONCURRENCY SERVICE AREAS (SCSA) FOR PROJECT LOCATION

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

SCHOOL CONCURRENCY SERVICE AREAS (SCSA)

Elementary Northwest Alachua

Middle Mebane

High Santa Fe

Page 1

SINGLE FAMILY RESIDENTIAL DEVELOPMENT STUDENT GENERATION CALCULATIONS

ELEMENTARY	98	units X 0.12 Elementary School Multiplier	12	Student Stations
MIDDLE	98	units X 0.06 Middle School Multiplier	6	Student Stations
HIGH	98	units X 0.09 High School Multiplier	9	Student Stations

MULTI FAMILY RESIDENTIAL DEVELOPMENT STUDENT GENERATION CALCULATIONS

ELEMENTARY		units X 0.06 Elementary School Multiplier		Student Stations
MIDDLE		units X 0.03 Middle School Multiplier		Student Stations
HIGH		units X 0.03 High School Multiplier		Student Stations

Source: School Board of Alachua County 2021 Student Generation Multiplier Analysis

EXEMPT DEVELOPMENTS (click all that apply)

- ☐ Existing legal lots eligible for a building permit
- ☐ Development that includes residential uses that has received final development plan approval prior to the effective date for public school concurrency, or has received development plan approval prior to June 24, 2008, provided the development approval has not expired
- ☐ Amendments to final development orders for residential development approved prior to the effective date for public school concurrency, and which do not increase the number of students generated by the development
- ☐ Age-restricted developments that prohibit permanent occupancy by persons of school age, provided this condition is satisfied in accordance with the standards of the Public School Facilities Element or the ILA
- ☐ Group quarters that do not generate public school students, as described in the ILA

AUTHORIZED AGENT

Name: eda consultants, inc.
Mailing Address: 720 SW 2nd Avenue
South Tower, Suite 300, Gainesville, FL 32601
Phone: 352-373-3541
Email: csweger@edafl.com

PROPERTY OWNER

Name: EMP1, LLC.
Mailing Address: 7045 NW 22nd St. Suite B
Gainesville, FL 32653
Phone: 352-373-3541
Email:

CERTIFICATION

PROJECT NAME :

PROJECT #:

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

☐

Approved based upon the following findings (see 09.14.2022 Capacity Table)

Elementary SCSA

Capacity Required

☐

Capacity Available

Available Capacity

☐

Capacity Available in 5 yrs*

Available Capacity

☐

Capacity Available in Adjacent SCSA

Available Capacity

Middle SCSA

Capacity Required

☐

Capacity Available

Available Capacity

☐

Capacity Available in 5 yrs*

Available Capacity

☐

Capacity Available in Adjacent SCSA

Available Capacity

High SCSA

☐

Capacity Available

Available Capacity

☐

Capacity Available in 5 yrs*

Available Capacity

☐

Capacity Available in Adjacent SCSA

Available Capacity

☐

Denial for reasons stated

Approved by

City of Alachua Staff

School Board Staff Certification

A complete application for the development project was accepted on

Date:

Suzanne M. Wynn

Director, Facilities Planning and Construction
Alachua County Public Schools
352.955.7400 x 1445

Signed:

Date:

Printed Name:



THE GOOD LIFE COMMUNITY

Authorized Agent Affidavit

A. PROPERTY INFORMATION

Address of Subject Property: 12628 NW 150th Ave

Parcel ID Number(s): 03206-000-000

Acreage: 24.58 +/-

B. PERSON PROVIDING AGENT AUTHORIZATION

Name: John Putz - Lucas Putz

Title: Authorized Member

Company (if applicable): EMP1, LLC

Mailing Address: 7045 NW 22nd Street, Suite B

City: Gainesville

State: FL

ZIP: 32653

Telephone: 352-660-9035

FAX: N/A

e-mail: johnpputz@aol.com

C. AUTHORIZED AGENT

Name: Clay Sweger, AICP, LEED AP

Title: Director of Planning

Company (if applicable): eda consultants, inc.

Mailing address: 720 SW 2nd Ave, South Tower, Suite 300

City: Gainesville

State: FL

ZIP: 32601

Telephone: 352-373-3541

FAX: N/A

e-mail: csweger@edafl.com

D. REQUESTED ACTION:

Rezone parcel from Agriculture to RSF-4.

I hereby certify that I am the property owner of record, or I have received authorization from the property owner of record to file an application for a development permit related to the property identified above. I authorize the agent listed above to act on my behalf for purposes of this application.

John Putz
Signature of Applicant

JOHN PUTZ OWNER

Typed or printed name and title of applicant

Lucas Putz
Signature of Co-applicant

LUCAS PUTZ OWNER

Typed or printed name of co-applicant

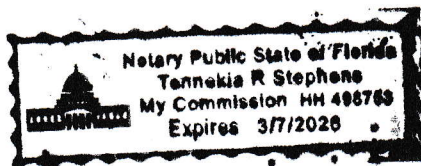
State of Florida County of Alachua

The foregoing application is acknowledged before me this 28 day of Aug, 2024, by John Putz

LUCAS PUTZ, who is/are personally known to me, or who has/have produced DL
as identification.

NOTARY SEAL

Tennekia R Stephens
Signature of Notary Public, State of FL



City of Alachua ♦ Planning and Community Development Department
PO Box 9 ♦ Alachua, FL 32616 ♦ (386) 418-6121
Revised 9/30/2014

12/15/2022 9:09 AM
BOOK 5058 PAGE 456

J.K. JESS IRBY, ESQ.
Clerk of the Court, Alachua County, Florida

ERECORDED Receipt # 1121077

Doc Stamp-Mort: \$0.00
Doc Stamp-Deed: \$2,086.00
Intang. Tax: \$0.00

\$27.00
\$2086.00

Prepared by and return to:

Kelley D. Jones
Attorney at Law
Kelley D. Jones, P.A.
4110 NW 37th Place Suite B
Gainesville, FL 32606
352-377-2004
File Number: 22-260

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this 14th day of December, 2022 between ACCH, LLC, a Florida Limited Liability Company whose post office address is 11328 NW 136th Street, Alachua, FL 32615, grantor, and EMP1,LLC, a Florida Limited Liability Company whose post office address is 7045 NW 22nd Street, Suite B, Gainesville, FL 32653, grantee:

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

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Alachua County, Florida to-wit:

See Exhibit "A" attached hereto and made a part hereof as if fully set forth herein.

Parcel Identification Number: 03206-000-000

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

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

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2022.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:


Witness Name: Kelley D. Jones

Witness Name: Teresa Vickers

ACCH, LLC, a Florida Limited Liability Company
By: 
Ronald F. Andrews, Member/Manager

State of Florida
County of Alachua

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 14th day of December, 2022 by Ronald F. Andrews, Member/Manager of ACCH, LLC, a Florida Limited Liability Company, on behalf of the company, who ☐ is personally known to me or ☒ has produced a driver's license as identification.

[Notary Seal]



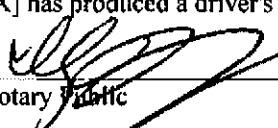

Notary Public
Printed Name: _____
My Commission Expires: _____

Exhibit A

Parcel 1:

The North 1/2 of the Southwest 1/4 of the Northeast 1/4 of Section 14, Township 08 South, Range 18 East, of the Public Records of Alachua County, Florida.

Parcel 2:

Beginning at a point 330 feet North and 990 feet East of the Southwest corner of the South Half (S 1/2) of the Southwest One-Quarter (SW 1/4) of the Northeast One-Quarter (NE 1/4) of Section 14, Township 08 South, Range 18 East, run East 330 feet to the Eastern boundary line of said Southwest One-Quarter (SW 1/4) of the Northeast One-Quarter (NE 1/4) of said Section 14; thence South along said boundary line 330 feet more or less to the Southeast corner of said South One-Half (S 1/2) of the Southwest One-Quarter (SW 1/4) of the Northeast One-Quarter (NE 1/4); thence West along the South line of said South One-Half (S 1/2) of the Southwest One-Quarter (SW 1/4) of the Northeast One-Quarter (NE 1/4) 330 feet; thence North 330 feet to the point of beginning, of Alachua County, Florida.

LESS AND EXCEPT the right of way for Northwest 150th Avenue.

Parcel 3:

Beginning at a point 330 feet North of and 990 East of the Southwest corner of the South Half of the Southwest 1/4 of the Northeast 1/4 of Section 14, Township 8 South, Range 18 East, running East 330 feet; North 330 feet; West 330 feet; and South 330 feet to the Point of Beginning, Alachua County, Florida.

LESS any portion of Parcels 1, 2 and 3 lying within the Plat of ALACHUA FOREST, as per plat thereof recorded in Plat Book "U", Page 36, of the Public Records of Alachua County, Florida.

Parcel Identification Number: 03206-000-000

Sign Up for Property Watch

Parcel Summary

Parcel ID 03206-000-000
Prop ID 13497
Location Address 12628 NW 150TH AVE
ALACHUA, FL 32615
233200.00
Neighborhood/Area
Subdivision
Legal Description NE1/4 OF SE1/4 OF SW1/4 OF NE 1/4 OR 1572/2069 & OR
2281/1955 & OR 3341/0032 ALSO N1/2 OF SW1/4 OF NE1/4
& SE1/4 OF SE1/4 OF SW1/4 OF NE1/4 OR 5058/0456
(Note: *The Description above is not to be used on legal
documents.)
Property Use Code TMBR NOT CLSSFD (05900)
Sec/Twp/Rng 35-09-18
Tax Area ALACHUA (1700)
Acres 25
Homesteaded False

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



[View Map](#)

Millage Rate Value

Millage Rate: 21.5726

Owner Information

EMP1 LLC
7045 NW 22ND ST SUITE B
GAINESVILLE, FL 32653

Valuation

	2024 Proposed Values	2023 Certified Values	2022 Certified Values	2021 Certified Values	2020 Certified Values
Improvement Value	\$0	\$0	\$0	\$0	\$0
Land Value	\$0	\$0	\$600,000	\$72,500	\$72,500
Land Agricultural Value	\$5,000	\$5,000	\$0	\$0	\$0
Agricultural (Market) Value	\$500,000	\$600,000	\$0	\$0	\$0
Just (Market) Value	\$500,000	\$600,000	\$600,000	\$72,500	\$72,500
Assessed Value	\$5,000	\$5,000	\$79,750	\$72,500	\$72,500
Exempt Value	\$0	\$0	\$0	\$0	\$0
Taxable Value	\$5,000	\$5,000	\$79,750	\$72,500	\$72,500
Maximum Save Our Homes Portability	\$0	\$0	\$520,250	\$0	\$0

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

TRIM Notice

2024 TRIM Notice (PDF)

2023 TRIM Notice (PDF)

Land Information

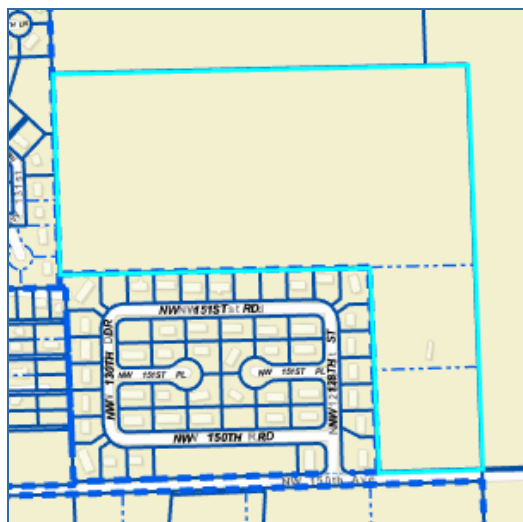
Land Use	Land Use Desc	Acres	Square Feet	Eff. Frontage	Depth	Zoning
5900	PINE/HARDWOOD	25.00	1089000	0	0	A

Sales

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.

Permit Number	Type	Primary	Active	Issue Date	Value
7588	MANUFACTURED HOUSING	Yes	No	10/11/2000	\$3,000

Map



Page 320 of 395

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.

| [User Privacy Policy](#) | [GDPR Privacy Notice](#)

[Last Data Upload: 9/9/2024, 3:05:58 AM](#)

[Contact Us](#)

Developed by





Real Estate Account #03206 000 000

Owner: EMP1 LLC
Situs: 12628 NW 150TH AVE
ALACHUA 32615
[Parcel details](#)
[Property Appraiser](#)



[Get bills by email](#)

Amount Due

Your account is **paid in full**. There is nothing due at this time.
Your last payment was made on **11/01/2023** for **\$104.79**.

Account History

BILL	AMOUNT DUE	STATUS	ACTION
2023 Annual Bill ⓘ	\$0.00	Paid \$104.79 11/01/2023	Receipt #23-0000102 Print (PDF)
2022 Annual Bill ⓘ	\$0.00	Paid \$5,030.99 12/19/2022	Receipt #22-0064724 Print (PDF)
2021 Annual Bill ⓘ	\$0.00	Paid \$1,494.67 11/19/2021	Receipt #21-0031162 Print (PDF)
2020 Annual Bill ⓘ	\$0.00	Paid \$1,513.71 12/30/2020	Receipt #20-0079147 Print (PDF)
2019 Annual Bill ⓘ	\$0.00	Paid \$1,556.04 12/02/2019	Receipt #19-0049961 Print (PDF)
2018 Annual Bill ⓘ	\$0.00	Paid \$1,534.37 11/30/2018	Receipt #18-0047525 Print (PDF)
2017 Annual Bill ⓘ	\$0.00	Paid \$1,575.16 11/30/2017	Receipt #17-0054298 Print (PDF)
2016 Annual Bill ⓘ	\$0.00	Paid \$1,687.49 01/20/2017	Receipt #16-0085585 Print (PDF)
2015 Annual Bill ⓘ	\$0.00	Paid \$1,662.73 11/30/2015	Receipt #15-0036808 Print (PDF)
2014 Annual Bill ⓘ	\$0.00	Paid \$1,656.10 11/26/2014	Receipt #14-0034754 Print (PDF)
2013 Annual Bill ⓘ	\$0.00	Paid \$1,746.38 12/02/2013	Receipt #13-0039476 Print (PDF)
2012 Annual Bill ⓘ	\$0.00	Paid \$1,742.01 11/27/2012	Receipt #12-0034478 Print (PDF)
2011 Annual Bill ⓘ	\$0.00	Paid \$1,798.66 12/19/2011	Receipt #2011-3022852 Print (PDF)
2010 Annual Bill ⓘ	\$0.00	Paid \$547.56 11/30/2010	Receipt #2010-3016816 Print (PDF)
2009 Annual Bill ⓘ	\$0.00	Paid \$631.03 02/01/2010	Receipt #2009-9041571 Print (PDF)
2008 Annual Bill ⓘ	\$0.00	Paid \$596.94 11/21/2008	Receipt #2008-9009601 Print (PDF)
2007 Annual Bill ⓘ	\$0.00	Paid \$586.85 11/21/2007	Receipt #2007-9022202 Print (PDF)
2006 Annual Bill ⓘ	\$0.00	Paid \$636.95 11/22/2006	Receipt #2006-9083976 Print (PDF)
2005 Annual Bill ⓘ	\$0.00	Paid \$657.63 03/14/2006	Receipt #2005-5016427 Print (PDF)
2004 Annual Bill ⓘ	\$0.00	Paid \$640.00 01/19/2005	Receipt #2004-4020073 Print (PDF)
2003 Annual Bill ⓘ	\$0.00	Paid \$644.37 02/25/2004	Receipt #2003-3064045 Print (PDF)
2002 Annual Bill ⓘ	\$0.00	Paid \$678.01 03/31/2003	Receipt #2002-0270350 Print (PDF)
Total Amount Due	\$0.00		



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

Detail by Entity Name

Florida Limited Liability Company
EMP1,LLC

Filing Information

Document Number L22000437916
FEI/EIN Number 92-1397871
Date Filed 10/11/2022
Effective Date 10/11/2022
State FL
Status ACTIVE

Principal Address

7045 NW 22ND STREET
SUITE B
GAINESVILLE, FL 32653

Mailing Address

7045 NW 22ND STREET
SUITE B
GAINESVILLE, FL 32653

Registered Agent Name & Address

PUTZ, LUCAS D
7045 NW 22ND STREET
SUITE B
GAINESVILLE, FL 32653

Authorized Person(s) Detail

Name & Address

Title AMBR

PUTZ, LUCAS D
7045 NW 22ND STREET, SUITE B
GAINESVILLE, FL 32653

Title AMBR

PUTZ, JOHN P
7045 NW 22ND STREET, SUITE B
GAINLESVILLE, FL 32653

Annual Reports

Report Year	Filed Date
2023	01/11/2023
2024	01/22/2024

Document Images

01/22/2024 -- ANNUAL REPORT	View image in PDF format
01/11/2023 -- ANNUAL REPORT	View image in PDF format
10/11/2022 -- Florida Limited Liability	View image in PDF format

LEGAL DESCRIPTION

Parcel Number 03206-000-000

PARCEL 1:

THE NORTH 1/2 OF SW1/4 OF NE1/4 OF
SECTION 14, TOWNSHIP 08 SOUTH, RANGE
18 EAST, ALACHUA COUNTY, FLORIDA.

PARCEL 2:

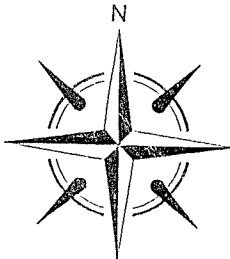
BEGINING AT A POINT 330 FEET NORTH AND 990
FEET EAST OF THE SOUTHWEST CORNER OF THE
SOUTH HALF(S1/2) OF THE SOUTHWEST ONE QUARTER
(SW1/4) OF THE NORTHEAST ONE QUARTER(NE1/4) OF
SECTION 14, TOWNSHIP 8 SOUTH, RANGE 18 EAST, RUNNING
EAST 330.00 FEET; NORTH 330.00 FEET; WEST 330.00 FEET;
SOUTH 330.00 FEET TO THE POINT OF BEGINNING.
OF ALACHUA COUNTY, FLORIDA.

PARCEL 3:

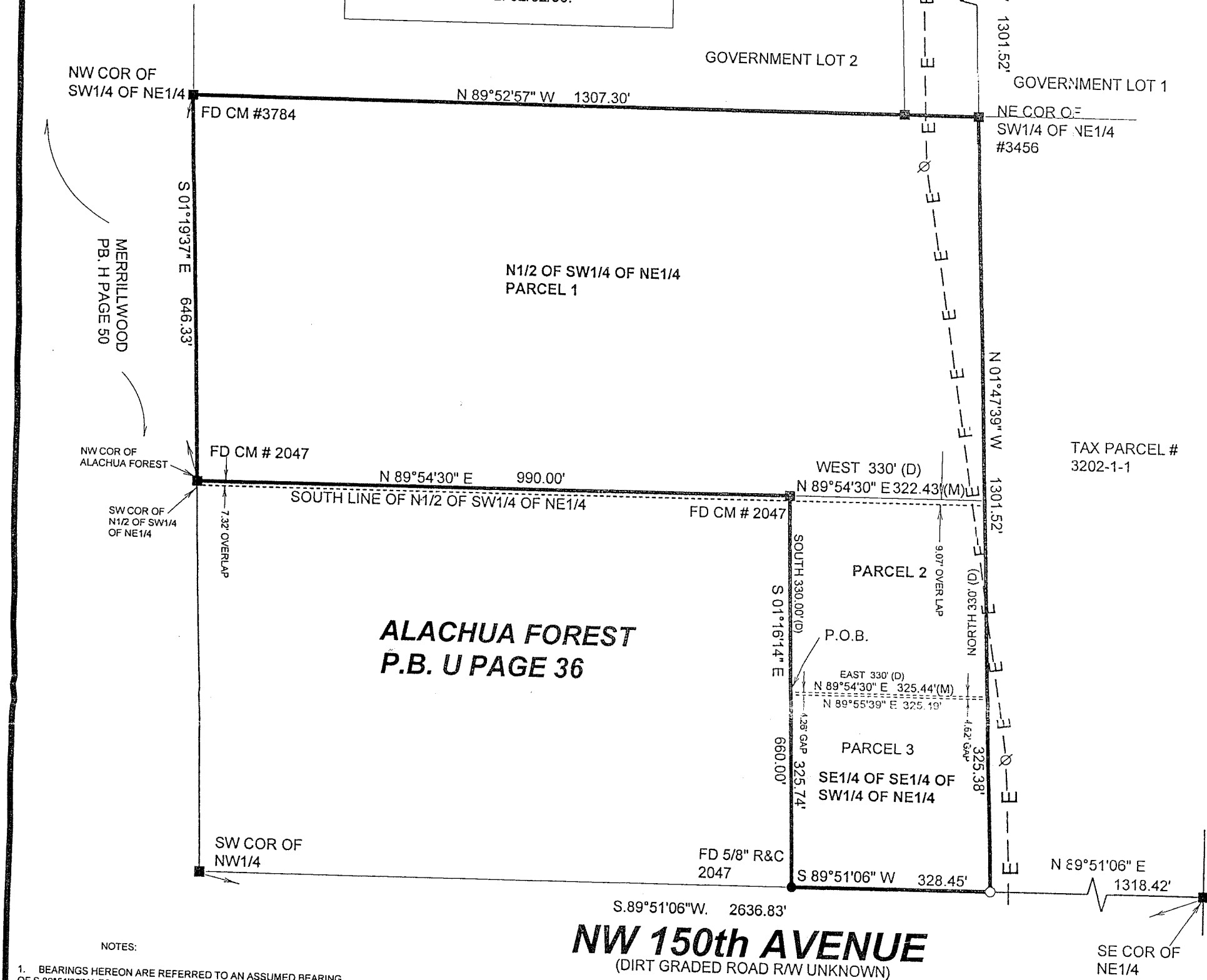
THE SE1/4 OF SE1/4 OF SW1/4 OF NE1/4 OF SECTION 14,
TOWNSHIP 08 SOUTH, RANGE 18 EAST OF THE PUBLIC
RECORDS OF ALACHUA COUNTY, FLORIDA.
SUBJECT TO RIGHT-OF-WAY FOR NW 150th AVE.

MAP OF BOUNDARY SURVEY

IN SECTION 14, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA



NOTE:
THIS PROPERTY IS LOCATED IN
FLOOD ZONE "X" AREAS DETERMINED
TO BE OUTSIDE 500-YEAR FLOOD
PLAIN AS INTERPOLATED FROM
F.I.R.M. PANEL NO. 120664 0025 A
EFFECTIVE DATE: 02/02/96.



NOTES:

1. BEARINGS HEREON ARE REFERRED TO AN ASSUMED BEARING OF S.89°51'06"W. FOR THE SOUTH LINE OF THE NE1/4.
2. NO UNDERGROUND UTILITIES OR IMPROVEMENTS HAVE BEEN LOCATED EXCEPT AS SHOWN.
3. THE SURVEYOR HAS NO KNOWLEDGE OF UNDERGROUND FOUNDATIONS WHICH MAY ENCROACH.
4. FENCES SHOWN HEREON MAY BE EXAGGERATED FOR PICTORIAL PURPOSES ONLY AND NOT TO SCALE.
5. PROPERTY LINES SHOULD NOT BE RECONSTRUCTED BASED ON DISTANCES TO IMPROVEMENTS.
6. NO INSTRUMENTS OF RECORD REFLECTING EASEMENTS, RIGHT OF WAYS, AND / OR OWNERSHIP WERE FURNISHED TO THE SURVEYOR EXCEPT AS SHOWN, AND NO SEARCH OF THE PUBLIC RECORDS HAS BEEN DONE BY THE SURVEYOR.
7. BUILDING SETBACKS SHOWN HEREON WERE TAKEN FROM THE RECORD PLAT OR INFORMATION FURNISHED TO THE SURVEYOR ONLY. THEREFORE, IF NO BUILDING SETBACKS ARE SHOWN ON THIS MAP, THEN THE RECORD PLAT DID NOT REFLECT ANY SETBACKS AND NO INFORMATION WAS FURNISHED. THIS IS NOT TO IMPLY THERE ARE NO BUILDING SETBACKS ON THE PROPERTY SHOWN HEREON.
8. THIS SURVEY DOES NOT REFLECT OR DETERMINE OWNERSHIP.
9. THIS SURVEY IS CERTIFIED ONLY TO THE SURVEY DATE AND NOT THE SIGNING DATE.
10. INFORMATION FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY (F.E.M.A.) FLOOD INSURANCE RATE MAPS, SHOWN ON THIS MAP WAS CURRENT AS OF THE REFERENCED DATE. MAP REVISIONS AND AMENDMENTS ARE PERIODICALLY MADE BY LETTER AND MAY NOT BE REFLECTED ON THE MOST CURRENT MAP.

