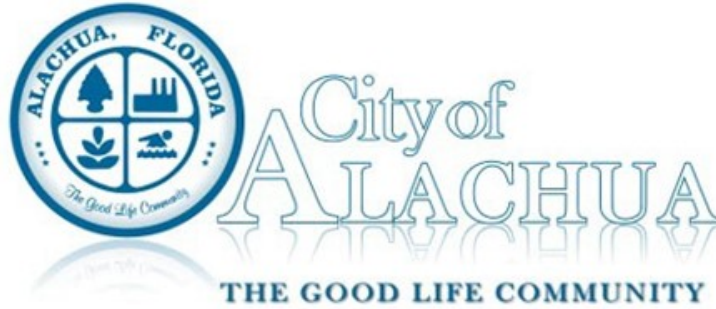




Mayor Gib Coerper
Vice Mayor Edward Potts
Commissioner Shirley Green Brown
Commissioner Jennifer Ringersen
Commissioner Dayna Williams

City Manager Mike DaRoza
City Attorney Marian Rush

The City Commission will conduct a
Regular City Commission Meeting
At 6:00 PM

to address the item(s) below.

Meeting Date: January 13, 2025

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

City Commission 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

APPROVE READING OF PROPOSED ORDINANCES AND RESOLUTIONS BY TITLE ONLY

I. SPECIAL PRESENTATIONS

A) ALACHUA ELEMENTARY STUDENT ARTIST APPRECIATION

II. COMMENTS FROM CITIZENS ON SUBJECTS NOT ON THE AGENDA

(Please Limit to 3 Minutes. Any citizen who is unable to speak at this time will have an opportunity to speak at the end of the meeting)

III. COMMITTEE REPORTS/COMMITTEE APPOINTMENTS/CITY ANNOUNCEMENTS

A) APPOINTMENT TO THE YOUTH ADVISORY COUNCIL (YAC)

IV. PUBLIC HEARINGS AND ORDINANCES

(Presentations, other than the applicant, please limit to 3 Minutes)

- A) ORDINANCE 25-02 (SECOND READING):** 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 (QUASI-JUDICIAL).
- B) ORDINANCE 25-03 (SECOND READING):** 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 (QUASI-JUDICIAL).
- C) ORDINANCE 25-04 (SECOND READING):** AN ORDINANCE OF THE CITY OF ALACHUA, FL, 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 (LEGISLATIVE)
- D) TARA BAYWOOD PHASE 2 FINAL PLAT (RE-APPROVAL):** A REQUEST BY KYLE WILLEMS P.E., OF JBROWN PROFESSIONAL GROUP, INC, APPLICANT AND

AGENT FOR TARA BAYWOOD, LLC, PROPERTY OWNER, FOR
CONSIDERATION OF THE RE-APPROVAL OF THE FINAL PLAT FOR TARA
BAYWOOD PHASE 2. CONSISTING OF A PORTION OF TAX PARCEL NUMBER
03067-063-000 (QUASI-JUDICIAL HEARING).

V. AGENDA ITEMS

VI. COMMENTS FROM CITIZENS ON SUBJECTS NOT ON THE AGENDA

(Please Limit to 3 Minutes. Any citizen who did not speak during the Citizen Comments period at the beginning of the meeting may do so at this time.)

VII. COMMENTS FROM CITY MANAGER AND CITY ATTORNEY

VIII. COMMISSION COMMENTS/DISCUSSION

ADJOURN

CONSENT AGENDA

Consent Agenda items represent routine City operations and business. These items are approved at the beginning of the Regular City Commission meeting upon approval of the meeting agenda.

A) PURCHASE OF TRANSFORMERS



Commission Agenda Item

MEETING DATE: January 13, 2025

SUBJECT: Alachua Elementary Student Artist Appreciation

PREPARED BY: Diane Amendola, Assistant Deputy City Clerk

RECOMMENDED ACTION:

Mayor Coerper and Ms. Jamie Smith to present the certificates to the student artists.