NW 150th AVENUE
(DIRT GRADED ROAD R/W UNKNOWN)

LEGAL DESCRIPTION:(BY CLIENT)

PARCEL 1:
THE NORTH 1/2 OF SW1/4 OF NE1/4 OF SECTION 14, TOWNSHIP 08 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA.

PARCEL 2:
BEGINING AT A POINT 330 FEET NORTH AND 990 FEET EAST OF THE SOUTHWEST CORNER OF THE SOUTH HALF(S1/2) OF THE SOUTHWEST ONE QUARTER (SW1/4) OF THE NORTHEAST ONE QUARTER(NE1/4) OF SECTION 14, TOWNSHIP 8 SOUTH, RANGE 18 EAST, RUNNING EAST 330.00 FEET; NORTH 330.00 FEET; WEST 330.00 FEET; SOUTH 330.00 FEET TO THE POINT OF BEGINNING. OF ALACHUA COUNTY, FLORIDA.

PARCEL 3:
THE SE1/4 OF SE1/4 OF SW1/4 OF NE1/4 OF SECTION 14, TOWNSHIP 08 SOUTH, RANGE 18 EAST OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA. SUBJECT TO RIGHT-OF-WAY FOR NW 150th AVE.

LEGEND:

- 4"x4" CONC. MONUMENT FOUND (NO IDENT. UNLESS SHOWN)
- 1/2" IRON ROD FOUND
- 1/2" IRON ROD SET MARKED "P.L.S. 1824"
- (P) = PLAT
- (M) = MEASURED
- (D) = DESCRIPTION
- (C) = CALCULATED
- D = DELTA (CENTRAL ANGLE)
- R = RADIUS
- A = ARC LENGTH
- PC = POINT-OF-CURVATURE
- PT = POINT-OF-TANGENCY
- IDENT = IDENTIFICATION
- (RB) = REFERENCE BEARING
- POC = POINT-OF-COMMENCEMENT
- POB = POINT-OF-BEGINNING
- PUE = PUBLIC UTILITY EASEMENT
- CH = CHORD

PREPARED BY:
PROFESSIONAL LAND SURVEYORS
WAYNE CHANCE, INC.
3131 N.W. 13TH STREET, SUITE 36,
GAINESVILLE, FLORIDA, 32609
PH. (352) 336-0909 FAX 336-0012

THE MAP OF THE PROPERTY DESCRIBED HEREON WAS MADE UNDER MY SUPERVISION AND THIS MAP OF SURVEY FURTHER MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE STATE OF FLORIDA BOARD OF PROFESSIONAL SURVEYORS & MAPPERS IN CHAPTER 61G17-6, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, AND THE MAP OF SURVEY SHOWN HEREON IS A TRUE AND ACCURATE REPRESENTATION THEREOF TO THE BEST OF MY KNOWLEDGE, BEING SUBJECT TO NOTES AND NOTATIONS SHOWN HEREON.

FLORIDA LICENSE NO. 1824
CERTIFICATE OF AUTHORIZATION
NO.6806

NOT VALID WITHOUT THE SIGNATURE
& ORIGINAL RAISED SEAL OF A FLORIDA
LICENSED SURVEYOR & MAPPER

WAYNE CHANCE, P.L.S.
Wayne Chance
PROFESSIONAL LAND SURVEYOR
SIGNING DATE: 12/9/05

CERTIFIED TO:	SCALE:
ACCH, LLC	1" = 200'
MILLENNIUM BANK	PROJ. NO. RON
CHARLES M. GADD	DRAWN: BUCK
MARVIN W. BINGHAM	CHK'D: W.C
FIRST AMERICAN TITLE INSURANCE COMPANY	DWG. NAME:
	SURVEY DATE: 12/07/05
	FIELD BOOK: FILE
	PAGES:

NEIGHBORHOOD WORKSHOP NOTICE

Date: Monday, September 23, 2024
Time: 5:00 PM
Place: Alachua Branch Library, Meeting Room
14913 NW 140th Street
Alachua, FL 32615
Contact: eda consultants, inc.
(352) 373-3541
Permitting@edafl.com

A neighborhood workshop will be held to discuss a proposed rezoning from Agriculture (A) to Residential Single Family – 4 (RSF-4), located at 12628 NW 150th Avenue, on tax parcel number 03206-000-000. This is not a public hearing. The purpose of this meeting is to inform neighboring property owners of the proposed request and to seek their comments.



ALACHUA COUNTY TODAY

Published Weekly
Alachua, Alachua County, FLORIDA

STATE OF FLORIDA
COUNTY OF ALACHUA:

Before the undersigned authority personally appeared **H. Bryan Boukari**, who on oath and in my physical presence says that he is the Publisher of *Alachua County Today*, a weekly newspaper published at Alachua in Alachua County, Florida; that the attached copy of advertisement, **eda consultants – Neighborhood Workshop - NW 150th Ave Rezoning**, being a Public Notice in the Matter set forth at the beginning of the attached notice, was published in said newspaper in the issue(s) dated **September 5, 2024**.

Affiant further says that *Alachua County Today* is a newspaper published at Alachua, in said Alachua County, Florida, and that the said newspaper has heretofore been continuously published in said Alachua County, Florida, each week and has been entered as periodicals matter at the post office in Alachua, in said Alachua County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that he (she) has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

Sworn to and subscribed before me this **6th day of September 2024** by **H. Bryan Boukari**, who is personally known to me.



(Signature of Affiant)



(Signature of Notary Public)



RAYMOND L. WISE
Commission # HH 112741
Expires April 1, 2025
Bonded Thru Budget Notary Services



PUBLIC NOTICE

A neighborhood workshop will be held to discuss a proposed rezoning from Agriculture (A) to Residential Single Family - 4 (RSF-4), located at 12628 NW 150th Avenue, on tax parcel number 03206-000-000. This is not a public hearing. The purpose of this meeting is to inform neighboring property owners of the proposal and to seek their comments. The meeting will be held at 5:00 pm on Monday, September 23, 2024, in the Meeting Room of the Alachua Library Branch, located at 14913 NW 140 Street, Alachua, FL 32615.



Contact: eda consultants, inc.
Phone: 352-373-3541
E-mail: permitting@edafl.com

(Published: Alachua County Today - September 5, 2024)

Boukari LAW, P.A.

www.BoukariLaw.com

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we can help with
your legal matter



H. BRYAN BOUKARI,
ATTORNEY

- Real Estate Transactions
- Real Estate Litigation
- Partition and Boundary Line Disputes
- & More

14804 Main Street, Alachua, Florida 32615
Tel: (386) 462-7LAW (7529)

are waived for individuals with disabilities.

As Poe Springs Park welcomes visitors back, it continues to be a popular destination for outdoor enthusiasts and families looking to enjoy the great outdoors.

#

Email editor@
alachuatoday.com

LISTING for



GC520473

24042/24016 W U

Two beautiful, historic homes & breakfast, these vintage homes over the Turn-Key business, been pillars in High Spring's



GC517304

11306 CREEK DRIVE

Nestled in the heart of the T this stunning English Tudor appreciate timeless elegance this property is more than ju

HORIZON OF ALA

WHAT'S ON

03316-022-000
SISTER SLEDGEHAMMER LLC
1005 NE 10TH PL
GAINESVILLE, FL 32601

03209-010-009
MENDOZA SUSANNE & MICHAEL J
12804 NW 151ST RD
ALACHUA, FL 32615

03209-010-032
PERNELL & WILEY
12806 NW 150TH RD
ALACHUA, FL 32615

03209-010-044
DURR ROY S & LYNN E
12808 NW 151ST PL
ALACHUA, FL 32615

03209-010-033
LUCIANO JOSEPH & PADMAVATI
12809 NW 151ST PL
ALACHUA, FL 32615

03209-010-045
WHITEHEAD LARRY A & JUDITH A
12811 NW 151ST RD
ALACHUA, FL 32615

03209-010-010
ADAMS CIARRA GABRIELLE
THOMPSON
12814 NW 151ST RD
ALACHUA, FL 32615

03209-010-031
TERHANIAN ELIZABETH
12816 NW 150TH RD
ALACHUA, FL 32615

03209-010-043
COOPER REBECCA A
12818 NW 151ST PL
ALACHUA, FL 32615

03209-010-042
ZOLOTYKH DARIA
12828 NW 151ST PL
ALACHUA, FL 32615

03209-010-035
AVERETT LONNIE LIFE ESTATE
12829 NW 151ST PL
ALACHUA, FL 32615

03209-010-012
SUTTON BARBARA LIFE ESTATE
12834 NW 151ST RD
ALACHUA, FL 32615-5740

03209-010-047
CRUNKILTON & RUBINS
12903 NW 151ST RD
ALACHUA, FL 32615

03209-010-030
BROWN SANDRA P
12904 NW 150TH RD
ALACHUA, FL 32615

03209-010-013
NEWELL-WALKER & WALKER
12910 NW 151ST RD
ALACHUA, FL 32615

03209-010-041
LAUGHLIN CHARLES A & VICKY
12912 NW 151ST PL
ALACHUA, FL 32615

03209-010-048
SCOTT & SHUTTLESWORTH H/W
12913 NW 151ST RD
ALACHUA, FL 32615

03209-010-014
SIMPSON HELEN
12920 NW 151ST RD
ALACHUA, FL 32615

03209-010-037
LOVCI & RILEY SR
12921 NW 151ST PL
ALACHUA, FL 32615

03209-010-040
CLIFTON TERESA L
12922 NW 151ST PL
ALACHUA, FL 32615

03209-010-049
STIMPEL ROSEMARY
12923 NW 151ST RD
ALACHUA, FL 32615

03209-010-015
SACASA ENID S
12930 NW 151ST RD
ALACHUA, FL 32615

03209-010-038
HILL DAVID II & TABITHA D
13003 NW 151ST PL
ALACHUA, FL 32615

03209-010-039
TORRES MENDOZA JORGE LUIS
13004 NW 151ST PL
ALACHUA, FL 32615

03209-010-016
ANDERSON & WARD
13006 NW 151ST RD
ALACHUA, FL 32615

03316-043-000
MERRICKS DAVID & JOESSA W
13102 NW 150TH AVE
ALACHUA, FL 32615-5518

03316-007-000
JACKSON CECIL SCOTT
13268 NW 158TH AVE
ALACHUA, FL 32615

03316-017-000
JACKSON CECIL SCOTT
13628 NW 158TH AVE
ALACHUA, FL 32615

03210-008-000
DAE JUNG KIM LLC
13700 US HIGHWAY 27
ALACHUA, FL 32615

03316-009-000
HALL ALONZO
1400 SW 131ST WAY APT 403Q
PEMBROKE PINES, FL 33027

03316-014-000
DE BONILLA SARA YANETH ORTIZ
MOLINA
1405 3RD AVE E
BRADENTON, FL 34208

03209-010-046
LAMBERTY LISA MARIE
142 AVENUE U APT 1R
BROOKLYN, NY 11223

03209-010-003
HAVELLI LLC
14329 NW 186TH AVE
ALACHUA, FL 32615

03210-004-003
GAASBEEK RAMAI & RADHARANI
14920 NW 125TH ST
ALACHUA, FL 32615-4917

03210-004-002
SMITH WILLIAM E & JULIE
14924 NW 125TH ST
ALACHUA, FL 32615

03210-004-001
BARFIELD & BARFIELD TRUSTEES
14928 NW 125TH ST
ALACHUA, FL 32615

03209-010-001
ARMAGOST JOSEPH D & HEATHER E
15004 NW 128TH ST
ALACHUA, FL 32615

03209-010-002
KLOSS COREY JAMES
15005 NW 128TH ST
ALACHUA, FL 32615

03209-010-022
BAKER SHIRLEY
15022 NW 130TH DR
ALACHUA, FL 32615

03209-010-004
ANDERSON KATHLEEN M LIFE
ESTATE
15025 NW 128TH ST
ALACHUA, FL 32615-5503

03209-010-005
ZEPPELLO GANDHARI
15103 NW 128TH ST
ALACHUA, FL 32615

03209-010-006
OAKLEY PATRICK MICHAEL
15113 NW 128TH ST
ALACHUA, FL 32615

03209-010-020
CHACON & RICO M/C
15114 NW 130TH DR
ALACHUA, FL 32615

03209-010-019
RICHMAN & RICHMAN TRUSTEES
15124 NW 130TH DR
ALACHUA, FL 32615

03209-010-008
CARABALLO MONICA E
15133 NW 128TH ST
ALACHUA, FL 32615

03209-010-018
KRISHNAMURTHY & NARASIMHAN
H/W
15134 NW 130TH DR
ALACHUA, FL 32615

03209-010-017
SILBERMAN STEPHEN
15509 NW 89TH ST
ALACHUA, FL 32615

03202-001-001
MYERS ALACHUA INVESTMENTS
LLC
2127 FORT CLARKE BLVD
GAINESVILLE, FL 32606

03316-010-000
MORNINGSIDE FUNDING LLC
2370 RICE BLVD STE 200
HOUSTON, TX 77005

03209-010-050
GHOSH YASHODA DULAL GOPAL
2441 NW 43RD ST #24A
GAINESVILLE, FL 32606

03209-010-036
SESTA PAULA ANN
2487 NW HOLIDAY CT
STUART, FL 34994-9237

03209-010-000
RIHERD CARL D & CONNIE C
27110 NW 203RD PL
HIGH SPRINGS, FL 32643

03211-002-000
SNELGROVE CHARLES W & DIANA H
LIFE ESTATE
362 SW SNELGROVE GLLN
FORT WHITE, FL 32038

03316-038-000
GRINER RAMONA H TRUSTEE
3630 PEACHTREE RD NE UNIT 2807
ATLANTA, GA 30326

03316-019-000
IL IL IRA INVESTMENTS
3641 N 52ND AVE
HOLLYWOOD, FL 33021

03211-001-000
THREE SIXTEEN PROPERTIES LLC
6134 52ND ST SOUTH
SAINT PETERSBURG, FL 33715

03214-008-000
ALACHUA COUNTY HOUSING
AUTHORITY
701 NE 1ST ST
GAINESVILLE, FL 32601

03206-000-000
EMP1 LLC
7045 NW 22ND ST SUITE B
GAINESVILLE, FL 32653

03209-010-034
CARUSO & LAWSON
NW 40TH TER
GAINESVILLE, FL 32653

03204-000-000
JOHN C HIPP CONST EQUIP CO
PO BOX 1000
ALACHUA, FL 32616-1000

03316-012-000
CURTIS NATHANIEL & RUTHE
PO BOX 1087
ALACHUA, FL 32616-1087

03211-001-001
STATE OF FLA IIF DOT
PO BOX 1088
LAKE CITY, FL 32056-1088

03316-021-000
JENKINS ESTHER HEIRS
PO BOX 1138
ALACHUA, FL 32616-1138

03316-016-001
WELCH WALTER LEE & ANNIE MAE
LEE
PO BOX 1281
ALACHUA, FL 32616-1281

03316-013-000
PORTER MELANIE
PO BOX 1577
ALACHUA, FL 32616

03316-015-001
WHITE ELLA MAE
PO BOX 1612
ALACHUA, FL 32616-1612

03316-015-000
CHURCH OF GOD BY FAITH
PO BOX 2040
ALACHUA, FL 32616-2040

03209-010-007
GHOSH GOVIND P
PO BOX 246
ALACHUA, FL 32616

03209-010-021
BRADLEY & SCHROEDER
PO BOX 443
ALACHUA, FL 32616

03316-045-000
C/O RENEE WILLIAMS
WHITE RALPHFENE HEIRS
PO BOX 504
ALACHUA, FL 32616

03316-016-000
WELCH ANNIE MAE LEE
PO BOX 573
ALACHUA, FL 32616-0573

03316-020-000
WEST & WESTON
PO BOX 773
ALACHUA, FL 32616-0773

03210-004-000
CITY OF ALACHUA
PO BOX 9
ALACHUA, FL 32615

03209-010-029
GUNDERSON THERESA C TRUSTEE
12914 NW 150TH RD
ALACHUA, FL 32615

Antoinette Endelicato
5562 NW 93rd Avenue
Gainesville, FL 32653

Tamara Robbins
PO Box 2317
Alachua, FL 32616

Lynda Coon
7216 NW 126th Avenue
Alachua, FL 32615

Linda Dixon, AICP
Assistant Director Planning
PO Box 115050
Gainesville, FL 32611

Lynn Horton
19005 NW 138th Avenue
Alachua, FL 32615

Michele L. Lieberman
County Manager
12 SE 1st Street
Gainesville, FL 32601

Joseph & Phyllis Strickland
14103 NW 156th Place
Alachua, FL 32615

Jean Calderwood
14095 NW 174th Ave
Alachua, FL 32615

Mike DaRoza
City Manager
PO Box 9
Alachua, FL 32615



Subject Property
24.58 +/- acres

NW 150th Ave

US 441

Figure 2: Zoning Map (Existing)

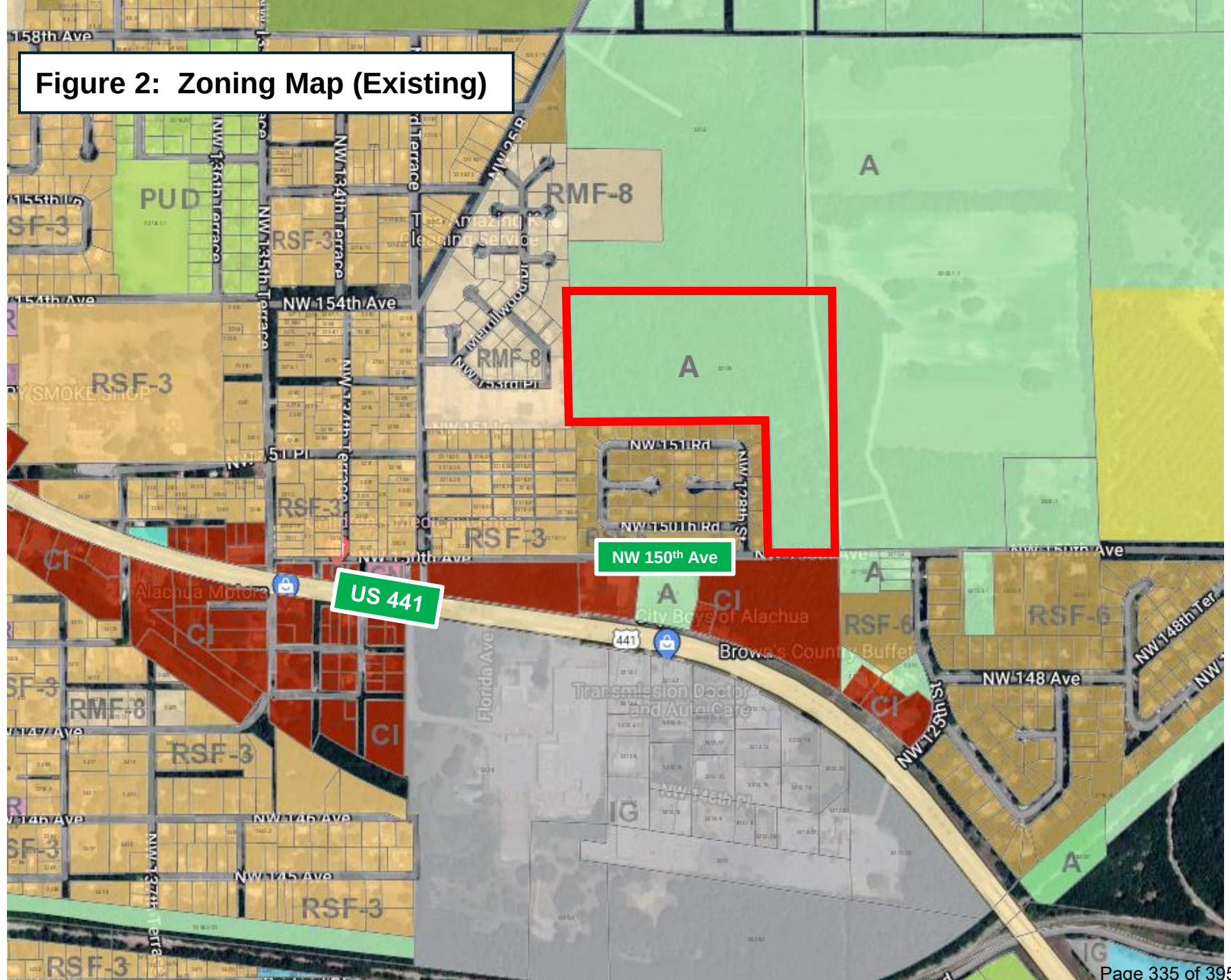


Figure 3: Future Land Use Map (Existing)