Summary

In recognition of the student artists, we are presenting art certificates to the students of Alachua Elementary School whose artwork was featured on display in the foyer of City Hall.

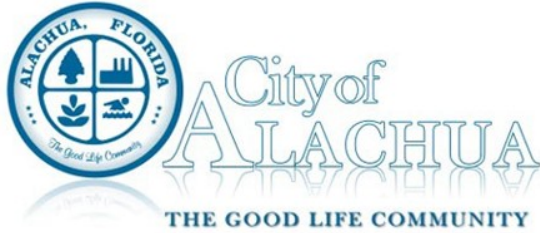
FINANCIAL IMPACT

ADDITIONAL FINANCIAL INFORMATION

COMMISSION GOALS

ATTACHMENTS

None



Commission Agenda Item

MEETING DATE: January 13, 2025

SUBJECT: Appointment to the Youth Advisory Council (YAC)

PREPARED BY: LeAnne Williams, Deputy City Clerk

RECOMMENDED ACTION:

Appoint one (1) member to the Youth Advisory Council with a term beginning September 26, 2024, and expiring September 04, 2026.

Summary

The City of Alachua Commission Adopted Ordinance 12-14 on Feb. 13, 2012, establishing a Youth Advisory Council (YAC). The purpose of the Council is to stimulate and foster the active participation of young individuals in addressing the issues impacting the youth of the community while also ensuring leaders of tomorrow have input in the local government process today. The YAC is to make recommendations to the City Commission on policies & procedures along with philosophies. They are to serve as advocates for issues and initiatives to positively impact the lives of young people, among other duties.

The YAC is to be composed of five (5) voting members with two-year terms. Members of the Council are required to be enrolled in a public school, private school, or home education program within the City of Alachua in grades nine through twelve or to be residents of the City of Alachua enrolled in such a school/program.

The City advertised to the Council in Alachua County Today, August 22, 2024, and September 12, 2024. Notice of the vacancies was also posted on community bulletin boards and the City's website.

There are two (2) open seats. The terms will be for two (2) years, ending on September 04, 2026. For the two (2) open seats, the City has received one (1) application that meets the enrollment/residency requirement as provided by Ord. 12-14. The following applicant is eligible for appointment:

- **Raymond Lui** (11th grade)

The applicant has been contacted regarding their potential appointment and notified of the option to be present should the Commission desire him to speak about this appointment.

The Deputy City Clerk's Office will administer the ballot process.

FINANCIAL IMPACT

ADDITIONAL FINANCIAL INFORMATION

COMMISSION GOALS

ATTACHMENTS

1. App - Lui
2. Ballot
3. Ad.ACT.YAC



City of
ALACHUA

THE GOOD LIFE COMMUNITY

YOUTH ADVISORY COUNCIL

BACKGROUND:

Thank you for your interest in the City of Alachua Youth Advisory Council (YAC). The purpose of the Council is to stimulate and foster the active participation of young individuals in the addressing of issues impacting the youth of the community to ensure leaders of tomorrow have input in the local government process today.

The YAC serves in an advisory capacity to the City of Alachua Commission. There are five (5) voting members of the YAC and a General Council made up of non-voting members. All voting members are appointed by the City of Alachua Commission. The General Council members are appointed by the voting members of the YAC.

ELIGIBILITY:

Applicants must be enrolled in in a public school, private school or a home education program within the city of Alachua in grades nine through twelve.

MEETINGS:

The YAC meets at least quarterly or more often as directed by the YAC. The meetings are held in the James A. Lewis Commission Chambers at Alachua City Hall and are open to the public.

Instructions: Complete all fields below and on page 2 and submit application and letter of recommendation to:

City of Alachua
Attn: Deputy City Clerk's Office
P.O. Box 9
Alachua, FL 32616

Student: Raymond Liu E-mail: rliv95540168@gmail.com
Home Address: 19081 NW 165th LN City: High Springs State: FL Zip: 32643
Home Phone: 929-302-1259 Cell Phone: 646-427-1806
School: Santa Fe High school Grade: 11
Parent/Guardian: Cheng Liu Parent/Guardian Phone: 929-302-1259
Parent/Guardian Email: len88.chen@yahoo.com

I have read and understand the commitment required as a member of the City of Alachua Youth Advisory Council. I will be a positive representative of youth in the community and serve to accomplish the goals and duties of the Youth Advisory Council.