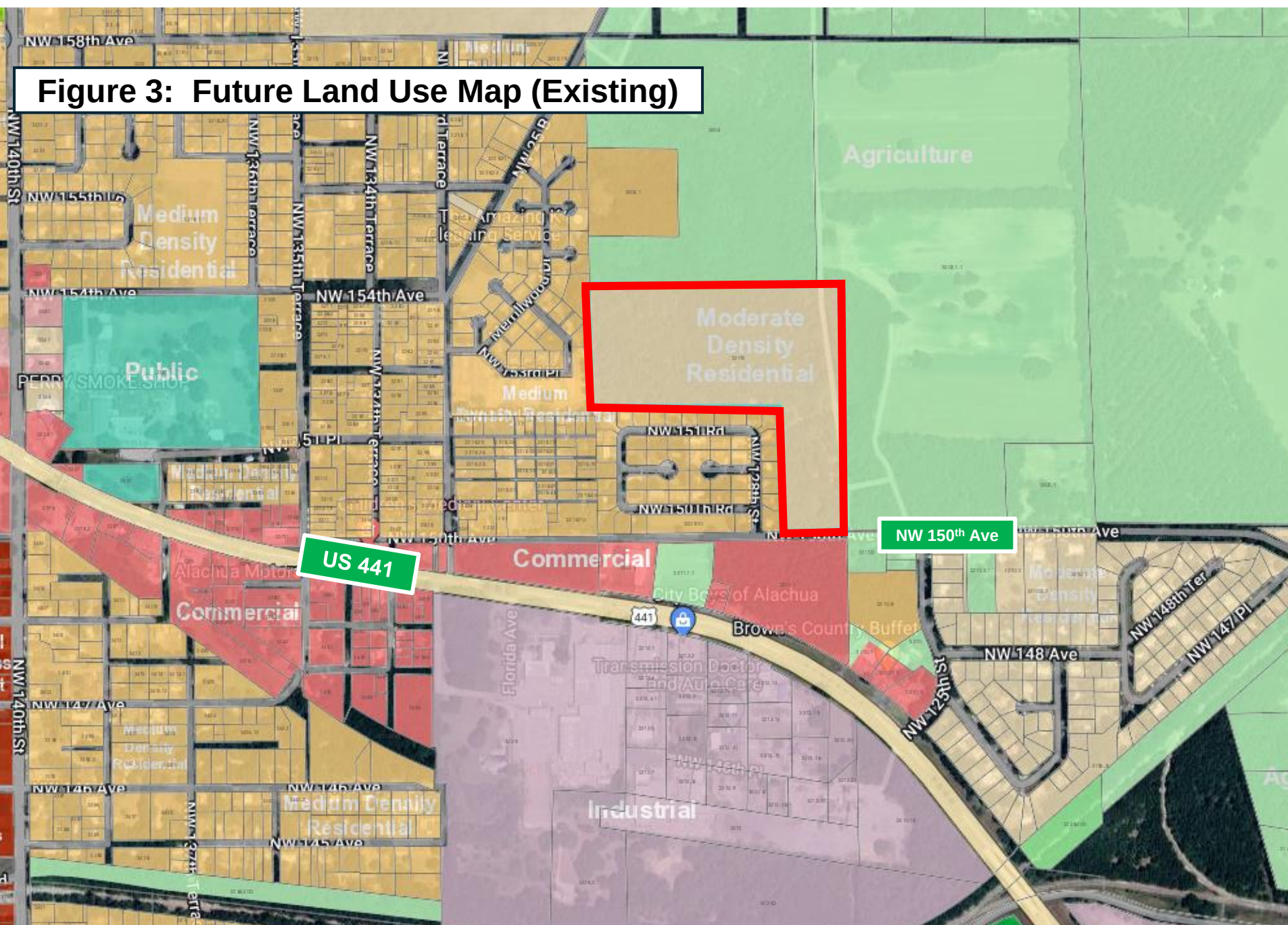
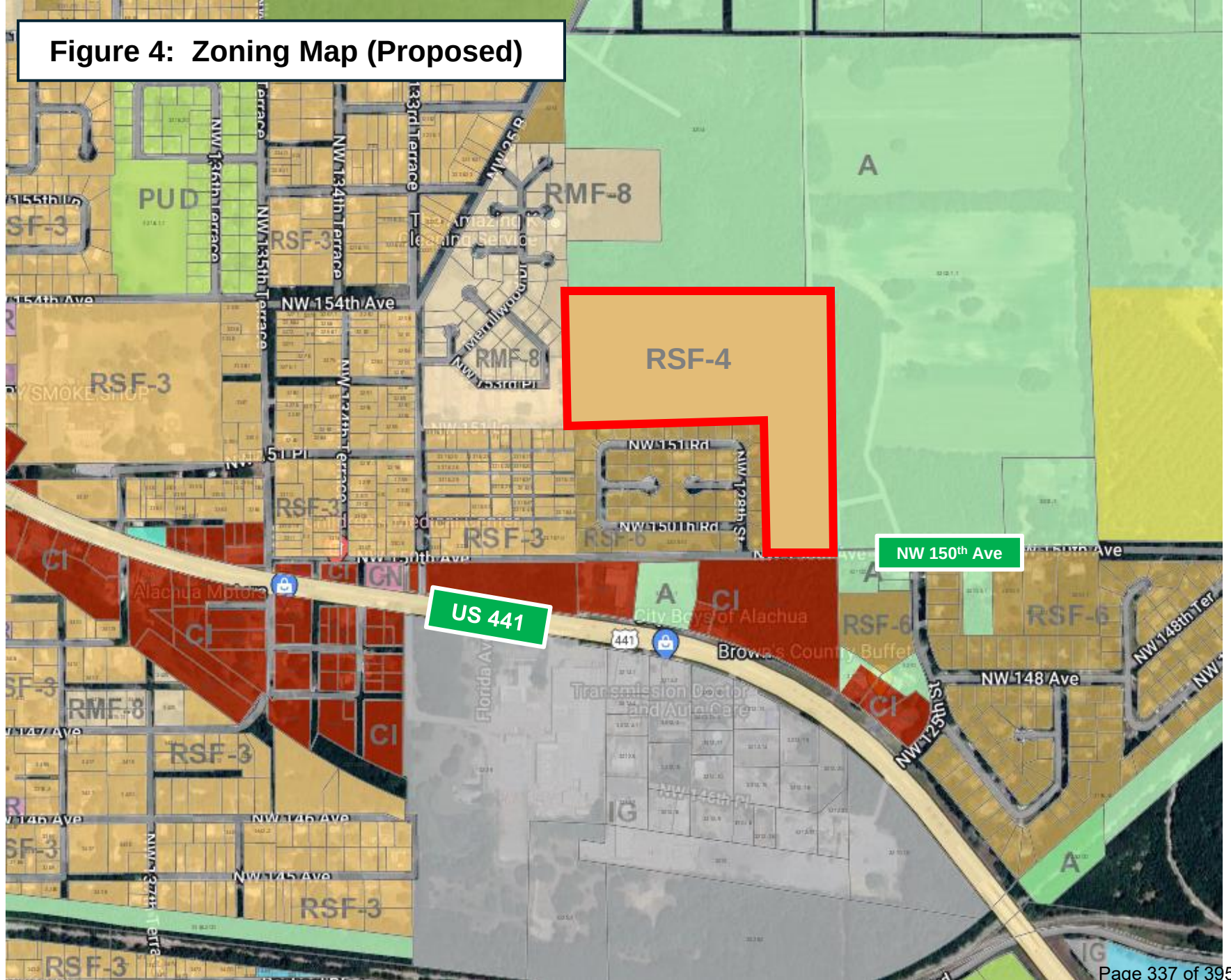


Figure 4: Zoning Map (Proposed)



Neighborhood Meeting Minutes

- Project:** NW 150th Avenue Proposed Rezoning
- Meeting Date & Time:** September 23, 2024, 5:00 PM
- Community Participants:** 10 participants in total
- Project Representatives:** Clay Sweger, eda
- Meeting Minutes:** Clay Sweger gave a presentation to inform the participants of the proposed rezoning and then opened the floor for questions afterwards. The following is a summary of the questions and comments provided by the participants and the response provided by the applicant:
- Q: How many lots are proposed?
- A: This is only a zoning change request. There is no development proposed at this time. The land use designation of the property that exists today and the proposed zoning would allow a maximum of 4 units per acre, which hypothetically would be up to 98 units.
- Q: How do we see what is proposed?
- A: This is not a development proposal. If someone in the future does propose development of the land as a residential neighborhood, then the City code will require another neighborhood (like this one) to share the plan and seek comments. The City code also requires public hearings for approval, similar to the rezoning process.
- Q: What is the next step?
- A: The neighborhood workshop is the first step in the process. After the rezoning application is submitted, the City will review and eventually hold public hearings before the P&Z Board and City Commission. You will receive a notice in the mail from the City for these meetings if you received one for this meeting.
- Q: I did not receive a mailed notice for this meeting (Ms. Pekala). How will I know when these meetings will occur?
- A: We will check to see if you are on the mailing list and if you are not (outside of the mailing radius), we will add your name to the list provided to the City. Also, there will be signs posted on site before the hearings to inform the public.
- Q: When the timber was harvested on the property, they damaged a portion of my fence (Ms. Zeppeloello).
- A: We will let the property owner know and ask for them to respond to you on this issue.
- Q: 150th Avenue is substandard to handle more traffic from a development on this property.

- A: There is no development proposed at this time as part of the property rezoning. If a future development is proposed, then the City regulations will apply which require that the developer provide road improvements to at least a portion of 150th Avenue, including urban street sections, sidewalks, etc.
- Q: 150th Avenue is unsafe as people speed down the road, the trees block our view (line of sight) turning out from Alachua Forest, there is farm traffic, there is dust and sand and there is flooding issues on parts of the road.
- A: As mentioned before, if development is eventually proposed, the developer will have some responsibility for making improvements to 150th Avenue. Also, these issues are important for you as a neighborhood to share with the City of Alachua in order to request their assistance in making roadway improvements. They may not be aware of your current concerns.
- Q: People are driving too fast / speeding and driving unsafely on 150th Avenue. We are also having a problem with crime now in our neighborhood. Homeless are around the area, as well.
- A: This is something that the City should be informed about to request better police enforcement.
- Q: There are more insects and invasive vegetation in our area now that the timber has been harvested on the property.
- A: The property is in the middle of pine replanting and conditions should improve.
- C: Wish that they had not harvested the timber all the way to the property line.
- Q: Will future development need to be connected to water and sewer?
- A: Yes, the City will require any potential future neighborhood to connect to city water and sewer.
- Q: Owner of property to the east indicated that they have an FDEP permit for a spray field, which may affect the possible future residential use of this property.

Rezoning Justification Report



Project Request: Rezoning application from Agriculture (A) to RSF4 (Residential Single-Family-4)

Location: 12628 NW 150th Avenue

Parcel Number: 03206-000-000

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

Agents for: EMP1, LLC.

Date: October 23, 2024

Background

The subject property is located at 12628 NW 150th Avenue (see Figure 1 below). The tax parcel number is: 03206-000-000 and consists of approximately 24.58 +/- acres. The parcel is located within Section 14, Township 8, Range 18. The parcel is currently vacant and the Property Appraiser's Office indicates it is currently in use as timberland.



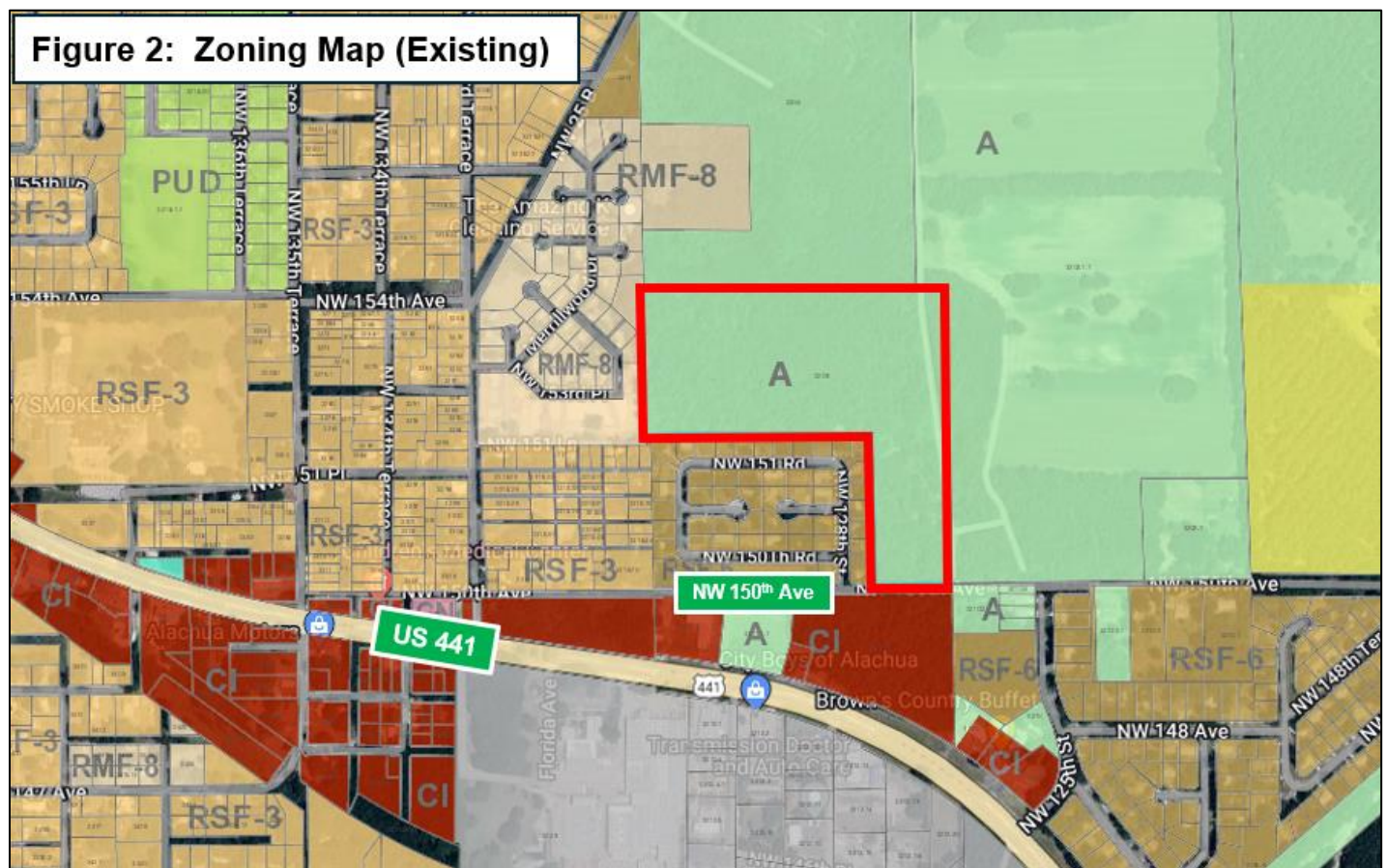
The Future Land Use Map designation on this property was changed from Agriculture to Moderate Density Residential by Ordinance 07 33, adopted on second reading by the Alachua City Commission on March 10, 2008. At that time, the zoning on the property was Agriculture (A), and it remains that way currently. The Agriculture zoning district is not an implementing zoning district for the existing Comprehensive Plan Future Land Use Map designation of Moderate Density Residential. As a result, the zoning is inconsistent with the Future Land Use Map designation for this parcel. As such, this Justification Report proposes a zoning change on the property to RSF-4, Residential Single-Family-4 in order to place corresponding and consistent map designations on the subject property.

The subject property abuts the Alachua Forest mobile home / manufactured home subdivision and a portion of the Alachua Housing Authority's Merrillwood development (contains a mix of single-family and multi-family units) to the west. To the north and east, the property abuts undeveloped land used for timberland. There is a powerline running along and near the eastern property line of the subject property. To the south is NW 150th Avenue, which is a City of Alachua-maintained roadway. South of NW 150th Avenue is vacant property zoned Commercial Intensive (CI) for future commercial development.

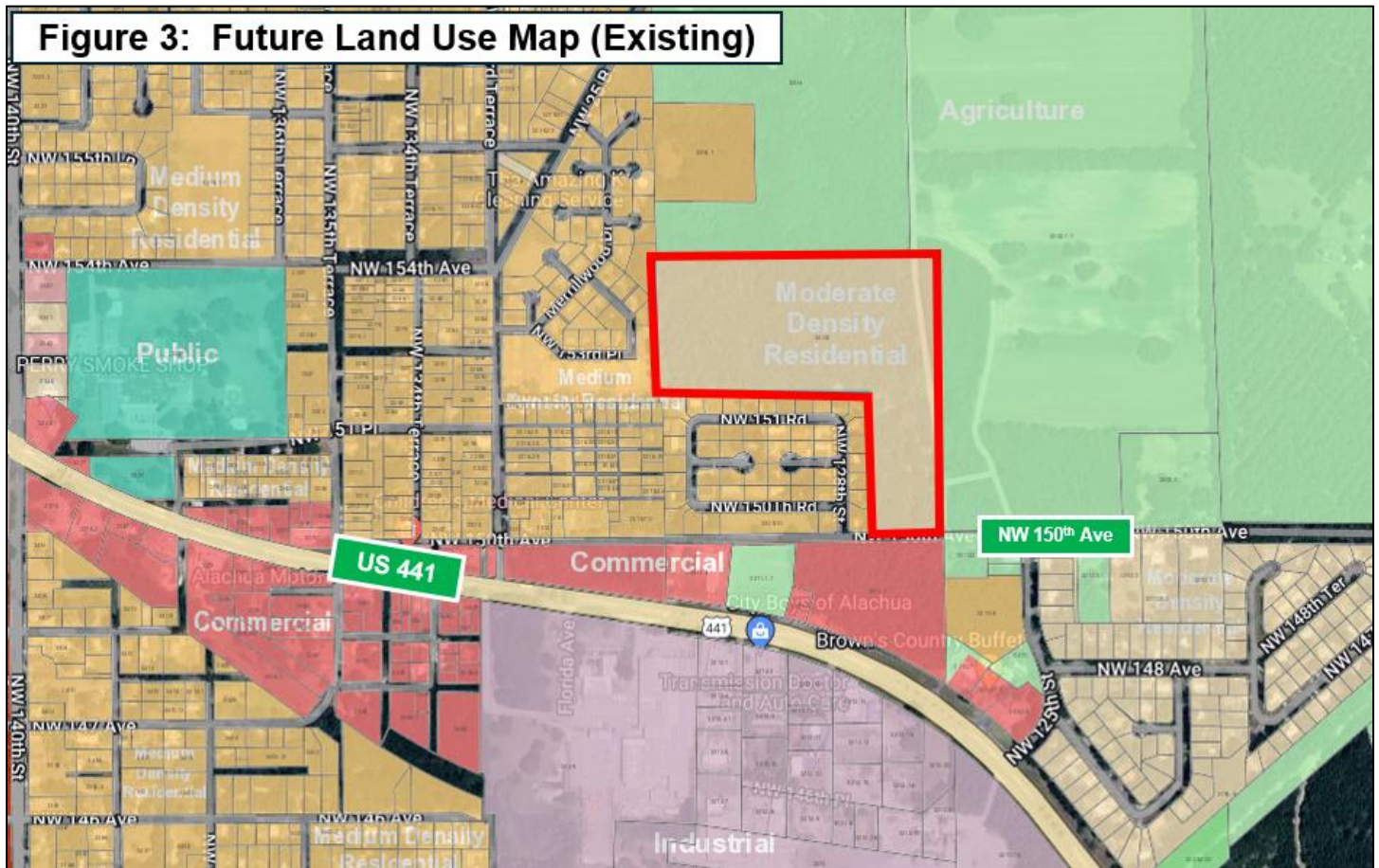
Statement of Proposed Change

The property owner requests to amend the Official Zoning Atlas from Agriculture to RSF-4 (Residential Single-Family-4). The proposed rezoning would place a zoning district on the parcels that is consistent with the underlying future land use designation of Moderate Density Residential and which implements that designation. Figure 2 below illustrates the existing zoning at the site.

As indicated above, the subject property is vacant. The property owners are applying for the rezoning to have a zoning district that is compatible with the existing Future Land Use Map designation of Moderate Density Residential. At this time, there is no proposal for development on the parcel.

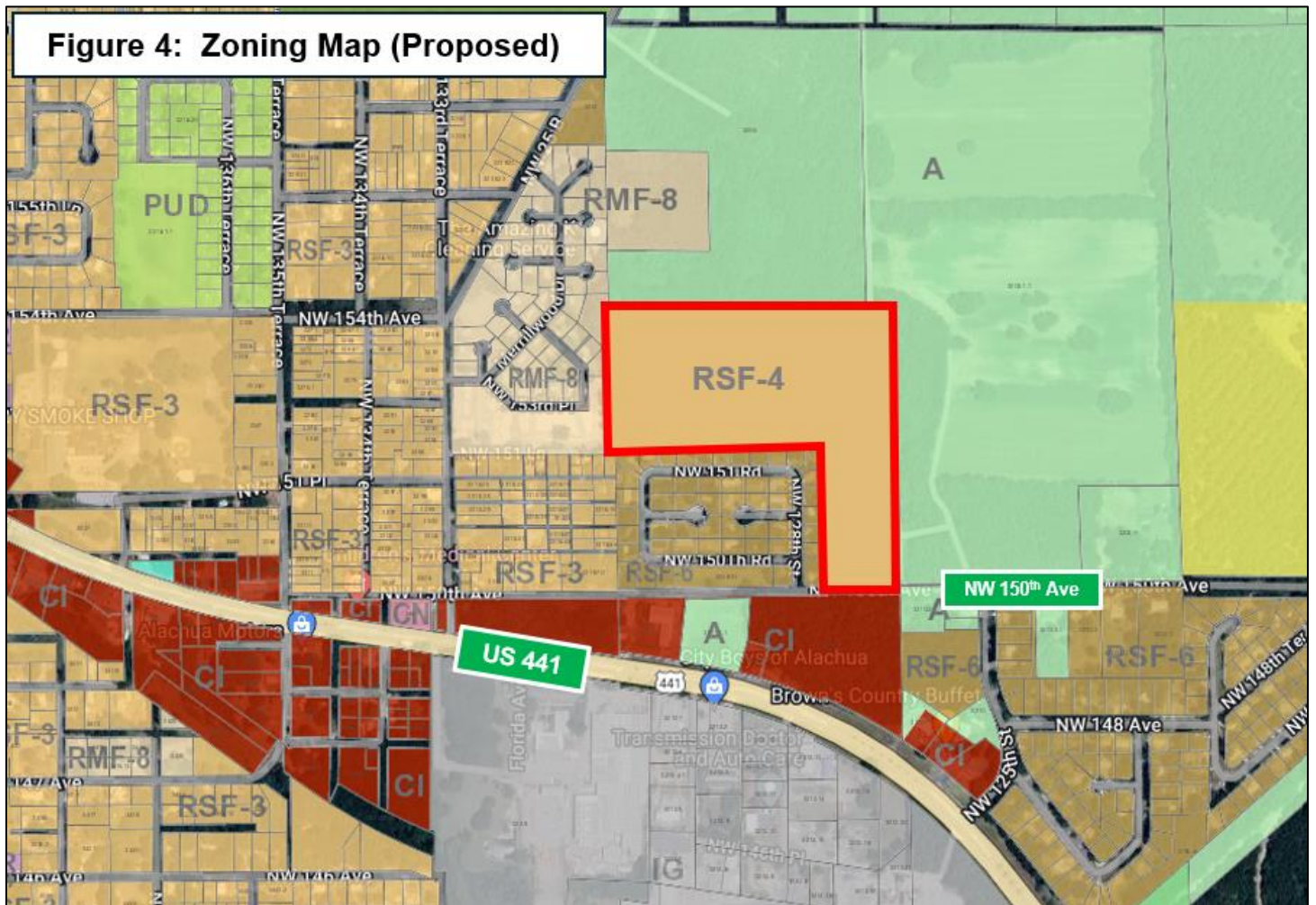


The Future Land Use map illustrating the parcel's existing Moderate Density Residential designation is shown below in Figure 3:



As described in the City of Alachua Land Development Regulations, the RSF-4 (Residential Single-Family-4) zoning district *"is established as a district in which the principal use of land is single-family residential development at a moderate density for use in areas served by water and sewer systems. The regulations of this district are intended to discourage any use that would substantially interfere with the development of single-family dwellings and that would be detrimental to the residential nature of the district. Complementary uses customarily found in residential zone districts, such as community facilities, religious institutions, parks and playgrounds, and schools are also allowed. The maximum density allowed is four dwelling units an acre."*

Figure 4 below illustrates the proposed RSF-4 zoning district on the subject parcel. It is logical to change this parcel to the RSF-4 zoning district given the existing City of Alachua Moderate Density Residential future land use category designation. This is consistent with the City's Comprehensive Plan Future Land Use Map.



As described above, the proposed RSF-4 (Residential Single-Family-4) zoning district is appropriate for this parcel based on the types of surrounding uses, the types of surrounding zoning districts, and general compatibility with surrounding land use categories. This is discussed further in the *Compliance with Standards for Site Specific Amendments to the Official Zoning Atlas* section of this report.

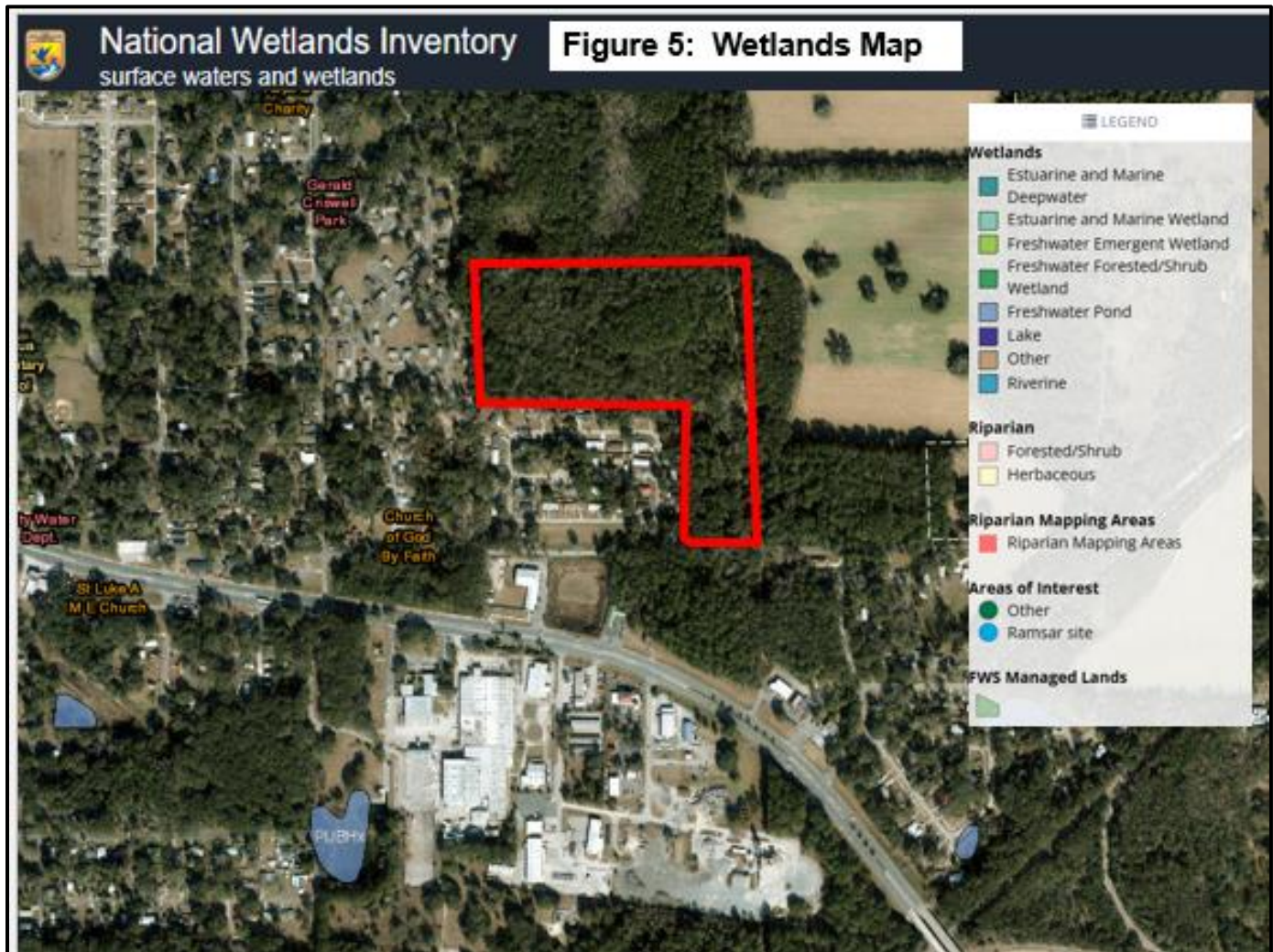
Environmental Analysis

The subject property is undeveloped timberland, which was recently harvested and will be replanted at the beginning of 2025 per the approved forestry plan for the property.

As part of the land use change application for this parcel that was submitted in 2006 and subsequently approved on second reading by the Alachua City Commission on March 10, 2008, an environmental analysis was included within that justification report. That analysis concluded that there were no environmental issues related to the property. The subject property does not contain wetlands, lakes, springs, creeks, rivers, karst sensitive areas, 100-year floodplain or any other environmentally sensitive features.

Wetlands:

There are no wetlands on the subject property as illustrated on Figure 5 below.

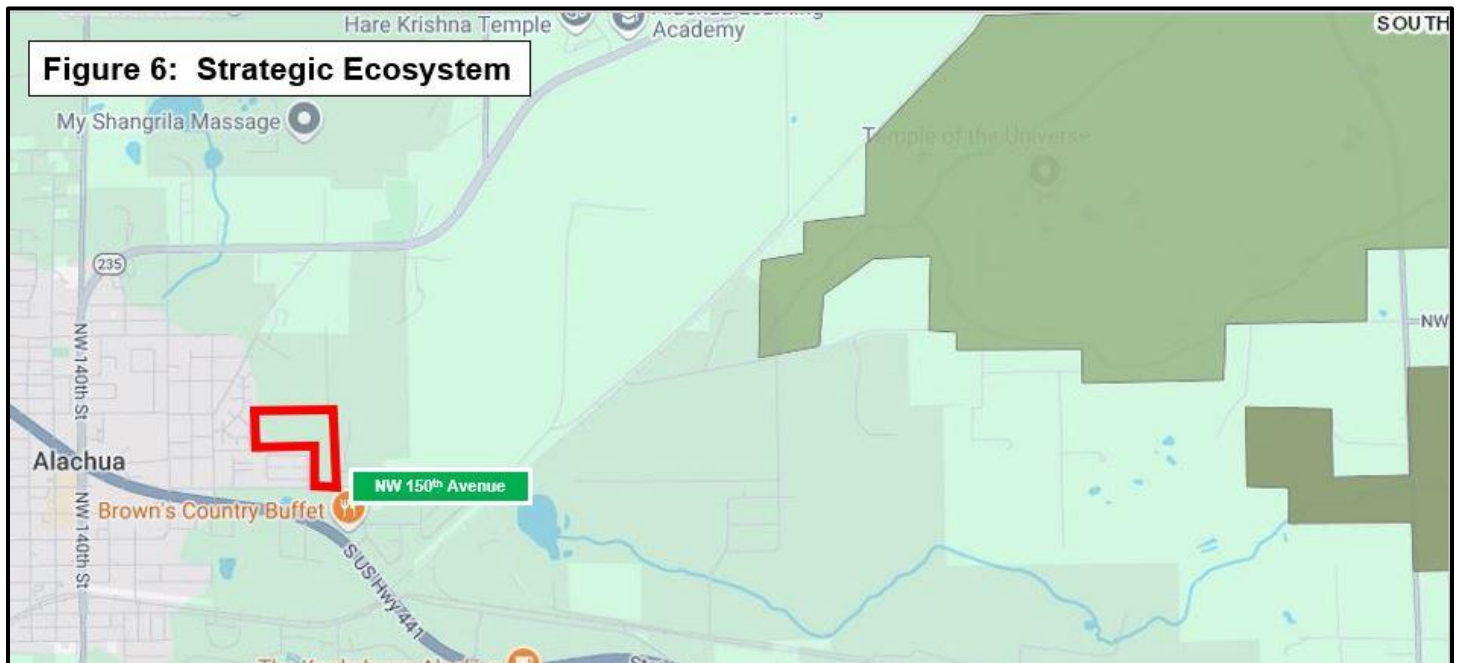


Wellfield Protection Zone:

The subject parcel is not located in a wellfield protection zone.

Strategic Ecosystem:

The subject property is not located within the Strategic Ecosystem as illustrated on Figure 6 below. There are no specific Comprehensive Plan policies or Land Development Regulations in the City of Alachua that concern Strategic Ecosystems.



100-Year Flood Zone / Flood Potential:

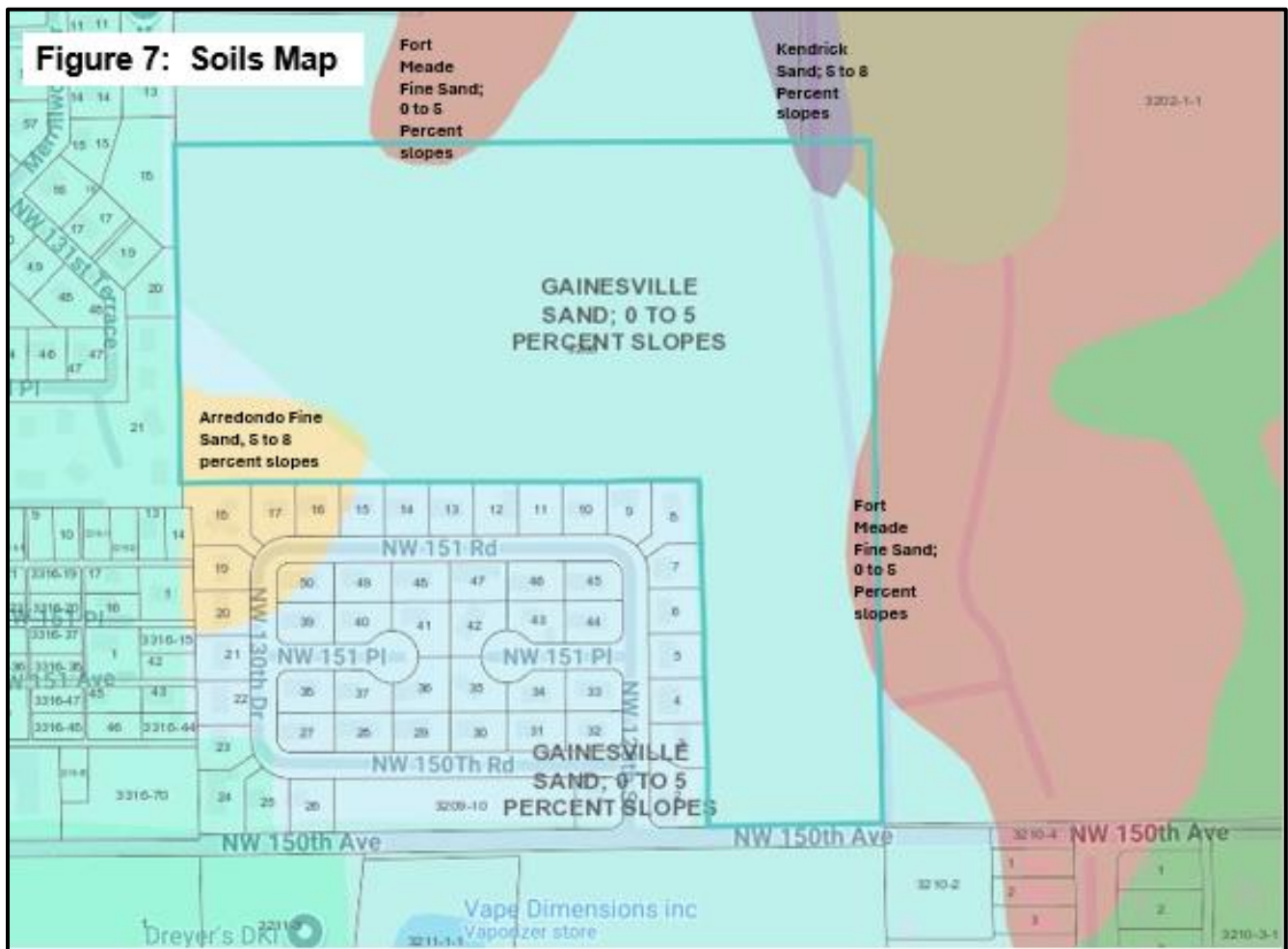
The subject property is not located within the FEMA 100-year flood zone, as indicated in Figure 8 below. The parcel is in Zone X, where is outside the 0.2% annual chance of flood hazard. Therefore, no issues related to flood potential are associated with this property.



Soils:

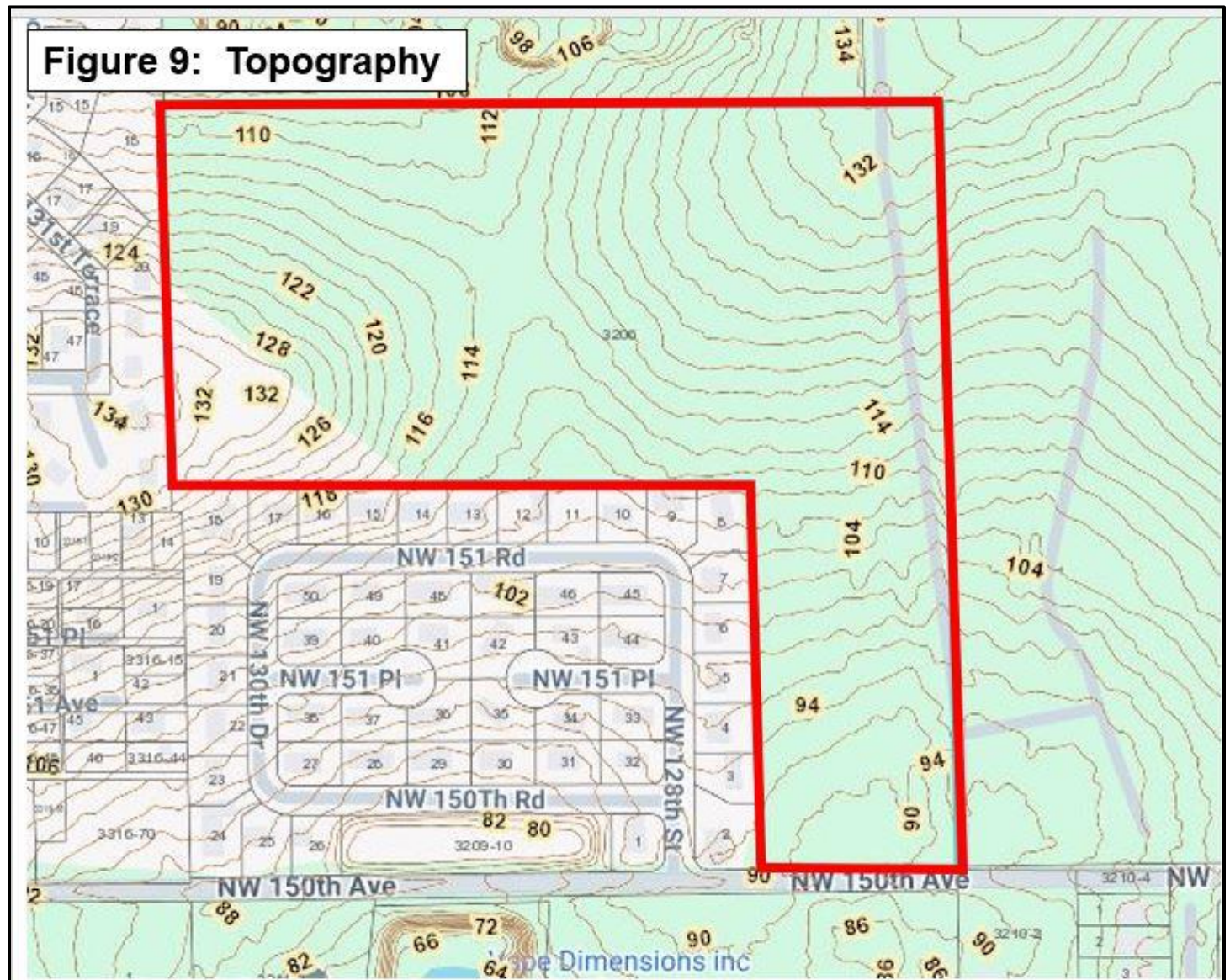
As indicated below in Figure 7, the majority of the site has Gainesville Sand; 0 to 5 percent slopes. Smaller portions of the site have Arredondo Fine Sand; 5 to 8 percent slopes; Fort Meade Fine Sand; 0 to 5 percent slopes; and Kendrick Sands; 5 to 8 percent slopes. According to the *Soil Survey of Alachua County Florida*, all of these soils are well drained and have only slight limitations for development.

Therefore, the soils on the subject property do not pose any limitations for any future development that might occur on the site.



Topography:

Figure 9 below illustrates the topography on the subject property. The site slopes down toward the middle of the property from a high elevation of 132 feet in the southwest and northeast portions of the property to 112 and 114 feet in the middle of the property. The site also slopes down from a high of 132 feet in the northeast corner to a low of 90 feet in the southeast corner.



Comprehensive Plan Consistency

This rezoning application justification report, along with the following summary of the applicable Comprehensive Plan elements, demonstrates that the application is consistent with the City of Alachua Comprehensive Plan and the underlying Moderate Density Residential future land use category. The proposed zoning change application is consistent with the G.O.P.'s included within the Future Land Use Element and the Future Land Use Map, the Transportation Element, Community Facilities Element, and Capital Improvements Element.

Future Land Use Element:

The following Goals, Objectives and Policies are applicable to the proposed land use change application:

Goal 1: Future Land Use Map: The City shall maintain a Future Land Use Map in order to effectively guide development in a sustainable manner and to ensure economic prosperity and stability while maintaining a high quality of life for all of its present and future citizens, businesses, and visitors.

Consistency: The intent of this application is to bring the subject parcel into City of Alachua zoning consistency with the existing mapped Moderate Density Residential future land use category.

Objective 1.2b: Moderate Density Residential (0 to 4 dwelling units per acre): The Moderate Density Residential land use category allows residential development at a maximum density of 4 dwelling units per acre. The following uses are allowed in the Moderate Density Residential land use category:

- 1. Single family detached dwelling units;*
- 2. Accessory dwelling units;*
- 3. Manufactured or modular homes meeting certain design criteria;*
- 4. Mobile homes only within mobile home parks;*
- 5. Duplexes and quadruplexes;*
- 6. Townhomes;*
- 7. Residential Planned Developments; and,*
- 8. Supporting community services such as schools, houses of worship, parks, and community centers.*

Consistency: As described in the Objective listed above, the proposed RSF-4 zoning district is consistent with the existing Moderate Density Residential future land use category. The City of Alachua provides a set of allowable uses in the RSF-4 zoning district (see Section 3.4.2(C) in the Land Development Regulations for allowable uses) that are compatible with the uses stated in the Moderate Density Residential future land use category. The current Agriculture zoning district must be changed to a district compatible with the future land use category.

Goal 4: Infill and Redevelopment Standards: The City shall encourage new development and redevelopment to occur within developed areas of the City, such as the Community Redevelopment Area and the Central City Area, to utilize vacant and abandoned properties, prevent blight, and make the best use of available resources.

Objective 4.1 Infill development: Infill development shall be encouraged in order to protect the unique character of existing neighborhoods and commercial developments, provide for a safe urban environment, increase densities and intensities in a manner compatible with existing uses, provide open spaces, and restore or maintain economic vitality and cultural diversity.

Consistency: The subject property abuts existing residential development (Merrillwood Subdivision, with units dating back to 1971; and Alachua Forest Subdivision dated 1999, with mobile & manufactured homes dating as far back as 2001) to the west and partially to the south (portion of Alachua Forest Subdivision). There are no current plans for any new development on the subject property, but any

development of the parcel, as permitted in the proposed zoning, would be consistent with support for infill and redevelopment in the City of Alachua.

Objective 5.2 Availability of facilities and services: The City shall utilize a concurrency management system to ensure that the adopted level of service standards are maintained.

Policy 5.2.a: All new development shall meet level of service requirements for roadways, potable water, sanitary sewer, stormwater, solid waste and public schools in accordance with LOS standards adopted in the elements addressing these facilities.

Consistency: There are no current plans for development on the subject property. Any new development on the site (when proposed) will be required to meet concurrency standards as stated in the Comprehensive Plan. As described in the ‘Public Facilities Analysis’ portion of this report, adequate facilities (capacity) are currently available.

There is existing potable water service abutting to the west serving the Alachua Forest and Merrillwood Subdivisions. There is also sewer service to the Alachua Forest and Merrillwood Subdivisions. Any extensions of these facilities to serve the subject property would be the responsibility of the applicant/property owner.

Stormwater management facilities would be included for any development proposal at the time of application and would be required to meet the requirements of the Suwanee River Water Management District. The ‘Public Facilities Analysis’ section below indicates that there is adequate capacity in all the public facilities to serve future development at the site.

GOAL 9: *Water and Wastewater Service: The City will ensure that new development and redevelopment within the corporate limits shall connect to the City’s potable water and wastewater systems, where potable water and wastewater service are available, as defined in Policy 1.2.a and Policy 4.2.b of the Community Facilities Element of the Comprehensive Plan.*

Policy 9.2: *Any new residential subdivision within the corporate limits, where potable water service is available, as defined in Policy 4.2.b of the Community Facilities Element of the City’s Comprehensive Plan that is within a Residential land use category or the Agriculture land use category shall connect to the City’s potable water system. Any new residential subdivision within the corporate limits, where wastewater service is available, as defined in Policy 1.2.a of the Community Facilities Element of the City’s Comprehensive Plan that is within a Residential land use category shall connect to the City’s wastewater system.*

Consistency: Any new residential development at this site will be required to connect to public potable water and wastewater facilities, if available, as indicated above. It is understood that this would be the responsibility of the owner/developer of the property to provide these services.

Transportation Element:

Objective 1.2: Access Management The City shall establish access management standards and coordinate with Alachua County and the Florida Department of Transportation to maintain access management standards which promote safe and efficient travel.

Consistency: The subject property is located on NW 150th Avenue, which is a City-maintained roadway. The subject property has access to NW 150th Avenue and would have to obtain access permits from the City.

Objective 1.1: Level of Service The City shall establish and maintain a safe, convenient and efficient level of service standard for all motorized and non-motorized transportation systems.

Consistency: The proposed RSF-4 zoning change is to bring a property designated Moderate Density Residential into consistency with the future land use map designation. There is no development proposal at this time. Any development on the parcel would require a concurrency analysis at the development plan or subdivision application stage.

In order to assess maximum impacts, a concurrency analysis is shown in the ‘Public Facilities Analysis’ section of this report. This will illustrate the anticipated trip impacts for a maximum development scenario on the property.

Capital Improvements Element:

Objective 1.2: Public Facilities Monitoring and Level of Service Standards The City shall require that all decisions regarding the issuance of development orders and permits shall be consistent with the development requirements of the Comprehensive Plan, the Land Development Regulations, and that public facilities and services necessary to support such development are available while also maintaining the adopted level of service standards..

Consistency: There are no proposals for development on the subject property. Any new development on the parcel would require an analysis for availability of public facilities consistent with adopted LOS standards.

The subject property currently has access to public facilities, including potable water and wastewater services.

Public Facilities Analysis (Concurrency Impact Analysis)

A zoning map amendment may result in changes in overall impacts on public facilities if the amendment changes the allowable uses or density/intensity for the property. The following tables analyze the change in impacts on public facilities based on the associated existing and proposed zoning category.

In accordance with LDR Article 2, Section 2.4.14(H) and Comprehensive Plan Future Land Use Element Policy 5.2.a, adequate public facilities are available to serve a maximum on-site development scenario. Specifically, the LDR states that “the necessary public facilities will be deemed available concurrent with the impacts of the proposed development if the sum of proposed development impacts when added to the existing demand and

the capacity reservations are less than the maximum service volume on the affected facilities.” Based upon maximum development scenarios, any new development allowed in the proposed land use category will operate within the level of service standards outlined in the Code.

Maximum Development Scenario Impact: The maximum trip generation estimate based on the net difference between the existing and proposed zoning designations is described below:

Proposed FLUM Designation	Acreage	Max. Density/Intensity	Max Dev. Scenario
RSF-4	24.58 (+/-)	4 UPA	98 SF Units

Traffic:

Trip generation was calculated using the ITE Trip Generation Manual, 11th Edition.

Net Development Scenario

ITE CODE	UNITS	DESCRIPTION	RATE	DAILY TRIPS (ADT)
210	98 Units	Single-Family Detached	9.43 / Unit	924
ITE CODE	UNITS	DESCRIPTION	RATE	PM PEAK HOUR OF ADJACENT STREET TRAFFIC
210	98 Units	Single-Family Detached	0.94 / Unit	92

Increase in Daily Trips

- ADT: 924
- PM PEAK: 92

Affected Roadway Segments

- *The proposed ADT and PM Peak trips (from the proposed map change) will not exceed 5% of the MSV of any of the road segments included in the City of Alachua Development Monitoring Report. The nearest segment (US Hwy 441 – 4) would be affected by approx. 2% (ADT) and 2.2% (Peak Hour).*

Level of Service Analysis / Affected Roadway Segment (ADT)

Traffic System Category	US 441 Segment 4
Maximum Service Volume	45,700
Existing Traffic and Reserved Trips	26,943
Project Trips (Net ADT)	924
Available Capacity	17,833

Note: Segment numbers and traffic data from COA Table 2 Concurrency Report and subsequent updates up to September 2024

Level of Service Analysis / Affected Roadway Segments (PM PEAK)

Traffic System Category	US 441 Segment 4
Maximum Service Volume	4,110
Existing Traffic and Reserved Trips	2,580
Project Trips (Net PM Peak)	92
Available Capacity	1,438

Note: Segment numbers and traffic data from COA Table 2 Concurrency Report and subsequent updates up to September 2024.

The tables above indicate that the existing transportation network and the affected road segment provide sufficient available capacity to serve the maximum scenario, future residential development activity on the rezoning site. It should be noted that, since this application involves only the rezoning of parcels, capacity will not be reserved and any future development at the site will have to meet concurrency requirements at the time of application.

Wastewater:

Goal 1: Wastewater The City shall plan for and provide adequate and economical wastewater service while protecting the environment, especially groundwater resources.

Objective 1.2 Wastewater Service New development may only occur within areas where wastewater service is available or shall be made available as a part of the proposed development. For purposes of this objective, development does not include an addition to an existing development of less than 33% of the existing floor area of the development or an addition of less than 33% of the existing impervious surface area within a five-year period.

The following analysis examines public facilities impacts to City wastewater facilities. For residential land uses, the flow rates were calculated using the ratio of 250 GPD / unit.

Maximum Development Scenario Net Impact: As shown in the following table, based on generic calculations using a maximum development scenario, an increase of 24,500 GPD may occur.

Sanitary Sewer Impact

Sanitary Sewer Impact – Residential Land Use	24,500 GPD
--	------------

Per COA Comprehensive Plan CFNGR Policy 1.1.d (98 Units x 250 GPD/Unit)

Sanitary Sewer Impacts

System Category	GPD
Treatment Plan Current Permitted Capacity	1,500,000
Less Actual Treatment Plant Flows	764,000
Reserved Capacity	437,084
Parcel Demand for Site	24,500
Residual Capacity	274,416

Source: City of Alachua Public Services Department, September 2024.