Student Signature: Raymond Liu Date: 9/9/2024
Parent/Guardian Permission: I give my permission for Raymond Liu to apply to and participate as a member of the City of Alachua Youth Advisory Council.
Parent/Guardian Signature: [Signature] Date: 9-9-2024

Page 1 of 2

City of Alachua – P.O. Box 9, Alachua, FL 32616

p: (386) 418-6100, f: (386) 418-6177

YOUTH ADVISORY COUNCIL

Please check only one (1). I am applying for membership as a: ☒ Voting Member
☒ General Council Member

1. Why do you want to serve as a member of the City of Alachua Youth Advisory Council?

After living in Alachua for most my life, I want to be a part of what makes this place so great. I want to give back to the community for all that they have done to help me. This way, I can help serve the people I'm proud of while also gaining valuable experience in the field that I can use to enhance my skills in the future.

2. Explain how you are involved in your school and/or community. List all extracurricular activities.

I am a part of the Biotechnology magnet program at SFHS and was also elected as secretary for the leadership position. I work part-time for a local seafood restaurant called Codfather and my parents also own a Chinese restaurant that I help out at. I'm also a part of the school swim team. I was a BETA club member at the school.

3. What skills, talents and abilities do you have that will be beneficial in accomplishing the goals and duties of the City of Alachua Youth Advisory Council?

I am a very diligent person. I always try to put in 100% effort into anything I do. I am also eager to learn and adapt to any situation or obstacle that comes my way. Perseverance is a big part of my character that I am very appreciative of.

4. List two (2) adult references (non-relatives) with phone numbers.

Reference 1

Name: Bob Robar
Relationship: Mentor
Phone: 352-215-1729

Reference 2

Name: Cade Malzahn
Relationship: Work Manager
Phone: 330-309-7365

5. Attach one (1) letter of recommendation from a staff/faculty member of your school.

Santa Fe High School
16213 US-441
Alachua, FL 32615

December 10th, 2024

To whom it may concern,

I am writing this letter in recommendation of Raymond Liu for your consideration for your program. I have the privilege of teaching Raymond in the Institute of Biotechnology @ Santa Fe High School.

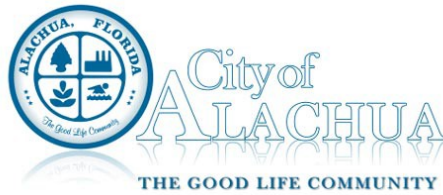
As a student, he has impressed me with his work ethic and his intellect. His ability to work cooperatively with his peers in order to problem solve, along with his dedication to completing tasks to fullest, has proven to me that he is destined for success. Raymond attends class every day with the determination to do his best, no matter what circumstances he may be going through. He continues to show his dedication by being a part of the dual enrollment program at Santa Fe College while continuing his studies in the Biotech program at Santa Fe High School. The positivity that he puts into his work is infectious and is a quality that brings out the best in his peers who work with him.

Raymond is an incredible student, one that I wish I had more of. I encourage you to consider him for your program as there isn't a student more deserving of this opportunity. If you have any questions, please feel free to contact me at wellsta@gm.sbac.edu.

Sincerely,

A handwritten signature in black ink, appearing to read "Tyler Wells", with a stylized, cursive script.

Tyler Wells
Program Director
Institute of Biotechnology
Santa Fe High School



January 13, 2025 – Youth Advisory Board Ballot
Please vote yes or no.