Potable Water:

Goal 4: Potable Water The City shall provide an adequate supply of potable water to customers throughout the water service area.

Objective 4.1 Water System Level of Service Standards The City shall achieve and maintain acceptable levels of service for potable water quantity and quality.

The following analysis examines public facilities impacts to the City potable water system.

Maximum Development Scenario Project Impact: As shown in the following table, based on generic calculations using a maximum development scenario, an increase of 26,950 GPD may occur. Adequate capacity is available to support this development, as demonstrated below:

Potable Water Impact

Potable Water Impact – Residential Land Use	26,950 GPD
---	------------

Per COA Comprehensive Plan CFNGR Policy 4.1.c (98 x 275 GPD/Unit)

Potable Water Impacts

System Category	GPD
Current Permitted Capacity	2,300,000
Less Actual Potable Water Flows	1,548,250
Reserved Capacity ²	468,945
Parcel Demand for Site	26,950
Residual Capacity	255,855

Source: City of Alachua Public Services Department, September 2024.

Solid Waste:

Goal 2: Solid Waste The City will provide for solid waste disposal service in a sanitary, economic, and environmentally safe manner.

Maximum Development Scenario Project Impact: Residential uses generate approximately 0.73 tons per year of solid waste per capita per City of Alachua Comprehensive Plan (98 units x 2.3 residents per unit x 0.73 tons/year per capita = 164.5 tons). The following table indicates the increase in solid waste generation, which will not exceed the City's overall Level of Service standards:

Solid Waste Impact

Solid Waste Impact – Residential Land Uses	164.5 Tons
--	------------

Formula: (0.73 tons / year per capita @ 2.3 residents per unit)

Public Schools:

Impacts on public school facilities adopted Level of Service are summarized below:

SINGLE FAMILY RESIDENTIAL DEVELOPMENT STUDENT GENERATION CALCULATIONS

ELEMENTARY	98	units X 0.12 Elementary School Multiplier	12	Student Stations
MIDDLE	98	units X 0.06 Middle School Multiplier	6	Student Stations
HIGH	98	units X 0.09 High School Multiplier	9	Student Stations

Recreation:

Recreational Impact Table	
System Category	Acreage
Existing City of Alachua Recreation Acreage ¹	135.48
Acreage Required to Serve Existing Population ²	55.08
Reserved Capacity	13.84
Available Recreation Acreage	66.57
1. Table 5c. Recreational Facilities 2. Bureau of Economic & Business Research, University of Florida, Estimates of Population by County and City in Florida (2022); Policy 1.2.b, Recreation Element Formula: 10,844 persons / (5 acres / 1,000 persons)	

As indicated in the table above, the City of Alachua currently has sizable, excess acreage for local recreation activities. In addition, the proposed zoning map change will allow for future development, which at the time of development will require open space area be set aside which can be utilized for recreational facilities for the residents of the development. As such, the intended residential development is expected to have a minimal impact on the City’s current recreational infrastructure.

Stormwater:

Goal 3: Stormwater The City shall develop and maintain a stormwater management system that minimizes flooding and protects, preserves and enhances desirable water quality conditions, and, where possible, preserves and utilizes existing natural features.

The minimum LOS standard for development in the City of Alachua requires a floor elevation of one (1) foot above the 100-year/24-hour storm elevation. Any new/future development on the subject property will be required to meet these standards and the Suwannee River Water Management District (SRWMD) requirements at the time of final development approval.

Compliance with Standards for Site Specific Amendments to the Official Zoning Atlas

The analysis below indicates how this rezoning application complies with the Standards for Site Specific Amendments to the Official Zoning Atlas. Responses to each requirement are shown in bold.

2.4.2(E) *Standards for Site-Specific Amendments to the Official Zoning Atlas*

(1) *Competent Substantial Evidence Provided.*

The applicant has provided competent substantial evidence that is made part of the record of the hearing that:

*(a) **Consistent with Comprehensive Plan.** The proposed amendment is consistent with and furthers the goals, objectives and policies of the Comprehensive Plan.*

Consistency: This rezoning application is consistent with the Comprehensive Plan as indicated in the Comprehensive Plan Consistency section of this report. The proposed RSF-4 zoning is the appropriate implementing district for the City of Alachua Moderate Density Residential future land use category that currently exists on the property.

*(b) **Consistent with Ordinances.** The proposed amendment is not in conflict with any portion of these LDRs or any of the City Code of Ordinances.*

Consistency: As demonstrated in this application, the rezoning request is consistent with all applicable City Land Development Regulations and the Code of Ordinances.

Prior to the submittal of this rezoning application, the applicant held the required pre-application meeting with staff and neighborhood meeting with the public.

If the parcels are rezoned to RSF-4, any future development on the site will comply with the list of allowable uses as outlined in Article 4 of the Land Development Code and with the subdivision requirements in Article 7. In addition, any future development on the subject parcel shall comply with all the applicable development standards (parking, landscaping, open space, lighting, etc.) as outlined in Article 6 of the Land Development Code.

*(c) **Logical Development Pattern.** The proposed amendment would result in a logical and orderly development pattern.*

Consistency: The rezoning request will create a logical development pattern that is consistent with the City of Alachua Future Land Use designation of Moderate Density Residential. The RSF-4 designation is a step down from the RSF-6 and RMF-8 zoning districts abutting to the south and west, respectively.

*(d) **Premature Development.** The proposed amendment will not create premature development in undeveloped or rural areas.*

Consistency: This rezoning request will not result in a premature development pattern. Properties to the west (Alachua Forest and Merrillwood Subdivisions) are already developed. Existing potable water and wastewater facilities are available from connections to the south.

(e) *Incompatible with Adjacent Lands* The uses permitted by the proposed amendment are not incompatible with existing land uses of adjacent lands and/or the uses permitted by the zone district classifications of adjacent lands.

Consistency: This zoning change request will not result in any incompatibility with adjacent lands. There are residential developments abutting to the west and south with higher densities (Alachua Forest and Merrillwood Subdivisions). The RSF-4 zoning district is a moderate density residential district that is also compatible with the adjacent higher density RSF-6 and RMF-8 zoning districts and is a 'step down' in density from these developments. In addition, there is a vacant property with Commercial Intensive zoning to the south across NW 150th Avenue.

(f) *Adverse Effect on Local Character.* The proposed amendment will not adversely effect the character of the general area where it is proposed to be located by creating excessive traffic, density and/or intensities of use, building height and bulk, noise, lights or other physical effects or nuisances.

Consistency: The proposed rezoning will not result in an adverse effect on the local character of the area. The residential character of the area to the west of the subject property is supported by the proposed rezoning.

(g) *Not Deviate from Pattern of Development.* The uses permitted by the proposed amendment will not deviate from the development pattern (both established and as proposed by surrounding zone districts) of the area where the proposed amendment is located.

Consistency: The proposed rezoning is consistent with the surrounding pattern of residential development in the subdivisions abutting to the west and south.

(h) *Encourage Sprawl.* The proposed amendment will not encourage urban sprawl, either by resulting in strip or ribbon commercial development, leap-frog development or low-density single dimensional development.

Consistency: This rezoning should be considered infill (not sprawl) due to its location abutting existing residential development that has been in place for decades.

The following Urban Sprawl Analysis indicates that the rezoning should not be seen as encouraging sprawl because it achieves four criteria indicating that it discourages urban sprawl.

Urban Sprawl Indicators

This rezoning application has been analyzed to determine whether the rezoning incorporates a development pattern or urban form that achieves four criteria indicating that it discourages urban sprawl.

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

Consistency: This proposed zoning change is in a geographic area that is already developed in the City of Alachua. The subject property abuts residential subdivisions that have existed for decades. There are no significant environmental constraints on the property. The property had been in use as planted timberland, so it is not a natural resource environment. Therefore, there are no adverse impacts on natural resources or ecosystems.

2. *Promotes the efficient and cost-effective provision or extension of public infrastructure and services.*

Consistency: The subject property is currently served by existing electric utilities and has access to an existing public street (NW 150th Avenue) from the property frontage. Potable water and wastewater service are currently available and serve the subdivisions abutting to the west.

3. *Preserves agricultural areas and activities, including silviculture, and dormant, unique and prime farmlands and soils.*

Consistency: The subject property is not designated Agriculture on the future land use map. The current designation is Moderate Density Residential as adopted in 2008 (16 years ago).

4. *Promotes conservation of water and energy.*

Consistency: The proposed rezoning promotes energy conservation because it is an infill development in an area where there is existing development. Therefore, energy associated with trips will be reduced. The site can be served by existing potable water connections to the west, thereby conserving water and eliminating the need for potable water wells on the site.

- (i) *Spot Zoning. The proposed amendment will not result in the creation of an isolated zone district unrelated to adjacent and surrounding zone districts (spot zoning).*

(ii)

Consistency: The abutting parcels to the west have residential zoning district designations. The proposed RSF-4 will be a step down from the higher density RSF-6 and RMF-8 zoning district abutting to the west. This proposed rezoning is necessary to create a compatible zoning district for the property that is consistent with the City of Alachua Moderate Density Residential future land use designation.

(j) *Public Facilities. The proposed amendment will not result in development in a location where there are no plans by the City or other governmental entities to provide public facilities to serve the development (roads, potable water, wastewater, parks, stormwater management, and solid wastes), and there are no assurances by the private sector that public facilities are planned and will be available to adequately accommodate development.*

Consistency: Electric, potable water, and wastewater services are available (with capacity) to serve the site. The site abuts two residential subdivisions to the west that are already served by public potable water and wastewater services. The site has frontage on an existing public road (NW 150th Avenue). Any future development of the parcel will not create a negative impact on public facilities.

(k) No Adverse Effect on the Environment. The proposed amendment would not result in significantly adverse impacts on the natural environment, including, but not limited to, water, air, noise, stormwater management, wildlife, vegetation, wetlands, and the natural functioning of the environment.

Consistency: As indicated in the 'Environmental Analysis' section of this report, there are no significant environmental features on the subject property. The proposed RSF-4 zoning would allow single-family dwellings, which will not have water, air, or noise impacts. Stormwater management facilities would be required at the site for any proposed development. Therefore, there are no adverse effects on the environment due to the proposed rezoning.

TRICK OR TREAT:*Continued from page A1*

tradition provided families with a safe, spirited environment to enjoy Halloween.

From 5:30 to 8 p.m., families strolled through the pedestrian-only zone on Main Street, where local businesses and community groups offered candy and Halloween-themed surprises. The street was alive with color, from traditional pumpkins to more creative displays inspired by the classic movie Beetlejuice, the theme for this year's "Scarecrow Row" — a highlight of the evening.

Scarecrow Row brought a whimsical display of creatively designed scarecrows contributed by businesses and organizations. Each display captured the quirky, eerie charm of Beetlejuice, adding a touch of Hollywood magic. From Beetlejuice himself to renditions of the film's memorable characters and scenes, the displays brought smiles and shivers to visitors of all ages.

This year's event saw significant backing from corporate sponsors, including the Alachua Business League, Alachua Today Newspaper/Boukari Law, Campus USA, Canvass Church, Cisco South RDC, Matchmaker Realty, Optimal Station, Polaris of Gainesville, Santa Fe Ford, The Seed, and Waste Pro.

These businesses not only sponsored scarecrow displays but also contributed to the community spirit by interacting with trick-or-treaters and offering treats along the route. "The scarecrows add such a unique, local flavor to our Halloween event," shared a participating business

and adults alike enjoyed the playful yet eerie vibes, taking home souvenirs of their Halloween adventure on Main Street.

Excited children dressed as everything from glittering princesses to vibrant superheroes darted along Main Street, gathering treats at every stop while their parents hurried to keep up with their boundless energy.

Alachua Chamber of Commerce President Adam Boukari expressed his enthusiasm about the event's growing popularity. "Every Halloween, Main Street lights up with excitement, and this year was truly special with our

Beetlejuice theme," said Boukari. "Seeing families, friends, and businesses come together to create a fun and safe event is what makes Alachua's community unique. From the scarecrow displays to our businesses handing out candy to the kids, to the photo booth, it's all about creating lasting memories and a magical experience for everyone."

The "Trick or Treat on Main Street" event, free and open to the public, has become a treasured tradition in Alachua. Organizers ensured ample parking in nearby lots, although families were encouraged to arrive early due to the

event's popularity. Safety remained a top priority, with the Alachua Police Department on site to maintain a safe environment for all attendees.

As the evening wound down, it was clear that "Trick or Treat on Main" had once again created a shared appreciation for Alachua's unique Halloween magic.

For more information about "Trick or Treat on Main" and other community events, visit the Alachua Chamber of Commerce website.

Email editor@
alachuatoday.com

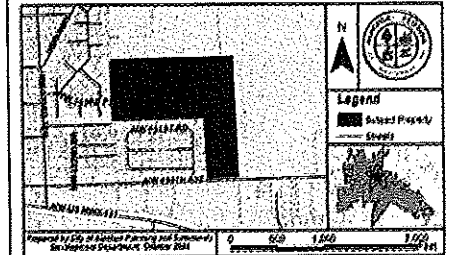
Beetlejuice Photo Booth



A City of ALACHUA

NOTICE OF PUBLIC HEARING BEFORE THE PLANNING AND ZONING BOARD OF THE CITY OF ALACHUA, FLORIDA

Notice is hereby given that the Planning & Zoning Board of the City of Alachua will hold a public hearing on November 12, 2024 at 6:00 p.m. The hearing will be held in the James A. Lewis Commission Chambers in City Hall, located at 15100 NW 142nd Terrace, Alachua, Florida, to consider the following: A request by Clay Sweger, AICP, LEED AP, of BDA Consultants, Inc., applicant and agent for EMP1, LLC, property owner, for consideration of a Site-Specific Amendment to the Official Zoning Atlas (Rezoning) to amend the Official Zoning Atlas on a ±24.58 acre subject property from Agricultural (A) to Residential Single Family - 4 (RSF-4) on a parcel of land generally located north of NW 150th Avenue, east of the Merrillwood subdivision, and east and north of the Alachua Forest subdivision; consisting Tax Parcel Number 03206-000-000. Existing FLUM: Moderate Density Residential; Existing Zoning: Agricultural (A); Proposed Zoning: Single Residential Family - 4 (RSF-4).



At the public hearing, all interested parties may appear and be heard with respect to the application. Copies of the application are available for public inspection at the Planning and Community Development Department, 15100 NW 142nd Terrace, Alachua, Florida, on any regular business day between the hours of 7:30 a.m. to 6:00 p.m. Written comments on the application may be sent to the following address: City of Alachua, Planning and Community Development, P.O. Box 9, Alachua, FL 32616. Notice is given pursuant to Section 286.0105, Florida Statutes, that, in order to appeal any decision made at the public hearing, you will need a record of the proceedings, and that, for such purpose, you may need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is to be based. In accordance with the Americans with Disabilities Act, any persons with a disability requiring reasonable accommodation in order to participate in this meeting should call the City Clerk at (386) 418-6100 x 1501 at least 48 hours prior to the public hearing.

(Published: Alachua County Today - October 31, 2024)

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Free expert-led sessions to help you quit all forms of tobacco.



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DOUBLES your
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Pre-registration is required.

Sponsored by:

CALL TODAY:

AFFIDAVIT FOR POSTED LAND USE SIGN

I Melissa Watson, POSTED THE LAND USE
SIGN ON 10/28/2024 FOR THE NW 150th Avenue Rezoning
(name) (date) (state type of action and project name)
LAND USE ACTION.

AS PER ARTICLE 2.2.9 D OF THE LAND DEVELOPMENT REGULATIONS.

THIS WILL BE INCLUDED IN THE STAFF REPORT.

Melissa Watson
(signature)

Two (2)
(number of signs)

CITY OF ALACHUA

NOTICE OF LAND USE DEVELOPMENT ACTION

PUBLIC HEARING(S) ARE SCHEDULED TO CONSIDER THE FOLLOWING:

PROJECT NAME: NW 150th Avenue APPLICATION NO.: PR24-0004

APPLICATION TYPE: Rezoning CURRENT ZONING: Agricultural (A)

NATURE/SCOPE OF PROPOSAL: A request by Clay Sweger, AICP, LEED AP, of EDA Consultants, Inc., applicant and agent for EMP1, LLC, property owner, for consideration of a Site-Specific Amendment to the Official Zoning Atlas (Rezoning) to amend the Official Zoning Atlas on a ±24.58 acre subject property from Agricultural (A) to Residential Single Family – 4 (RSF-4)

DATE OF PUBLIC HEARING(S): November 12, 2024 AT 6:00 **PM**
December 9, 2024 AT 6:00 **PM**
January 13, 2025 AT 6:00 **PM**

LOCATION OF PUBLIC HEARING(S):
ALACHUA CITY HALL - 15100 NW 142ND TERRACE

FOR MORE INFORMATION CONTACT:
CITY OF ALACHUA PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT

386-418-6121
planning@cityofalachua.com

ALL INTERESTED PARTIES MAY APPEAR AT THE PUBLIC HEARING(S) AND BE HEARD WITH RESPECT TO THE APPLICATION. COPIES OF THE APPLICATION, STAFF REPORT, AND RELATED MATERIALS ARE AVAILABLE FOR PUBLIC INSPECTION AT THE PLANNING & COMMUNITY DEVELOPMENT, 15100 NW 142ND TERRACE, ALACHUA, FLORIDA, ON ANY REGULAR BUSINESS DAY DURING NORMAL BUSINESS HOURS. WRITTEN COMMENTS MAY BE SENT TO: CITY OF ALACHUA, PLANNING & COMMUNITY DEVELOPMENT, P.O. BOX 9, ALACHUA FL 32616. NOTICE IS GIVEN PURSUANT TO SECTION 286.0105, FLORIDA STATUTES, THAT, IN ORDER TO APPEAL ANY DECISION MADE AT THE PUBLIC HEARING(S), YOU WILL NEED A RECORD OF THE PROCEEDINGS, AND THAT, FOR SUCH PURPOSE, YOU MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS BASED. IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT, ANY PERSONS WITH A DISABILITY REQUIRING REASONABLE ACCOMMODATION IN ORDER TO PARTICIPATE IN THIS MEETING SHOULD CALL THE CITY CLERK AT (386) 418-6100 x 1501 AT LEAST 48 HOURS PRIOR TO THE PUBLIC HEARING(S).

IMPORTANT INFORMATION REGARDING POSTED NOTICE SIGNS

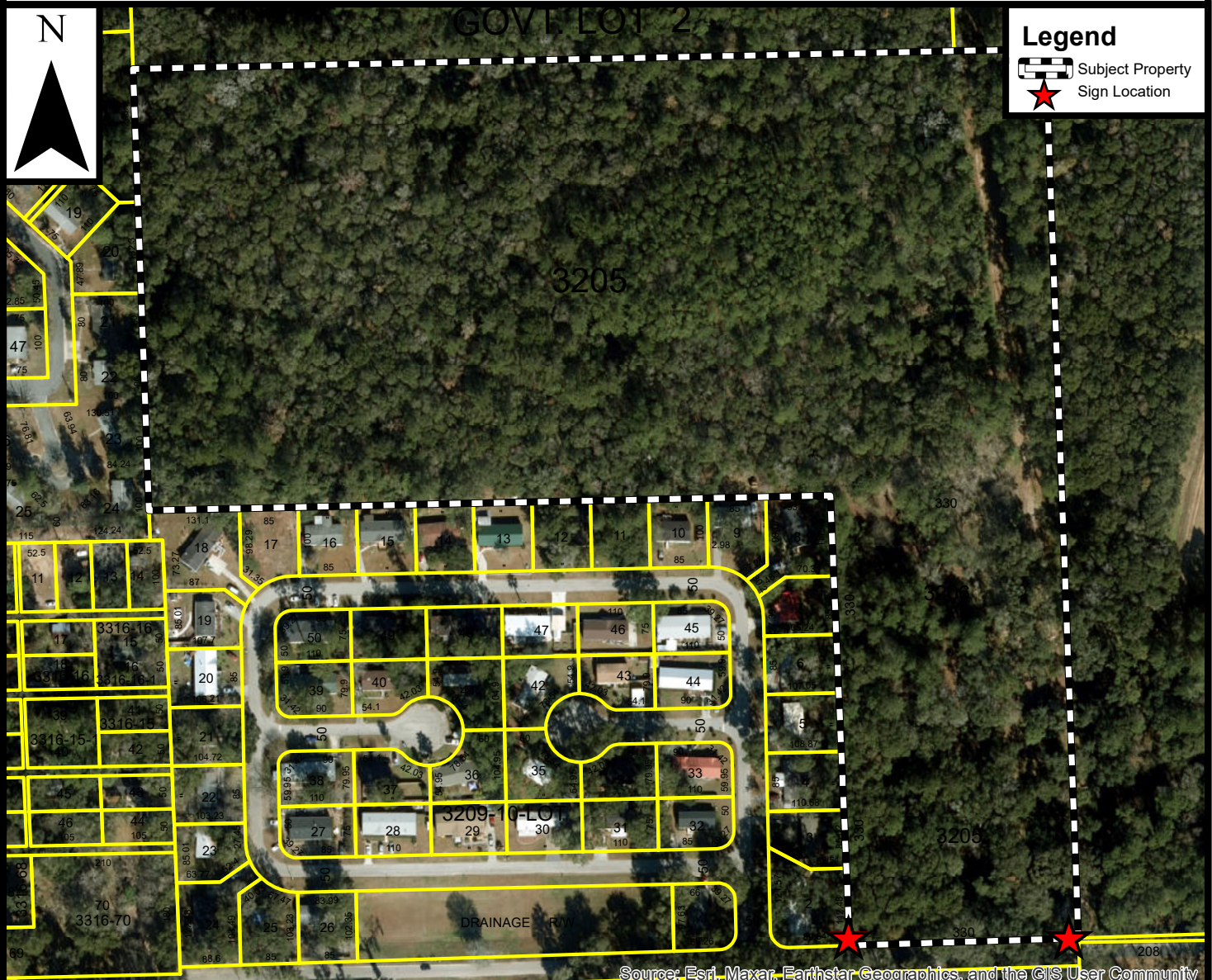
Pursuant to Section 2.2.9(D) of the City's Land Development Regulations, posted notice signs must be placed on the land that is the subject of the application, along each street which is adjacent to or runs through the land in a manner that makes them clearly visible. Signs shall be posted at intervals of not more than 400 feet when the land subject to the application has less than 1,500 feet of road frontage. When the land subject to the application has 1,500 feet or more of road frontage, signs shall be posted at intervals of not more than 1,320 feet.

Signs shall be inspected by the City subsequent to their posting. The applicant shall be responsible for ensuring that the posted notice is maintained on the land subject to the application until the completion of the final public hearing on the application.

Signs must be removed by the applicant and returned to the City within ten days after the final decision on the application.