_____Raymond Lui

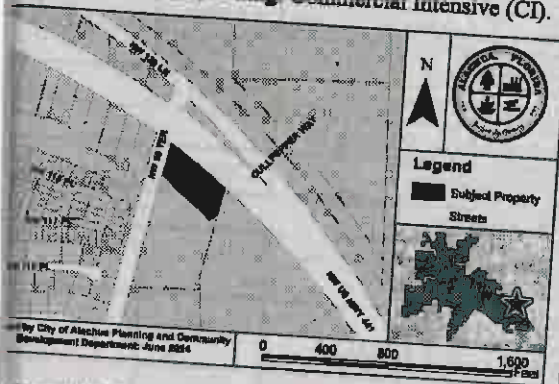
_____January 13, 2025

Signature

The Commissioner will set the term of office by motion
to be a two-year term.

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 September 10, 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 Walker Owen, P.E., of Causseaux, Hewett, & Walpole, LLC, applicant, on behalf of Semoj 13, LLC, property owner, for consideration of a Site Plan to construct a ±8,836 square foot convenience store, retail building, and gasoline fueling station with associated site improvements on a ±2.14 acre subject property located southeast of the intersection of NW US Highway 441 and NW 59th Terrace; Tax Parcel Number 05885-010-014; LUM: Commercial; Zoning: Commercial Intensive (CI).



the public hearing, all interested parties may appear and be heard with respect to the application. Copies of 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. This 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. If, for such purpose, you may need to ensure that a verbatim record of the proceedings is made, which includes 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 10 business days prior to the public hearing.

Published: Alachua County Today - August 29, 2024



City of ALACHUA

YOUTH ADVISORY COUNCIL Vacancy

The Alachua City Commission is accepting applications for four (4) vacancies on its Youth Advisory Council. Appointments will be for two-year terms. Interested applicants must be enrolled in a public school, private school, or home education program within the City of Alachua in grades nine through twelve. Applicants must also be willing to attend meetings on at least a bi-monthly basis and have a keen interest in youth.

The duties of the YAC include recommending to the City Commission policies, procedures, and philosophies on issues and initiatives to positively impact the lives of youth. Additionally, the YAC will facilitate community meetings with youth to discuss issues and suggestions for improvement, assist in planning and implementing various events to benefit youth in the community and promote and recognize the abilities, accomplishments, and contributions of youth.

To apply, you may obtain an application and information from either our website www.cityofalachua.com, or contact the City of Alachua at (386) 418-6100 to obtain a copy. Applications must be received by the City on or before September 12, 2024, for consideration. You may send your application Attention: Deputy City Clerk's Office, P.O. Box 9, Alachua, FL 32616, or email to le_williams@cityofalachua.org.

(Published: Alachua County Today - August 22, 2024 and August 29, 2024)

Alachua County Today

is your best source for local news - 386.462.3355

Participants will not only benefit from early detection of potential heart and vascular issues but also contribute to the practical training of future healthcare professionals. For more information, visit the Santa Fe College website or reach out directly to the contact provided.

Email editor@alachuatoday.com



Commission Agenda Item

MEETING DATE: January 13, 2025

SUBJECT: ORDINANCE 25-02 (SECOND READING): 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 (QUASI-JUDICIAL).

PREPARED BY: Justin Tabor, AICP, Principal Planner

RECOMMENDED ACTION:

Staff recommends that the City Commission approve the proposed Site-Specific Amendment to the Official Zoning Atlas on first reading upon making the following motion:

Based upon the competent substantial evidence presented at this hearing, the presentation before this Commission, and Staff's recommendation, this Commission 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 adopts Ordinance 25-02 on second and final reading.

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.

The Planning & Zoning Board considered this application at its November 12, 2024 meeting and in a 3-0 vote moved to transmit the application to the City Commission with a recommendation to approve.

On December 9, 2024, the City Commission voted 5-0 to approve Ordinance 25-02 on first reading.

FINANCIAL IMPACT

ADDITIONAL FINANCIAL INFORMATION

ATTACHMENTS

1. Ordinance 25-02
2. Staff Report
3. Application
4. Public Notices for the 11/12/2024 PZB Hearing
5. Draft Minutes - 11/12/2024 PZB Meeting
6. Public Notices for the 12/9/2024 City Commission Hearing
7. Public Notices for the 1/13/2025 City Commission Hearing

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.