NW 150th Avenue Rezoning



Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community

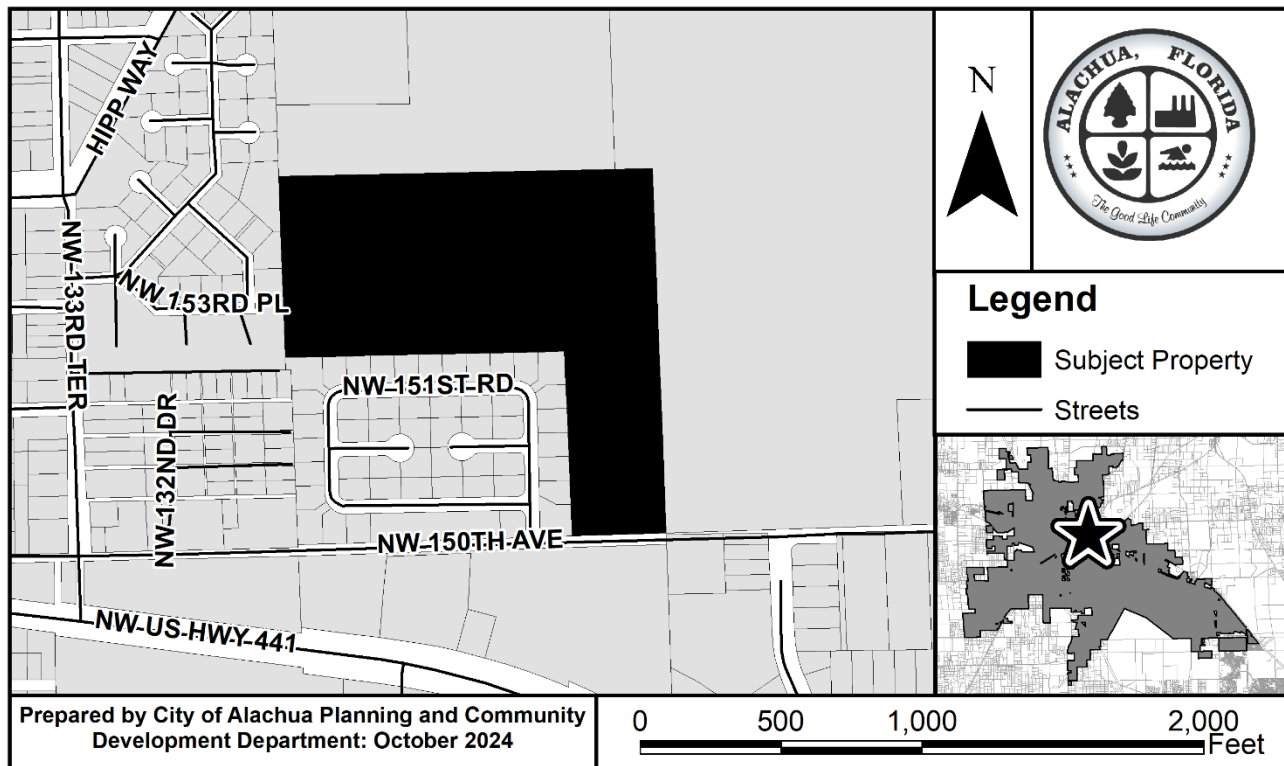
Prepared by the City of Alachua
Planning & Community Development Department
Prepared October 2024

DISCLAIMER: Data is provided "as is" without warranty of any representation of accuracy, timeliness, or completeness. The burden of determining accuracy, timeliness, or completeness for use rests solely on the requestor. The City makes no warranties, expressed or implied, as to the use of the data. The requestor acknowledges and accepts the limitations of the data, including the fact that the data is dynamic and in a constant state of maintenance, correction, and update.

0 50 100 200
Feet

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03316-022-000
 SISTER SLEDGEHAMMER LLC
 1005 NE 10TH PL
 GAINESVILLE, FL 32601

03209-010-044
 DURR ROY S & LYNN E
 12808 NW 151ST PL
 ALACHUA, FL 32615

03209-010-010
 ADAMS CIARRA GABRIELLE
 THOMPSON
 12814 NW 151ST RD
 ALACHUA, FL 32615

03209-010-042
 ZOLOTYKH DARIA
 12828 NW 151ST PL
 ALACHUA, FL 32615

03209-010-047
 CRUNKILTON & RUBINS
 12903 NW 151ST RD
 ALACHUA, FL 32615

03209-010-041
 LAUGHLIN CHARLES A & VICKY
 12912 NW 151ST PL
 ALACHUA, FL 32615

03209-010-037
 LOVCI & RILEY SR
 12921 NW 151ST PL
 ALACHUA, FL 32615

03209-010-015
 SACASA ENID S
 12930 NW 151ST RD
 ALACHUA, FL 32615

03209-010-016
 ANDERSON & WARD
 13006 NW 151ST RD
 ALACHUA, FL 32615

03316-017-000
 JACKSON CECIL SCOTT
 13628 NW 158TH AVE
 ALACHUA, FL 32615

03209-010-009
 MENDOZA SUSANNE & MICHAEL J
 12804 NW 151ST RD
 ALACHUA, FL 32615

03209-010-033
 LUCIANO JOSEPH & PADMAVATI
 12809 NW 151ST PL
 ALACHUA, FL 32615

03209-010-031
 TERHANIAN ELIZABETH
 12816 NW 150TH RD
 ALACHUA, FL 32615

03209-010-035
 AVERETT LONNIE LIFE ESTATE
 12829 NW 151ST PL
 ALACHUA, FL 32615

03209-010-030
 BROWN SANDRA P
 12904 NW 150TH RD
 ALACHUA, FL 32615

03209-010-048
 SCOTT & SHUTTLESWORTH H/W
 12913 NW 151ST RD
 ALACHUA, FL 32615

03209-010-040
 CLIFTON TERESA L
 12922 NW 151ST PL
 ALACHUA, FL 32615

03209-010-038
 HILL DAVID II & TABITHA D
 13003 NW 151ST PL
 ALACHUA, FL 32615

03316-043-000
 MERRICKS DAVID & JOESSA W
 13102 NW 150TH AVE
 ALACHUA, FL 32615-5518

03210-008-000
 DAE JUNG KIM LLC
 13700 US HIGHWAY 27
 ALACHUA, FL 32615

03209-010-032
 PERNELL & WILEY
 12806 NW 150TH RD
 ALACHUA, FL 32615

03209-010-045
 WHITEHEAD LARRY A & JUDITH A
 12811 NW 151ST RD
 ALACHUA, FL 32615

03209-010-043
 COOPER REBECCA A
 12818 NW 151ST PL
 ALACHUA, FL 32615

03209-010-012
 SUTTON BARBARA LIFE ESTATE
 12834 NW 151ST RD
 ALACHUA, FL 32615-5740

03209-010-013
 NEWELL-WALKER & WALKER
 12910 NW 151ST RD
 ALACHUA, FL 32615

03209-010-014
 SIMPSON HELEN
 12920 NW 151ST RD
 ALACHUA, FL 32615

03209-010-049
 STIMPEL ROSEMARY
 12923 NW 151ST RD
 ALACHUA, FL 32615

03209-010-039
 TORRES MENDOZA JORGE LUIS
 13004 NW 151ST PL
 ALACHUA, FL 32615

03316-007-000
 JACKSON CECIL SCOTT
 13268 NW 158TH AVE
 ALACHUA, FL 32615

03316-009-000
 HALL ALONZO
 1400 SW 131ST WAY APT 403Q
 PEMBROKE PINES, FL 33027

03316-014-000
DE BONILLA SARA YANETH ORTIZ
MOLINA
1405 3RD AVE E
BRADENTON, FL 34208

03210-004-003
GAASBEEK RAMAI & RADHARANI
14920 NW 125TH ST
ALACHUA, FL 32615-4917

03209-010-001
ARMAGOST JOSEPH D & HEATHER E
15004 NW 128TH ST
ALACHUA, FL 32615

03209-010-004
ANDERSON KATHLEEN M LIFE
ESTATE
15025 NW 128TH ST
ALACHUA, FL 32615-5503

03209-010-020
CHACON & RICO M/C
15114 NW 130TH DR
ALACHUA, FL 32615

03209-010-018
KRISHNAMURTHY & NARASIMHAN
H/W
15134 NW 130TH DR
ALACHUA, FL 32615

03316-010-000
MORNINGSIDE FUNDING LLC
2370 RICE BLVD STE 200
HOUSTON, TX 77005

03209-010-000
RIHERD CARL D & CONNIE C
27110 NW 203RD PL
HIGH SPRINGS, FL 32643

03316-019-000
IL IL IRA INVESTMENTS
3641 N 52ND AVE
HOLLYWOOD, FL 33021

03206-000-000
EMP1 LLC
7045 NW 22ND ST SUITE B
GAINESVILLE, FL 32653

03209-010-046
LAMBERTY LISA MARIE
142 AVENUE U APT 1R
BROOKLYN, NY 11223

03210-004-002
SMITH WILLIAM E & JULIE
14924 NW 125TH ST
ALACHUA, FL 32615

03209-010-002
KLOSS COREY JAMES
15005 NW 128TH ST
ALACHUA, FL 32615

03209-010-005
ZEPPELLO GANDHARI
15103 NW 128TH ST
ALACHUA, FL 32615

03209-010-019
RICHMAN & RICHMAN TRUSTEES
15124 NW 130TH DR
ALACHUA, FL 32615

03209-010-017
SILBERMAN STEPHEN
15509 NW 89TH ST
ALACHUA, FL 32615

03209-010-050
GHOSH YASHODA DULAL GOPAL
2441 NW 43RD ST #24A
GAINESVILLE, FL 32606

03211-002-000
SNELGROVE CHARLES W & DIANA H
LIFE ESTATE
362 SW SNELGROVE GLLN
FORT WHITE, FL 32038

03211-001-000
THREE SIXTEEN PROPERTIES LLC
6134 52ND ST SOUTH
SAINT PETERSBURG, FL 33715

03209-010-034
CARUSO & LAWSON
NW 40TH TER
GAINESVILLE, FL 32653

03209-010-003
HAVELLI LLC
14329 NW 186TH AVE
ALACHUA, FL 32615

03210-004-001
BARFIELD & BARFIELD TRUSTEES
14928 NW 125TH ST
ALACHUA, FL 32615

03209-010-022
BAKER SHIRLEY
15022 NW 130TH DR
ALACHUA, FL 32615

03209-010-006
OAKLEY PATRICK MICHAEL
15113 NW 128TH ST
ALACHUA, FL 32615

03209-010-008
CARABALLO MONICA E
15133 NW 128TH ST
ALACHUA, FL 32615

03202-001-001
MYERS ALACHUA INVESTMENTS
LLC
2127 FORT CLARKE BLVD
GAINESVILLE, FL 32606

03209-010-036
SESTA PAULA ANN
2487 NW HOLIDAY CT
STUART, FL 34994-9237

03316-038-000
GRINER RAMONA H TRUSTEE
3630 PEACHTREE RD NE UNIT 2807
ATLANTA, GA 30326

03214-008-000
ALACHUA COUNTY HOUSING
AUTHORITY
701 NE 1ST ST
GAINESVILLE, FL 32601

03204-000-000
JOHN C HIPP CONST EQUIP CO
PO BOX 1000
ALACHUA, FL 32616-1000

03316-012-000
CURTIS NATHANIEL & RUTHE
PO BOX 1087
ALACHUA, FL 32616-1087

03316-016-001
WELCH WALTER LEE & ANNIE MAE
LEE
PO BOX 1281
ALACHUA, FL 32616-1281

03316-015-000
CHURCH OF GOD BY FAITH
PO BOX 2040
ALACHUA, FL 32616-2040

03316-045-000
C/O RENEE WILLIAMS
WHITE RALPHFENE HEIRS
PO BOX 504
ALACHUA, FL 32616

03210-004-000
CITY OF ALACHUA
PO BOX 9
ALACHUA, FL 32615

Antoinette Endelicato
5562 NW 93rd Avenue
Gainesville, FL 32653

Linda Dixon, AICP
Assistant Director Planning
PO Box 115050
Gainesville, FL 32611

Joseph & Phyllis Strickland
14103 NW 156th Place
Alachua, FL 32615

03211-001-001
STATE OF FLA IIF DOT
PO BOX 1088
LAKE CITY, FL 32056-1088

03316-013-000
PORTER MELANIE
PO BOX 1577
ALACHUA, FL 32616

03209-010-007
GHOSH GOVIND P
PO BOX 246
ALACHUA, FL 32616

03316-016-000
WELCH ANNIE MAE LEE
PO BOX 573
ALACHUA, FL 32616-0573

03209-010-029
GUNDERSON THERESA C TRUSTEE
12914 NW 150TH RD
ALACHUA, FL 32615

Tamara Robbins
PO Box 2317
Alachua, FL 32616

Lynn Horton
19005 NW 138th Avenue
Alachua, FL 32615

Jean Calderwood
14095 NW 174th Ave
Alachua, FL 32615

03316-021-000
JENKINS ESTHER HEIRS
PO BOX 1138
ALACHUA, FL 32616-1138

03316-015-001
WHITE ELLA MAE
PO BOX 1612
ALACHUA, FL 32616-1612

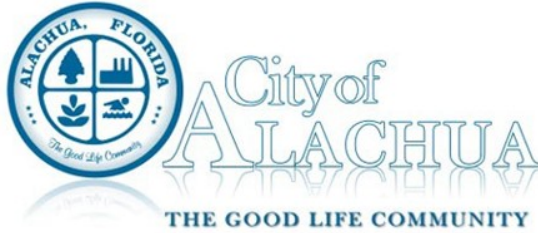
03209-010-021
BRADLEY & SCHROEDER
PO BOX 443
ALACHUA, FL 32616

03316-020-000
WEST & WESTON
PO BOX 773
ALACHUA, FL 32616-0773

Lynda Coon
7216 NW 126th Avenue
Alachua, FL 32615

Michele L. Lieberman
County Manager
12 SE 1st Street
Gainesville, FL 32601

Mike DaRoza
City Manager
PO Box 9
Alachua, FL 32615



Commission Agenda Item

MEETING DATE: November 12, 2024

SUBJECT: LDR Text Amendment: A request by the City of Alachua to amend the City of Alachua Land Development Regulations (LDRs) as follows: amending Section 2.2.17 relating to the simultaneous processing of applications; amending Section 2.4.3(D)(1)(a) and Section 2.4.3(D)(6) relating to final PD plans in PD-R and PD-TND developments; amending Section 2.4.10(G)(6)(e) relating to the recording of a final plat in the Public Records of Alachua County; amending Section 2.4.10(G)(8) relating to the warranty period following inspection of public and private improvements constructed by a subdivider; amending Table 4.1-1 to add the following new use types: “cigar/hookah bar”, “mobile food dispensing vehicle”, and “smoke shop”; creating Section 4.3.4(A)(3) to establish Use-Specific Standards for mobile food dispensing vehicles; creating Section 4.3.4(G)(12) to establish Use-Specific Standards for cigar/hookah bars and smoke shops; amending Section 4.5.3(A) and (B) related to prohibited temporary uses; amending Section 6.5.4(C)(3)(b) relating to wall signs in business districts; and amending Section 10.2 to create definitions for “cigar/hookah bar”, “mobile food dispensing vehicle”, “retail nicotine products dealer”, “retail tobacco products dealer”, “retail vape products dealer”, “smoke shop”, and “smoking devices”.

PREPARED BY: Justin Tabor, AICP, Principal Planner

RECOMMENDED ACTION:

Staff recommends that the Planning & Zoning Board find the proposed text amendments to the City’s Land Development Regulations to be consistent with the City of Alachua Comprehensive Plan and in compliance with the City’s Land Development Regulations and transmit such finding to the City Commission with a recommendation to approve upon making the following motion:

Based upon the competent substantial evidence presented at this hearing, the presentation to this Board, and Staff’s recommendation, this Board finds the proposed text amendments to the City’s Land Development Regulations to be consistent with the City of Alachua Comprehensive Plan and in compliance with the City’s Land Development Regulations and transmits such finding to the City Commission with a recommendation to approve.

Summary

This application is a request by the City of Alachua, to amend the City of Alachua Land Development Regulations (LDRs). In the process of implementing the City’s Land Development

Regulations since they were adopted in 2006 and further amended over the years, Staff has periodically identified various subsections that need clarification or changes that would improve implementation. The proposed amendments would:

- Amend Section 2.2.17 relating to the simultaneous processing of applications;
- Amend Section 2.4.3(D)(1)(a) and Section 2.4.3(D)(6) relating to final PD plans in PD-R and PD-TND developments; Amend Section 2.4.10(G)(6)(e) relating to the recording of a final plat in the Public Records of Alachua County;
- Amend Section 2.4.10(G)(8) relating to the warranty period following inspection of public and private improvements constructed by a subdivider;
- Amend Table 4.1-1 to add the following new use types: “cigar/hookah bar”, “mobile food dispensing vehicle”, and “smoke shop”;
- Create Section 4.3.4(A)(3) to establish Use-Specific Standards for mobile food dispensing vehicles;
- Create Section 4.3.4(G)(12) to establish Use-Specific Standards for cigar/hookah bars and smoke shops;
- Amend Section 4.5.3(A) and (B) related to prohibited temporary uses;
- Amend Section 6.5.4(C)(3)(b) relating to wall signs in business districts; and,
- Amend Section 10.2 to create definitions for “cigar/hookah bar”, “mobile food dispensing vehicle”, “retail nicotine products dealer”, “retail tobacco products dealer”, “retail vape products dealer”, “smoke shop”, and “smoking devices”

FINANCIAL IMPACT

ADDITIONAL FINANCIAL INFORMATION

ATTACHMENTS

1. Staff Report
2. Ordinance 25-03 (Draft)
3. Public Notice Materials for the 11/12/2024 PZB Hearing



City of Alachua

Planning & Community Development Department

Staff Report

Planning & Zoning Board Hearing Date: Legislative Hearing

November 12, 2024

SUBJECT:

A request to amend the City of Alachua Land Development Regulations by amending Section 2.2.17 relating to the simultaneous processing of applications; amending Section 2.4.3(D)(1)(a) and Section 2.4.3(D)(6) relating to final PD plans in PD-R and PD-TND developments; amending Section 2.4.10(G)(6)(e) relating to the recording of a final plat in the Public Records of Alachua County; amending Section 2.4.10(G)(8) relating to the warranty period following inspection of public and private improvements constructed by a subdivider; amending Table 4.1-1 to add the following new use types: “cigar/hookah bar”, “mobile food dispensing vehicle”, and “smoke shop”; creating Section 4.3.4(A)(3) to establish Use-Specific Standards for mobile food dispensing vehicles; creating Section 4.3.4(G)(12) to establish Use-Specific Standards for cigar/hookah bars and smoke shops; amending Section 4.5.3(A) and (B) related to prohibited temporary uses; amending Section 6.5.4(C)(3)(b) relating to wall signs in business districts; and amending Section 10.2 to create definitions for “cigar/hookah bar”, “mobile food dispensing vehicle”, “retail nicotine products dealer”, “retail tobacco products dealer”, “retail vape products dealer”, “smoke shop”, and “smoking devices”

APPLICANT/AGENT:

City of Alachua

PROJECT PLANNER:

Kathy Winburn, Planning & Community Development Director; Justin Tabor, AICP, Principal Planner; Adam Hall, AICP, Principal Planner; Carson Crockett, AICP Candidate, Planner

RECOMMENDATION:

Staff recommends that the Planning & Zoning Board find the proposed text amendments to the City’s Land Development Regulations to be consistent with the City of Alachua Comprehensive Plan and in compliance with the City’s Land Development Regulations and transmit such finding to the City Commission with a recommendation to approve.

RECOMMENDED MOTION:

Based upon the competent substantial evidence presented at this hearing, the presentation to this Board, and Staff's recommendation, this Board finds the proposed text amendments to the City's Land Development Regulations to be consistent with the City of Alachua Comprehensive Plan and in compliance with the City's Land Development Regulations and transmits such finding to the City Commission with a recommendation to approve.

SUMMARY

This application is a request by the City of Alachua, to amend the City of Alachua Land Development Regulations (LDRs). In the process of implementing the City's Land Development Regulations since they were adopted in 2006 and further amended over the years, Staff has periodically identified various subsections that need clarification or changes that would improve implementation. The proposed amendments would:

- ❖ Amend Section 2.2.17 relating to the simultaneous processing of applications;
- ❖ Amend Section 2.4.3(D)(1)(a) and Section 2.4.3(D)(6) relating to final PD plans in PD-R and PD-TND developments;
- ❖ Amend Section 2.4.10(G)(6)(e) relating to the recording of a final plat in the Public Records of Alachua County;
- ❖ Amend Section 2.4.10(G)(8) relating to the warranty period following inspection of public and private improvements constructed by a subdivider;
- ❖ Amend Table 4.1-1 to add the following new use types: "cigar/hookah bar", "mobile food dispensing vehicle", and "smoke shop";
- ❖ Create Section 4.3.4(A)(3) to establish Use-Specific Standards for mobile food dispensing vehicles;
- ❖ Create Section 4.3.4(G)(12) to establish Use-Specific Standards for cigar/hookah bars and smoke shops;
- ❖ Amend Section 4.5.3(A) and (B) related to prohibited temporary uses;
- ❖ Amend Section 6.5.4(C)(3)(b) relating to wall signs in business districts; and,
- ❖ Amend Section 10.2 to create definitions for "cigar/hookah bar", "mobile food dispensing vehicle", "retail nicotine products dealer", "retail tobacco products dealer", "retail vape products dealer", "smoke shop", and "smoking devices"

Each proposed amendment and a staff comment further elaborating upon the purpose of the amendment is provided below.

PROPOSED LDR TEXT AMENDMENTS

AMENDING SECTION 2.2.17 RELATING TO THE SIMULTANEOUS PROCESSING OF APPLICATIONS

- 2.2.17 *Simultaneous processing of applications.* Whenever two or more forms of review and **appeal approval** are required under these LDRs, the applications for those permits or approvals may, at the option of the LDR Administrator, be processed simultaneously, so long as all applicable State and local requirements are satisfied. Site plans, infrastructure plans, and major or minor

subdivision plats shall not be processed concurrently with applications for text amendments (Section 2.4.1) or site-specific amendments to the Official Zoning Atlas (Section 2.4.2) except for residential and traditional neighborhood or planned developments (Section 2.4.3) (PD-R and PD-TND zoning districts).

STAFF COMMENT: The proposed amendment would permit a Final PD Plan for development within a PD-R or PD-TND (e.g., a site plan or preliminary plat) to be reviewed concurrently with an application for a rezoning to PD-R or PD-TND. The intended purpose of the proposed amendment is to encourage PD-R and PD-TND as preferred zoning districts as well as to expedite the review process for developments zoned PD-R and PD-TND.

AMENDING SECTION 2.4.3(D)(1)(A) AND SECTION 2.4.3(D)(6) RELATING TO FINAL PD PLANS IN PD-R AND PD-TND DEVELOPMENTS

2.4.3(D) *PD zone district classification and PD Master Plan.*

(1) *Procedure.*

(a) *Generally.* A PD zone district classification shall constitute a site-specific amendment to the Official Zoning Atlas (rezone) (Subsection 2.4.2 of this section). It shall be controlled by a PD Master Plan and PD agreement. The procedure requires approval of a PD zone district classification, PD Master Plan, and PD agreement (Subsection 2.4.3(D)(3) of this section), and then a final PD plan (Subsection 2.4.3(E) of this section). Subsequent to approval of a PD zone district classification, PD Master Plan and PD agreement, an approved site plan shall be considered as the final PD plan for the portion of the planned development subject to the site plan (Subsection 2.4.9 of this section). A final PD plan within PD-R and PD-TND for residential development may be processed concurrently with the application for the PD Zoning designation.

(6) *Recordation.* The applicant shall record the adopting ordinance, the PD Master Plan and the PD agreement with the Alachua County Clerk of Court. They shall be binding upon the landowners, their successors and assigns, and shall constitute the development regulations for the land. Development of the land shall be limited to the uses, density, configuration, and all other elements and conditions set forth on the PD Master Plan and in the PD agreement. The applicant shall submit proof to the LDR Administrator that the adopting ordinance, PD Master Plan, and PD agreement have been recorded with the Alachua County Clerk of Court within six months of its approval or the adopting ordinance, PD Master Plan, and PD agreement shall automatically and immediately be rendered invalid and the land shall return to its prior zone district classification. No further applications for development permit shall be review for the planned development until the adopting ordinance, PD Master Plan, and PD agreement have been recorded in accordance with this subsection except as provided for in Section 2.2.17 of these LDRs.

STAFF COMMENT: The proposed amendment would permit a Final PD Plan for development within a PD-R or PD-TND (e.g., a site plan or preliminary plat) to be reviewed concurrently with an application for a rezoning to PD-R or PD-TND. The intended purpose of the proposed amendment is to encourage PD-R and PD-TND as preferred zoning districts as well as to expedite the review process for developments zoned PD-R and PD-TND.

AMENDING SECTION 2.4.10(G)(6)(E) RELATING TO THE RECORDING OF A FINAL PLAT IN THE PUBLIC RECORDS OF ALACHUA COUNTY

2.4.10(G)(6) *Final plat.*

- (a) *Generally.* Concurrent with the preparation of a subdivider agreement and the posting of a surety device for the private improvements in accordance with Section 6.10, Improvement guarantees for private improvements if improvements are proposed to be completed after final plat recordation and the posting of a surety device for the public improvements in accordance with Section 7.4, Improvement guarantees for public improvements, if improvements are proposed to be completed after final plat recordation, the subdivider shall submit a final plat for review in accordance with this section.
- (b) *Initial submission of application and staff review.* The procedures and requirements for submission and review of an application for final plat for subdivision are established in Sections 2.2, Common development review procedures.
- (c) *Action by City Commission.* After public notification and the scheduling of the public hearing, the City Commission shall consider the application and approve or disapprove the application based on the standards of Section 2.4.10(G)(6)(d), Final plat standards.
- (d) *Final plat standards.* The final plat for subdivision shall:
 - (i) Comply with the standards contained in Article 7, Subdivision Standards;
 - (ii) Be in substantial conformance with the valid preliminary plat, and the construction plans;
 - (iii) Be consistent with all other relevant provisions of these LDRs;
 - (iv) Be consistent with all other relevant City ordinances, regulations, and requirements;
 - (v) Address the provision of required public and private improvements in the following ways:
 - a. Preparation of a subdivider agreement in accordance with Section 2.4.10(G)(5), Subdivider agreement;
 - b. Provided to the City a surety device in accordance with Section 6.10, Improvement guarantees for private improvements, if improvements are proposed to be completed after final plat recordation, and provided to the City a surety device in accordance with Section 7.4, Improvement guarantees for public improvements, if improvements are proposed to be completed after final plat recordation.
 - (vi) Include the following certificates, which shall be signed by the subdivider and the LDR Administrator:
 - a. Certificate of subdivider's surveyor;
 - b. Certificate of City's review surveyor;
 - c. Certificate of approval by County Health Department, if applicable;
 - d. Certificate of approval by the Attorney for the City;
 - e. Certificate of approval by the City Commission; and
 - f. Certificate of filing with the Alachua County Clerk of Court.
- (e) *Recordation.* The subdivider shall file the approved final plat for subdivision with the Alachua County Clerk of Courts in accordance with the following requirements:
 - (i) If the subdivider proposes to complete the improvements after final plat recordation, the subdivider shall file the plat in the Public Record within five days of approval of the final plat or the final plat shall be null and void;

- (ii) If the subdivider proposes to complete the improvements prior to final plat recordation, the City shall release the signed plat for recording to the subdivider following the issuance of a Certificate of Completion as set forth in Section 2.4.10(G)(8)(a). ~~†~~The subdivider shall file the plat in the Public Records of Alachua County within 545 days after the date of approval of the final plat or the final plat shall be null and void. Upon showing of good cause by the subdivider, the City Commission may provide extensions. In no cases shall the extensions total more than 365 days.
- (iii) No transfer of title or sale of any lots for the land subject to the subdivision shall occur until the final plat has been filed.
- (f) *Completion of required public and private improvements prior to issuance of certificate of occupancy.* Public and private improvements shall be completed in accordance with the terms and conditions of the subdivider agreement, inspected, and approved in accordance with Section 2.4.10(G)(7), Inspection of public and private improvements, prior to the issuance of the first certificate of occupancy for development within the subdivision.
- (g) *Effect of final plat.* The approval of a final plat shall not be deemed to constitute or affect the acceptance by the City of the dedication of any street, public utility line, or other public facility within or serving the subdivision. Upon satisfactory completion of the one-year warranty period (Section 2.4.10(G)(8)), streets, utility lines, and other public improvements shall be accepted by the City. However, the City may by resolution accept any dedication of lands or facilities for streets, parks, or public utility lines. The City has no obligation to improve any street even after acceptance of dedication.

STAFF COMMENT: A privately-initiated LDR text amendment was approved in 2023. One portion of this amendment revised the LDRs to permit a subdivider to complete improvements prior to recording a final plat. The proposed amendments would clarify that in such instances a Certificate of Completion must be issued by the Public Services Department prior to recording the final plat. This amendment will ensure that all public and private infrastructure has been constructed in accordance with the approved Construction Plans prior to the creation of any lots within the subdivision.

AMENDING SECTION 2.4.10(G)(8) RELATING TO THE WARRANTY PERIOD FOLLOWING INSPECTION OF PUBLIC AND PRIVATE IMPROVEMENTS CONSTRUCTED BY A SUBDIVIDER

2.4.10(G)(8) *Warranty period following passing inspection.*

- (a) Following approval of required public and private improvements in accordance with this section, a one-year warranty period begins. The subdivider shall be responsible for making all repairs so long as notice is sent or delivered to the subdivider within the one year warranty period. Following the warranty period, the subdivider shall request a final inspection of the improvements by the Public Services Director, who shall have 60 days to complete the final inspection. Upon completion of the final inspection. The Public Services Director shall provide the subdivider with a final inspection report which identifies any needed repairs. The warranty period shall be extended until the Public Services Director has determined no further repairs are needed. Upon completion of all needed repairs and the correction of any deficiencies, the subdivider shall request an inspection of the repairs by the Public Services Director, who shall have 30 days to complete the inspection of the

repairs. Upon the determination of the Public Services Director that the improvements have been constructed in accordance with the construction plans and no further repairs are needed to the improvements, the Public Services Director shall issue a Certificate of Completion affirming the improvements have been constructed in accordance with the construction plans. ~~a~~As-built drawings of all infrastructure shall be submitted prior to acceptance of full maintenance responsibility.

- (b) Within 60 days of the Public Services Director's determination that the improvements have been constructed in accordance with the infrastructure plan and no repairs are needed to the improvements, the City Commission shall formally accept the public infrastructure. Following the acceptance of the public infrastructure, the City shall return any the balance of the surety instrument provided for the warranty period.
- (c) Nothing in these LDRs shall be construed as meaning that the City Commission shall take over for maintenance any road, street, utility, public parking or other public area, or stormwater management facilities related thereto, except those designed and built in accordance with the requirements of this section, other City laws, ordinances, and design standards, that are expressly accepted for maintenance by specific action of the City Commission.

STAFF COMMENT: A privately-initiated LDR text amendment was approved in 2023. One portion of this amendment revised the LDRs to permit a subdivider to complete improvements prior to recording a final plat. The proposed amendments would clarify that in such instances a Certificate of Completion must be issued by the Public Services Department prior to recording the final plat. This amendment will ensure that all public and private infrastructure has been constructed in accordance with the approved Construction Plans prior to the creation of any lots within the subdivision.

AMENDING TABLE 4.1-1 TO ADD THE FOLLOWING NEW USE TYPES: “CIGAR/HOOKAH BAR”, “MOBILE FOOD DISPENSING VEHICLE”, AND “SMOKE SHOP”

Table 4.1-1. Table of Allowed Uses																									
P = Permitted use			S = Special exception permit					A = Allowed in the PD districts					Blank cell = Prohibited												
Use Category/Use Type	CSV	A	Residential							Business								Planned Development				Use Specific Standards (Sec. 4.3)			
			Single-Family (RSF)				Mobile Home (RMH)		Multiple Family (RMF)		OR	CN	CC	CBD	CI	CP	ILW	IG	GF	COMM	R		TND	EC	
			1	3	4	6	5	P	8	15															
BUSINESS																									
Eating establishments																									
Ice cream shop									S	S	S	P	P	P	P	P				A		A	A		
Mobile food dispensing vehicle													P		P	P	P	P		A		A	A	A	4.3.4(A)(3)
Restaurant, indoor seating only									S	S	S	P	P	P	P	P	P			A		A	A	A	
Restaurant, with outdoor seating									S	S	S	P	P	P	P	P	S			A		A	A	A	4.3.4(A)(1)
Restaurant, with drive-through or drive-in service														P		P	S	S		A				A	4.3.4(A)(2)
Specialty eating establishment									S	S	S	P	P	P	P	P				A		A	A	A	

Table 4.1-1. Table of Allowed Uses																										
P = Permitted use			S = Special exception permit					A = Allowed in the PD districts					Blank cell = Prohibited													
Use Category/Use Type	CSV	A	Residential							Business							Planned Development				Use Specific Standards (Sec. 4.3)					
			Single-Family (RSF)			Mobile Home (RMH)		Multiple Family (RMF)		OR	CN	CC	CBD	CI	CP	ILW	IG	GF	COMM	R		TND	EC			
			1	3	4	6	5	P	8															15		
BUSINESS																										
	Retail sales and services																									
Cigar/hookah bar																P					A					4.3.4(G)(12)
Smoke shop																P					A					4.3.4(G)(12)

STAFF COMMENT: Through the implementation of the Land Development Regulations, Staff has identified three (3) unlisted use types which have the potential to locate within the City. The proposed amendment identifies the zone districts where these proposed uses would be permitted as well as establishes Use-Specific Standards for each proposed use type.

CREATING SECTION 4.3.4(A)(3) TO ESTABLISH USE-SPECIFIC STANDARDS FOR MOBILE FOOD DISPENSING VEHICLES

4.3.4(A)(3) Mobile Food Dispensing Vehicle.

(a) Local Business Tax Receipt.

- i. The operator of a mobile food dispensing vehicle must obtain a Local Business Tax Receipt for each location in the City where the mobile food dispensing vehicle shall be located.
- ii. All applications for a Local Business Tax Receipt shall include a scaled drawing which identifies the following:
 - a. Property boundaries;
 - b. Dimensions of and proposed location of the mobile food dispensing vehicle;
 - c. Location of all support equipment including but not limited to any structures, trash collection containers, and mechanical equipment;
 - d. Location of all off-street parking areas for use by the mobile food dispensing vehicle; and,
 - e. Location of surrounding site improvements, including but not limited to buildings, on-site parking and vehicular driveways, and sidewalks.

(b) Permitting. The operator of a mobile food dispensing vehicle must obtain all applicable State licenses and permits.

(c) Exemptions. Mobile food dispensing vehicles that are transient in nature and do not stop at any given location for more than 30 minutes are allowed in the Agricultural (A) zoning district and in business and residential zoning districts, provided all other applicable provisions of these LDRs are met.

(d) Alcoholic beverage sales prohibited. The sale of alcoholic beverages shall be prohibited except when permitted as part of an event which has obtained a Special Event Permit from the City.

(e) Property owner authorization. The operator of a mobile food dispensing vehicle must furnish proof of authorization from property owner granting use of the property for mobile food dispensing by the operator.

(f) Hours of operation. Hours of operation shall only occur between the hours of 7 AM and 10 PM, except when permitted as part of an event which has obtained a Special Event Permit from the City.

(g) Limitation on number of mobile food dispensing vehicles. No more than 2 mobile food dispensing vehicles shall be located on any property at the same time except when permitted as part of an event which has obtained a Special Event Permit from the City or as otherwise provided in these LDRs.

(h) Location and site requirements.

- i. A mobile food dispensing vehicle must be located on the premises of an active business or institutional use. Operation from a vacant or unoccupied property is not permitted.
- ii. A mobile food dispensing vehicle may not be located in stationary manner on the premises for more than 12 hours in a 24 hour period.
- iii. A mobile food dispensing vehicle shall not operate in a public right-of-way, driveways or driveway aisles actively used for vehicular circulation, designated loading zones or fire lanes, or otherwise impede on-site vehicular circulation patterns.
- iv. A mobile food dispensing vehicle shall not conduct business in any way that restricts or interferes with the ability to enter or exit a business, access to emergency exits, obstructs pedestrian circulation, or creates a hazard to pedestrians.

- v. A mobile food dispensing vehicle shall not block fire protection equipment or ADA parking spaces or ramps.
- vi. A mobile food dispensing vehicle must provide containers for trash collection. All sidewalks, pedestrian areas, and parking areas must be kept clean and free of any trash at all times during and after operation.
- vii. Except for one (1) 10 foot by 10 foot tent, a mobile food dispensing vehicle must be completely self-contained.
- viii. The use of amplified sound is prohibited.
- ix. A mobile food dispensing vehicle shall not be located within 500 feet of the primary entrance to a restaurant except when permitted as part of an event which has obtained a Special Event Permit from the City. For purposes of this section, the measurement shall follow the most direct pedestrian route from the primary entrance of the restaurant to the ordering station of the mobile food dispensing vehicle.

STAFF COMMENT: Staff proposes Use-Specific Standards for mobile food dispensing vehicles in order to reduce or eliminate the potential for adverse impacts to on-site or neighboring uses. Additionally, Use-Specific Standards are proposed which would require a mobile food dispensing vehicle to obtain all required local and state licenses and receipts.

CREATING SECTION 4.3.4(G)(12) TO ESTABLISH USE-SPECIFIC STANDARDS FOR CIGAR/HOOKAH BARS AND SMOKE SHOPS

4.3.4(G)(12) Cigar/hookah bars and Smoke shops. Cigar/hookah bars and smoke shops shall comply with the following standards:

(a) Separation requirements. Lots shall be located at least:

- i. 1,000 feet from schools or any other cigar/hookah bar or smoke shop; and
- ii. 250 feet from day care centers, residential uses, or vacant land in residential zone districts.

The minimum separation shall be measured from property line to property line.

STAFF COMMENT: Staff proposes Use-Specific Standards for cigar/hookah bars and smoke shops to reduce or eliminate the potential for adverse impacts to neighboring uses.

AMENDING SECTION 4.5.3(A) AND (B) RELATED TO PROHIBITED TEMPORARY USES

4.5.3 Prohibited temporary uses. Without limiting the standards of these LDRs, the following activities are prohibited in all districts:

- (A) *Retail or display of goods, products or services in public right-of-way.* Retail sales or display of goods, products, or services within the public right-of-way. The sale of prepackaged foods or non-potentially hazardous food items, including but not limited to ice confections, by a mobile food vendor properly licensed by the State is exempt from this requirement when such sale occurs on a local road. except as part of an authorized not for profit, special or City-recognized event.
- (B) *Retail sales or display of nonagricultural goods from vehicles.* Retail sales or display of nonagricultural goods, products or services from a motor vehicle, trailer or shipping

container. The sale ~~and/or display~~ of agricultural products and the sale of food from a mobile food dispensing vehicle or a mobile food vendor-is are exempt from this requirement.

STAFF COMMENT: The proposed amendments to Section 4.5.3(A) and (B) ensure internal consistency with other amendments proposed by this application.

AMENDING SECTION 6.5.4(C)(3) RELATING TO WALL SIGNS IN BUSINESS DISTRICTS

6.5.4 *Permanent signs allowed.* The following permanent signs are allowed:

(C) *In business districts.*

(3) *Wall signs.* Wall signs are permitted, subject to the following standards:

- (a) Each wall sign shall be attached to the building and supported throughout its entire length by the facade of the building.
- (b) The sign area of wall signs placed on the front elevation of the building shall not be greater than ten percent of the square footage of the front elevation upon which the sign is placed. The sign area of wall signs placed on the side or rear elevations of the building shall not be greater than five percent of the square footage of the elevation upon which the sign is placed. of the building on which they are located, with a maximum of The total sign area of all wall signage shall not exceed 350 square feet in sign area. In the case of corner lots, wall signs shall be permitted along both road frontages. The sign area along each frontage shall not be greater than ten percent of the square footage of the front elevation upon which the signage is located, with a total maximum sign area on all building elevations of 350 square feet in sign area.
- (c) In the case of multi-tenant buildings, each occupant of the multi-tenant building shall be permitted wall signage for the portion of the building elevation which is included as part of the occupant's premises. Such signage shall be subject to the maximum sign area provisions established in Section 6.5.4(C)(3)(b).
- (d) Wall signs shall not be erected above the roofline of the building, except that, where there is a parapet, a wall sign may extend to the top of the parapet. Such sign shall not be considered a roof sign.

STAFF COMMENT: The proposed amendment would permit a limited area of sig and rear building elevations of buildings in business districts to include wall signs.

AMENDING SECTION 10.2 TO CREATE DEFINITIONS FOR “CIGAR/HOOKAH BAR”, “MOBILE FOOD DISPENSING VEHICLE”, “RETAIL NICOTINE PRODUCTS DEALER”, “RETAIL TOBACCO PRODUCTS DEALER”, “RETAIL VAPE PRODUCTS DEALER”, “SMOKE SHOP”, AND “SMOKING DEVICES”

10.2 Definitions

Cigar/hookah bar means an establishment where a retail tobacco products dealer or a retail nicotine products dealer distributes or sells tobacco products or nicotine products for use on the premises.

Retail nicotine products dealer means the holder of a retail nicotine products dealer permit issued by the Florida Department of Business and Professional Regulation that is authorized to sell nicotine products.

Mobile food dispensing vehicle means any vehicle that is a public food service establishment and that is self-propelled or otherwise movable from place to place and includes self-contained utilities, including but not limited to, gas, water, electricity, or liquid waste disposal.

Retail tobacco products dealer means the holder of a retail tobacco products dealer permit issued by the Florida Department of Business and Professional Regulation that is authorized to sell tobacco products.

Retail vape products dealer means any retail establishment that sells vapor-generating electronic devices, components, parts, and accessories for such products.

Smoke shop means a commercial establishment that is a retail nicotine products dealer, retail tobacco products dealer, retail vape products dealer, or retail smoking device dealer, or any combination of the aforementioned. This definition shall not include a cigar/hookah bar or any commercial establishment with 20% or less of its total floor space dedicated for the sale of nicotine products, tobacco products, vape products, or any combination of the aforementioned, provided no smoking devices are available for sale, at the same commercial establishment.

Smoking devices means any of the following devices: metal, wooden, acrylic, glass, stone, plastic, or ceramic smoking pipes with or without screens, permanent screens, or punctured metal bowls; water pipes; carburetion tubes and devices; chamber pipes; electronic pipes; air-driven pipes; chillums; bongos; ice pipes or chillers; or any other device that can be used to smoke tobacco, vape, or nicotine products.

STAFF COMMENT: The proposed amendments will provide definitions of terms uses within other sections of the LDRs proposed to be amended by this application.

FINDINGS OF FACT: COMPLIANCE WITH LAND DEVELOPMENT REGULATIONS

Section 2.4.1(E)(1) of the Land Development Regulations (LDRs) states that, “in determining whether to approve a proposed text amendment to the Land Development Regulations, the City Commission shall find that an application is consistent with the following standards.” These standards are listed below, followed by Staff’s evaluation.

- (a) ***Consistent with Comprehensive Plan*** – *Whether and the extent to which the proposed amendment is consistent with the Comprehensive Plan.*

Evaluation & Findings: These amendments do not conflict with any Goals, Objectives or Policies of the Comprehensive Plan.

- (b) ***Consistent with Ordinances*** – *Whether the proposed amendment is in conflict with any provision of these LDRs or the City Code of Ordinances.*

Evaluation & Findings: These amendments do not conflict with any other provisions of the LDRs or the City Code of Ordinances.

- (c) ***Changed Conditions*** – *Whether and the extent to which there are changed conditions that require an amendment.*

Evaluation & Findings: These amendments would address several subsections of the LDRs by clarifying existing regulations and addressing matters that are not presently clearly or fully addressed.

- (d) ***Community Need*** – *Whether and the extent to which the proposed amendment addresses a demonstrated community need.*

Evaluation & Findings: These amendments would address community need by clarifying existing regulations and by addressing matters that are not presently clearly or fully addressed.

- (e) ***Compatible with Surrounding Uses*** – *Whether and the extent to which the proposed amendment is consistent with the purpose and intent of the zone districts in these LDRs, or will improve compatibility among uses and will ensure efficient development within the City.*

Evaluation & Findings: To the extent of the applicability of this standard, these amendments would not adversely affect compatibility among uses or result in inefficient development.

- (f) ***Development Patterns*** – *Whether and the extent to which the proposed amendment would result in a logical and orderly development pattern.*

Evaluation & Findings: These amendments would have no effect on development patterns.

- (g) ***Effect on Natural Environment*** – *Whether and the extent to which the proposed amendment would result in significantly adverse impacts on the natural environment, including but not limited to water, air, noise, storm water management, wildlife, vegetation, wetlands, and the natural functioning of the environment.*

Evaluation & Findings: The proposed text amendments do not impact the natural environment.

- (h) ***Public Facilities*** – *Whether and the extent to which the proposed amendment would result in development that is adequately served by public facilities (roads, potable water, sewage, storm water management, parks, and solid wastes).*

Evaluation & Findings: These amendments would have no impact to the provision of public facilities.

ORDINANCE 25-03

AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA, RELATING TO THE AMENDMENT OF THE CITY'S LAND DEVELOPMENT REGULATIONS ("LDRS"); AMENDING SUBPART B OF THE CITY OF ALACHUA CODE OF ORDINANCES, LAND DEVELOPMENT REGULATIONS; AMENDING SECTION 2.2.17 RELATING TO THE SIMULTANEOUS PROCESSING OF APPLICATIONS; AMENDING SECTION 2.4.3(D)(1)(A) AND SECTION 2.4.3(D)(6) RELATING TO FINAL PD PLANS IN PD-R AND PD-TND DEVELOPMENTS; AMENDING SECTION 2.4.10(G)(6)(E) RELATING TO THE RECORDING OF A FINAL PLAT IN THE PUBLIC RECORDS OF ALACHUA COUNTY; AMENDING SECTION 2.4.10(G)(8) RELATING TO THE WARRANTY PERIOD FOLLOWING INSPECTION OF PUBLIC AND PRIVATE IMPROVEMENTS CONSTRUCTED BY A SUBDIVIDER; AMENDING TABLE 4.1-1 TO ADD THE FOLLOWING NEW USE TYPES: "CIGAR/HOOKAH BAR", "MOBILE FOOD DISPENSING VEHICLE", AND "SMOKE SHOP"; CREATING SECTION 4.3.4(A)(3) TO ESTABLISH USE-SPECIFIC STANDARDS FOR MOBILE FOOD DISPENSING VEHICLES; CREATING SECTION 4.3.4(G)(12) TO ESTABLISH USE-SPECIFIC STANDARDS FOR CIGAR/HOOKAH BARS AND SMOKE SHOPS; AMENDING SECTION 4.5.3(A) AND (B) RELATED TO PROHIBITED TEMPORARY USES; AMENDING SECTION 6.5.4(C)(3)(B) RELATING TO WALL SIGNS IN BUSINESS DISTRICTS; AND AMENDING SECTION 10.2 TO CREATE DEFINITIONS FOR "CIGAR/HOOKAH BAR", "MOBILE FOOD DISPENSING VEHICLE", "RETAIL NICOTINE PRODUCTS DEALER", "RETAIL TOBACCO PRODUCTS DEALER", "RETAIL VAPE PRODUCTS DEALER", "SMOKE SHOP", AND "SMOKING DEVICES"; PROVIDING A REPEALING CLAUSE; PROVIDING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

RECITALS

WHEREAS, a Text Amendment ("Amendment") to the City's Land Development Regulations ("LDRs"), as described below, has been proposed; and

WHEREAS, the City advertised a public hearing to be held before the Planning and Zoning Board, sitting as the Local Planning Agency ("LPA"), on October 31, 2024; and

WHEREAS, the LPA conducted a public hearing on the proposed Amendment on November 9, 2024 and the LPA reviewed and considered all comments received during the public hearing concerning the proposed Amendment and made its recommendation to the City Commission; and

WHEREAS, on November 28, 2024 and on December 26, 2024 the City advertised public hearings to be held before the City Commission; and

WHEREAS, the City Commission conducted public hearings on the proposed Amendment on December 9, 2024 and on January 13, 2025 and provided for public participation at both public hearings; and

WHEREAS, the City Commission has determined and found the Amendment to be consistent with the City's Comprehensive Plan and City's LDRs; and

WHEREAS, for reasons set forth in this ordinance that is hereby adopted and incorporated as findings of fact, that the Alachua City Commission finds and declares that the enactment of this Amendment is in the furtherance of the public health, safety, morals, order, comfort, convenience, appearance, prosperity, or general welfare.

NOW THEREFORE BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF ALACHUA, FLORIDA:

Section 1. Interpretation of Recitals

The above recitals are true and correct and incorporated in this ordinance.

Section 2. Findings of Fact and Conclusions of Law

The authority for the enactment of this ordinance is Chapter 163, Part I, Florida Statutes; Sections 166.021 and 166.041; and the City's Comprehensive Plan.

Section 3. Amendment to the Land Development Regulations

The proposed Amendment to the City Land Development Regulations are attached as Exhibit "A" and are hereby incorporated herein by reference and upon passage, shall be incorporated into the City's LDRs which are codified as Subpart B to the Code of Ordinances of the City of Alachua.

Section 4. Codification of and Correction of Scrivener's Errors

The City Manager or designee, without public hearing, is authorized to correct any typographical errors which do not affect the intent of this ordinance. A corrected copy shall be posted in the public record.

Section 5. Ordinance to be Construed Liberally

This ordinance shall be liberally construed in order to effectively carry out the purposes hereof which are deemed to be in the best interest of the public health, safety, and welfare of the citizens and residents of the City of Alachua, Florida.

Section 6. Repealing Clause

All ordinances or parts of ordinances in conflict herewith are, to the extent of the conflict, hereby repealed.

Section 7. Severability

It is the declared intent of the City Commission of the City of Alachua that, if any section, sentence, clause, phrase, or provision of this ordinance is for any reason held or declared to be unconstitutional, void, or inoperative by any court or agency of competent jurisdiction, such holding of invalidity or unconstitutionality shall not affect the remaining provisions of this ordinance, and the remainder of the ordinance after the exclusions of such part or parts shall be deemed to be valid.

Section 8. Effective Date

This ordinance shall take effect immediately upon its adoption by the City Commission and the signature of the Mayor.

Passed on First Reading the 9th day of December, 2024.

PASSED and ADOPTED, in regular session, with a quorum present and voting, by the City Commission, upon second and final reading this 13th day of January 2025.

**CITY COMMISSION OF THE
CITY OF ALACHUA, FLORIDA**

Gib Coerper, Mayor
SEAL

ATTEST:

APPROVED AS TO FORM

Mike DaRoza, City Manager/Clerk

Marian B. Rush, City Attorney

EXHIBIT “A”

Section 2.2.17 of the City’s LDRs is amended as follows. The remainder of Section 2.2.17 remains in full force and effect:

2.2.17 *Simultaneous processing of applications.* Whenever two or more forms of review and **appeal approval** are required under these LDRs, the applications for those permits or approvals may, at the option of the LDR Administrator, be processed simultaneously, so long as all applicable State and local requirements are satisfied. Site plans, infrastructure plans, and major or minor subdivision plats shall not be processed concurrently with applications for text amendments (Section 2.4.1) or site-specific amendments to the Official Zoning Atlas (Section 2.4.2) except for residential and traditional neighborhood or planned developments (Section 2.4.3) (PD-R and PD-TND zoning districts).

Section 2.4.3(D) of the City’s LDRs is amended as follows. The remainder of Section 2.4.3(D) remains in full force and effect:

2.4.3(D) *PD zone district classification and PD Master Plan.*

(1) *Procedure.*

(a) *Generally.* A PD zone district classification shall constitute a site-specific amendment to the Official Zoning Atlas (rezone) (Subsection 2.4.2 of this section). It shall be controlled by a PD Master Plan and PD agreement. The procedure requires approval of a PD zone district classification, PD Master Plan, and PD agreement (Subsection 2.4.3(D)(3) of this section), and then a final PD plan (Subsection 2.4.3(E) of this section). Subsequent to approval of a PD zone district classification, PD Master Plan and PD agreement, an approved site plan shall be considered as the final PD plan for the portion of the planned development subject to the site plan (Subsection 2.4.9 of this section). A final PD plan within PD-R and PD-TND for residential development may be processed concurrently with the application for the PD Zoning designation.

(6) *Recordation.* The applicant shall record the adopting ordinance, the PD Master Plan and the PD agreement with the Alachua County Clerk of Court. They shall be binding upon the landowners, their successors and assigns, and shall constitute the development regulations for the land. Development of the land shall be limited to the uses, density, configuration, and all other elements and conditions set forth on the PD Master Plan and in the PD agreement. The applicant shall submit proof to the LDR Administrator that the adopting ordinance, PD Master Plan, and PD agreement have been recorded with the Alachua County Clerk of Court within six months of its approval or the adopting ordinance, PD Master Plan, and PD agreement shall automatically and immediately be rendered invalid and the land shall return to its prior zone district classification. No further applications for development permit shall be review for the planned development until the adopting ordinance, PD Master Plan, and PD agreement have been recorded in accordance with this subsection except as provided for in Section 2.2.17 of these LDRs.

Section 2.4.10(G)(6) of the City's LDRs is amended as follows. The remainder of Section 2.4.10(G)(6) remains in full force and effect:

2.4.10(G)(6) *Final plat.*

- (a) *Generally.* Concurrent with the preparation of a subdivider agreement and the posting of a surety device for the private improvements in accordance with Section 6.10, Improvement guarantees for private improvements if improvements are proposed to be completed after final plat recordation and the posting of a surety device for the public improvements in accordance with Section 7.4, Improvement guarantees for public improvements, if improvements are proposed to be completed after final plat recordation, the subdivider shall submit a final plat for review in accordance with this section.
- (b) *Initial submission of application and staff review.* The procedures and requirements for submission and review of an application for final plat for subdivision are established in Sections 2.2, Common development review procedures.
- (c) *Action by City Commission.* After public notification and the scheduling of the public hearing, the City Commission shall consider the application and approve or disapprove the application based on the standards of Section 2.4.10(G)(6)(d), Final plat standards.
- (d) *Final plat standards.* The final plat for subdivision shall:
 - (i) Comply with the standards contained in Article 7, Subdivision Standards;
 - (ii) Be in substantial conformance with the valid preliminary plat, and the construction plans;
 - (iii) Be consistent with all other relevant provisions of these LDRs;
 - (iv) Be consistent with all other relevant City ordinances, regulations, and requirements;
 - (v) Address the provision of required public and private improvements in the following ways:
 - a. Preparation of a subdivider agreement in accordance with Section 2.4.10(G)(5), Subdivider agreement;
 - b. Provided to the City a surety device in accordance with Section 6.10, Improvement guarantees for private improvements, if improvements are proposed to be completed after final plat recordation, and provided to the City a surety device in accordance with Section 7.4, Improvement guarantees for public improvements; if improvements are proposed to be completed after final plat recordation.
 - (vi) Include the following certificates, which shall be signed by the subdivider and the LDR Administrator:
 - a. Certificate of subdivider's surveyor;
 - b. Certificate of City's review surveyor;
 - c. Certificate of approval by County Health Department, if applicable;
 - d. Certificate of approval by the Attorney for the City;
 - e. Certificate of approval by the City Commission; and
 - f. Certificate of filing with the Alachua County Clerk of Court.
- (e) *Recordation.* The subdivider shall file the approved final plat for subdivision with the Alachua County Clerk of Courts in accordance with the following requirements:

- (i) If the subdivider proposes to complete the improvements after final plat recordation, the subdivider shall file the plat in the Public Record within five days of approval of the final plat or the final plat shall be null and void;
- (ii) If the subdivider proposes to complete the improvements prior to final plat recordation, the City shall release the signed plat for recording to the subdivider following the issuance of a Certificate of Completion as set forth in Section 2.4.10(G)(8)(a). ~~‡~~The subdivider shall file the plat in the Public Records of Alachua County within 545 days after the date of approval of the final plat or the final plat shall be null and void. Upon showing of good cause by the subdivider, the City Commission may provide extensions. In no cases shall the extensions total more than 365 days.
- (iii) No transfer of title or sale of any lots for the land subject to the subdivision shall occur until the final plat has been filed.
- (f) *Completion of required public and private improvements prior to issuance of certificate of occupancy.* Public and private improvements shall be completed in accordance with the terms and conditions of the subdivider agreement, inspected, and approved in accordance with Section 2.4.10(G)(7), Inspection of public and private improvements, prior to the issuance of the first certificate of occupancy for development within the subdivision.
- (g) *Effect of final plat.* The approval of a final plat shall not be deemed to constitute or affect the acceptance by the City of the dedication of any street, public utility line, or other public facility within or serving the subdivision. Upon satisfactory completion of the one-year warranty period (Section 2.4.10(G)(8)), streets, utility lines, and other public improvements shall be accepted by the City. However, the City may by resolution accept any dedication of lands or facilities for streets, parks, or public utility lines. The City has no obligation to improve any street even after acceptance of dedication.

Section 2.4.10(G)(8) of the City's LDRs is amended as follows. The remainder of Section 2.4.10(G)(8) remains in full force and effect:

2.4.10(G)(8) *Warranty period following passing inspection.*

- (a) Following approval of required public and private improvements in accordance with this section, a one-year warranty period begins. The subdivider shall be responsible for making all repairs so long as notice is sent or delivered to the subdivider within the one year warranty period. Following the warranty period, the subdivider shall request a final inspection of the improvements by the Public Services Director, who shall have 60 days to complete the final inspection. Upon completion of the final inspection. The Public Services Director shall provide the subdivider with a final inspection report which identifies any needed repairs. The warranty period shall be extended until the Public Services Director has determined no further repairs are needed. Upon completion of all needed repairs and the correction of any deficiencies, the subdivider shall request an inspection of the repairs by the Public Services Director, who shall have 30 days to complete the inspection of the repairs. Upon the determination of the Public Services Director that the improvements have been constructed in accordance with the construction plans and no further repairs are needed to the improvements, the Public Services Director shall issue a Certificate of Completion affirming the improvements have been

constructed in accordance with the construction plans. aAs-built drawings of all infrastructure shall be submitted prior to acceptance of full maintenance responsibility.

- (b) Within 60 days of the Public Services Director's determination that the improvements have been constructed in accordance with the infrastructure plan and no repairs are needed to the improvements, the City Commission shall formally accept the public infrastructure. Following the acceptance of the public infrastructure, the City shall return any the balance of the surety instrument provided for the warranty period.
- (c) Nothing in these LDRs shall be construed as meaning that the City Commission shall take over for maintenance any road, street, utility, public parking or other public area, or stormwater management facilities related thereto, except those designed and built in accordance with the requirements of this section, other City laws, ordinances, and design standards, that are expressly accepted for maintenance by specific action of the City Commission.

Table 4.1-1 of the City's LDRs is amended as follows. The remainder of Table 4.1-1 remains in full force and effect:

Table 4.1-1. Table of Allowed Uses																							
P = Permitted use S = Special exception permit A = Allowed in the PD districts Blank cell = Prohibited																							
Use Category /Use Type	CS	V	Residential						Business								Planned Development				Use Specific Standards (Sec. 4.3)		
			Single - Family (RSF)	Mobile Home (RMH)		Multiple Family (RMF)		OR	CN	CC	CBD	CI	CP	ILW	IG	GF	COMM	R	TND	EC			
			1	3	4	6	5	P	8	15													
BUSINESS																							
Eating establishments																							
Ice cream shop									S	S	S	P	P	P	P	P			A		A	A	
Mobile food												P		P	P	P	P		A		A	A	A



- c. Location of all support equipment including but not limited to any structures, trash collection containers, and mechanical equipment;
 - d. Location of all off-street parking areas for use by the mobile food dispensing vehicle; and,
 - e. Location of surrounding site improvements, including but not limited to buildings, on-site parking and vehicular driveways, and sidewalks.
- (b) Permitting. The operator of a mobile food dispensing vehicle must obtain all applicable State licenses and permits.
- (c) Exemptions. Mobile food dispensing vehicles that are transient in nature and do not stop at any given location for more than 30 minutes are allowed in the Agricultural (A) zoning district and in business and residential zoning districts, provided all other applicable provisions of these LDRs are met.
- (d) Alcoholic beverage sales prohibited. The sale of alcoholic beverages shall be prohibited except when permitted as part of an event which has obtained a Special Event Permit from the City.
- (e) Property owner authorization. The operator of a mobile food dispensing vehicle must furnish proof of authorization from property owner granting use of the property for mobile food dispensing by the operator.
- (f) Hours of operation. Hours of operation shall only occur between the hours of 7 AM and 10 PM, except when permitted as part of an event which has obtained a Special Event Permit from the City.
- (g) Limitation on number of mobile food dispensing vehicles. No more than 2 mobile food dispensing vehicles shall be located on any property at the same time except when permitted as part of an event which has obtained a Special Event Permit from the City or as otherwise provided in these LDRs.
- (h) Location and site requirements.
 - i. A mobile food dispensing vehicle must be located on the premises of an active business or institutional use. Operation from a vacant or unoccupied property is not permitted.
 - ii. A mobile food dispensing vehicle may not be located in stationary manner on the premises for more than 12 hours in a 24 hour period.
 - iii. A mobile food dispensing vehicle shall not operate in a public right-of-way, driveways or driveway aisles actively used for vehicular circulation, designated loading zones or fire lanes, or otherwise impede on-site vehicular circulation patterns.
 - iv. A mobile food dispensing vehicle shall not conduct business in any way that restricts or interferes with the ability to enter or exit a business, access to emergency exits, obstructs pedestrian circulation, or creates a hazard to pedestrians.
 - v. A mobile food dispensing vehicle shall not block fire protection equipment or ADA parking spaces or ramps.
 - vi. A mobile food dispensing vehicle must provide containers for trash collection. All sidewalks, pedestrian areas, and parking areas must be kept clean and free of any trash at all times during and after operation.
 - vii. Except for one (1) 10 foot by 10 foot tent, a mobile food dispensing vehicle must be completely self-contained.
 - viii. The use of amplified sound is prohibited.
 - ix. A mobile food dispensing vehicle shall not be located within 500 feet of the primary entrance to a restaurant except when permitted as part of an event which has obtained a Special Event Permit from the City. For purposes of this section, the measurement shall follow the most direct pedestrian route from the primary entrance of the restaurant to the ordering station of the mobile food dispensing vehicle.

Section 4.3.4(G)(12) of the LDRs is hereby created as follows:

- 4.3.4(G)(12) Cigar/hookah bars and Smoke shops. Cigar/hookah bars and smoke shops shall comply with the following standards:
- (a) Separation requirements. Lots shall be located at least:
- i. 1,000 feet from schools or any other cigar/hookah bar or smoke shop; and
 - ii. 250 feet from day care centers, residential uses, or vacant land in residential zone districts.
- The minimum separation shall be measured from property line to property line.

Section 4.3.5 of the City's LDRs is amended as follows. The remainder of Section 4.3.5 remains in full force and effect:

4.5.3 *Prohibited temporary uses.* Without limiting the standards of these LDRs, the following activities are prohibited in all districts:

- (A) *Retail or display of goods, products or services in public right-of-way.* Retail sales or display of goods, products, or services within the public right-of-way. The sale of prepackaged foods or non-potentially hazardous food items, including but not limited to ice confections, by a mobile food vendor properly licensed by the State is exempt from this requirement when such sale occurs on a local road. ~~except as part of an authorized not-for-profit, special or City-recognized event.~~
- (B) *Retail sales or display of nonagricultural goods from vehicles.* Retail sales or display of nonagricultural goods, products or services from a motor vehicle, trailer or shipping container. The sale and/or display of agricultural products and the sale of food from a mobile food dispensing vehicle or a mobile food vendor is are exempt from this requirement.

Section 6.5.4(C)(3) of the City's LDRs is amended as follows. The remainder of Section 6.5.4(C)(3) remains in full force and effect:

6.5.4 *Permanent signs allowed.* The following permanent signs are allowed:

(C) *In business districts.*

(3) *Wall signs.* Wall signs are permitted, subject to the following standards:

- (a) Each wall sign shall be attached to the building and supported throughout its entire length by the facade of the building.
- (b) The sign area of wall signs placed on the front elevation of the building shall not be greater than ten percent of the square footage of the front elevation upon which the sign is placed. The sign area of wall signs placed on the side or rear elevations of the building shall not be greater than five percent of the square footage of the elevation upon which the sign is placed. ~~of the building on which they are located, with a maximum of~~ The total sign area of all wall signage shall not exceed 350 square feet in sign area. ~~In the case of corner lots, wall signs shall be permitted along both road frontages. The sign area along each frontage shall not be greater than ten percent of the square footage of the front elevation upon which the signage is located, with a total maximum sign area on all building elevations of 350 square feet in sign area.~~

- (c) In the case of multi-tenant buildings, each occupant of the multi-tenant building shall be permitted wall signage for the portion of the building elevation which is included as part of the occupant's premises. Such signage shall be subject to the maximum sign area provisions established in Section 6.5.4(C)(3)(b).
- (d) Wall signs shall not be erected above the roofline of the building, except that, where there is a parapet, a wall sign may extend to the top of the parapet. Such sign shall not be considered a roof sign.

Section 10.2 of the City's LDRs is amended as follows. The remainder of Section 10.2 remains in full force and effect:

10.2 Definitions

Cigar/hookah bar means an establishment where a retail tobacco products dealer or a retail nicotine products dealer distributes or sells tobacco products or nicotine products for use on the premises.

Retail nicotine products dealer means the holder of a retail nicotine products dealer permit issued by the Florida Department of Business and Professional Regulation that is authorized to sell nicotine products.

Mobile food dispensing vehicle means any vehicle that is a public food service establishment and that is self-propelled or otherwise movable from place to place and includes self-contained utilities, including but not limited to, gas, water, electricity, or liquid waste disposal.

Retail tobacco products dealer means the holder of a retail tobacco products dealer permit issued by the Florida Department of Business and Professional Regulation that is authorized to sell tobacco products.

Retail vape products dealer means any retail establishment that sells vapor-generating electronic devices, components, parts, and accessories for such products.

Smoke shop means a commercial establishment that is a retail nicotine products dealer, retail tobacco products dealer, retail vape products dealer, or retail smoking device dealer, or any combination of the aforementioned. This definition shall not include a cigar/hookah bar or any commercial establishment with 20% or less of its total floor space dedicated for the sale of nicotine products, tobacco products, vape products, or any combination of the aforementioned, provided no smoking devices are available for sale, at the same commercial establishment.

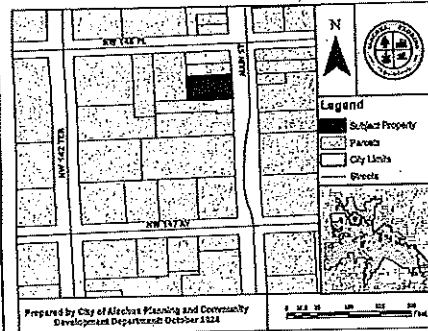
Smoking devices means any of the following devices: metal, wooden, acrylic, glass, stone, plastic, or ceramic smoking pipes with or without screens, permanent screens, or punctured metal bowls; water pipes; carburetion tubes and devices; chamber pipes; electronic pipes; air-driven pipes; chillums; bongs; ice pipes or chillers; or any other device that can be used to smoke tobacco, vape, or nicotine products.



City of ALACHUA

NOTICE OF PUBLIC HEARING BEFORE THE PLANNING AND ZONING BOARD OF THE CITY OF ALACHUA, FLORIDA

Notice is hereby given that the Planning and Zoning Board of the City of Alachua will hold a public hearing on November 12, 2024 at 6:00 p.m. The hearing will be held in the James A. Lewis Commission Chambers in City Hall, located at 15100 NW 142nd Terrace, Alachua, Florida, to consider the following: A request by Josh Highlander, P.E. of Forge Integrated, applicant and agent for Welcome Home Properties and Rentals, LLC, property owner, for consideration of a Certificate of Appropriateness for the replacement of existing exterior doors at 14822 Main Street; Tax Parcel Number 03646-000-000; FLUM: Central Business District; Zoning: Central Business District (CBD). Residential (PD-R).



At the public hearing, all interested parties may appear and be heard with respect to the application. Copies of the application are available for public inspection at the Planning and Community Development Department, 15100 NW 142nd Terrace, Alachua, Florida, on any regular business day between the hours of 7:30 a.m. to 6:00 p.m. Written comments on the application may be sent to the following address: City of Alachua, Planning and Community Development, P.O. Box 9, Alachua, FL 32616. Notice is given pursuant to Section 286.0105, Florida Statutes, that, in order to appeal any decision made at the public hearing, you will need a record of the proceedings, and that, for such purpose, you may need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is to be based. In accordance with the Americans with Disabilities Act, any persons with a disability requiring reasonable accommodation in order to participate in this meeting should call the City Clerk at (386) 418-6100 x 1501 at least 48 hours prior to the public hearing.

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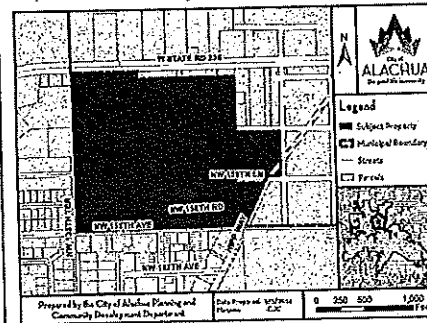


City of ALACHUA

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Notice is hereby given that the Planning and Zoning Board of the City of Alachua will hold a public hearing on November 12, 2024, at 6:00 p.m. The hearing will be held in the James A. Lewis Commission Chambers in City Hall, located at 15100 NW 142nd Terrace, Alachua, Florida, to consider the following:

A request by JBrown Professional Group Inc., Agent, on behalf of 3rd Generation Developer, LLC and Bentley Timber LLC, property owners, for an amendment to the Tolosa Planned Development-Residential (PD-R), which proposes to increase the allowed density in area "B" from 40 residential dwelling units to 60 residential dwelling units and decrease the allowed non-residential intensity in area "B" from 20,000 sq-ft to 0 sq-ft on a ± 50.5-acre subject property (tax parcel(s): 03130-004-000; 03130-007-001; 03130-008-000; 03130-009-000; 03135-000-000; 03135-001-000). FLU: Moderate Density Residential; Zoning: Planned Development - Residential (PD-R).



At the public hearing, all interested parties may appear and be heard with respect to the application. Copies of the application are available for public inspection at the Planning and Community Development Department, 15100 NW 142nd Terrace, Alachua, Florida, on any regular business day between the hours of 7:30 a.m. to 6:00 p.m. Written comments on the application may be sent to the following address: City of Alachua, Planning and Community Development, P.O. Box 9, Alachua, FL 32616. Notice is given pursuant to Section 286.0105, Florida Statutes, that, in order to appeal any decision made at the public hearing, you will need a record of the proceedings, and that, for such purpose, you may need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is to be based. In accordance with the Americans with Disabilities Act, any persons with a disability requiring reasonable accommodation in order to participate in this meeting should call the City Clerk at (386) 418-6100 x 1501 at least 48 hours prior to the public hearing.

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Notice is hereby given that the Planning and Zoning Board of the City of Alachua will hold a public hearing on November 12, 2024 at 6:00 p.m. The hearing will be held in the James A. Lewis Commission Chambers in City Hall, located at 15100 NW 142nd Terrace, Alachua, Florida, to consider a request by the City of Alachua to amend the City of Alachua Land Development Regulations (LDRs) as follows: amending Section 2.2.17 relating to the simultaneous processing of applications; amending Section 2.4.3(D)(1)(a) and Section 2.4.3(D)(6) relating to final PD plans in PD-R and PD-TND developments; amending Section 2.4.10(G)(6)(e) relating to the recording of a final plat in the Public Records of Alachua County; amending Section 2.4.10(G)(8) relating to the warranty period following inspection of public and private improvements constructed by a subdivider; amending Table 4.1-1 to add the following new use types: "cigar/hookah bar", "mobile food dispensing vehicle", and "smoke shop"; creating Section 4.3.4(A)(3) to establish Use-Specific Standards for mobile food dispensing vehicles; creating Section 4.3.4(G)(12) to establish Use-Specific Standards for cigar/hookah bars and smoke shops; amending Section 4.5.3(A) and (B) related to prohibited temporary uses; amending Section 6.5.4(C)(3) (b) relating to wall signs in business districts; and amending Section 10.2 to create definitions for "cigar/hookah bar", "mobile food dispensing vehicle", "retail nicotine products dealer", "retail tobacco products dealer", "retail vape products dealer", "smoke shop", and "smoking devices".

At the public hearing, all interested parties may appear and be heard with respect to the application. Copies of the application are available for public inspection at the Planning and Community Development Department, 15100 NW 142nd Terrace, Alachua, Florida, on any regular business day between the hours of 7:30 a.m. to 6:00 p.m. Written comments on the application may be sent to the following address: City of Alachua, Planning and Community Development, P.O. Box 9, Alachua, FL 32616. Notice is given pursuant to Section 286.0105, Florida Statutes, that, in order to appeal any decision made at the public hearing, you will need a record of the proceedings, and that, for such purpose, you may need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is to be based. In accordance with the Americans with Disabilities Act, any persons with a disability requiring reasonable accommodation in order to participate in this meeting should call the City Clerk at (386) 418-6100 x 1501 at least 48 hours prior to the public hearing.

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