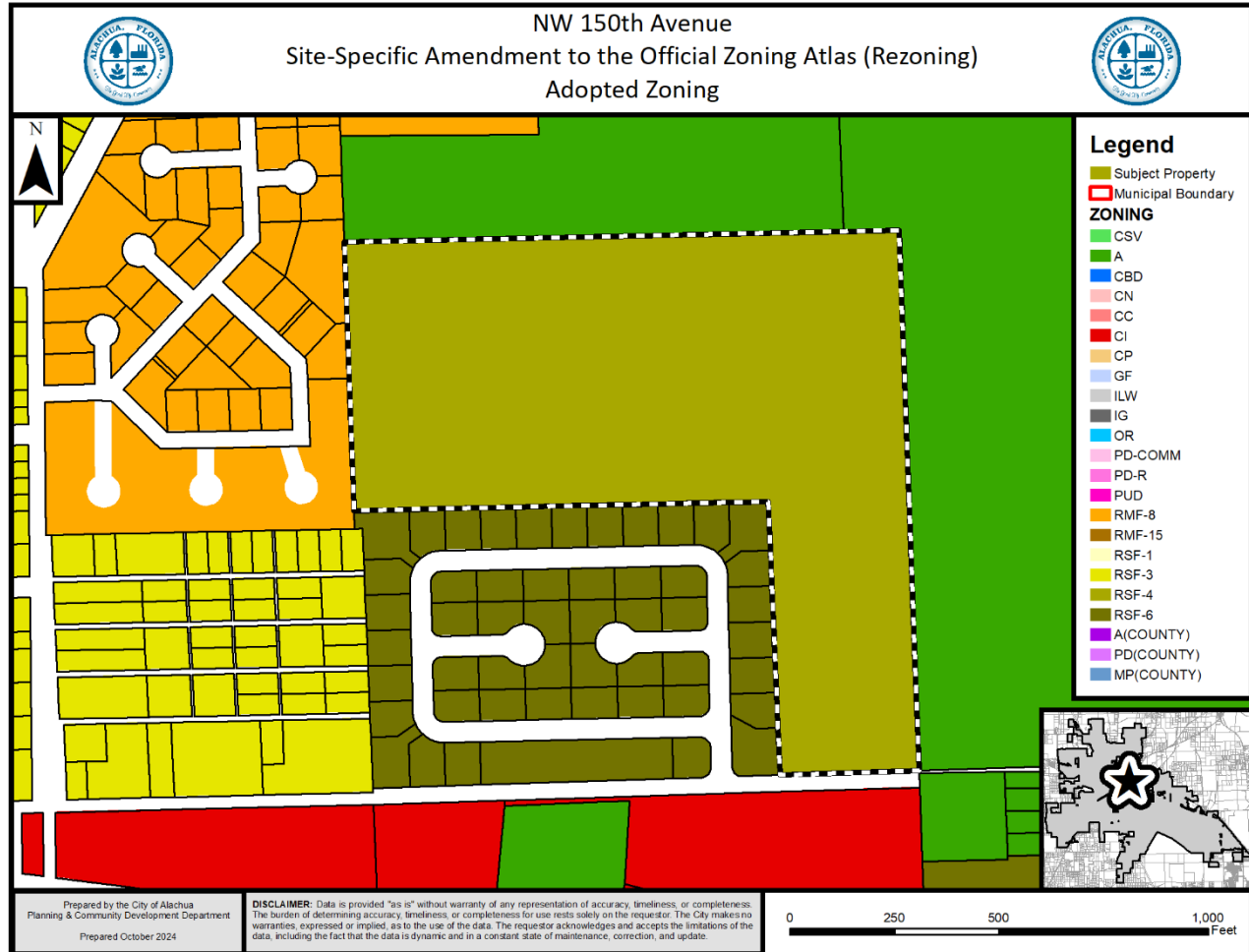
Parcel 3:

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”





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.

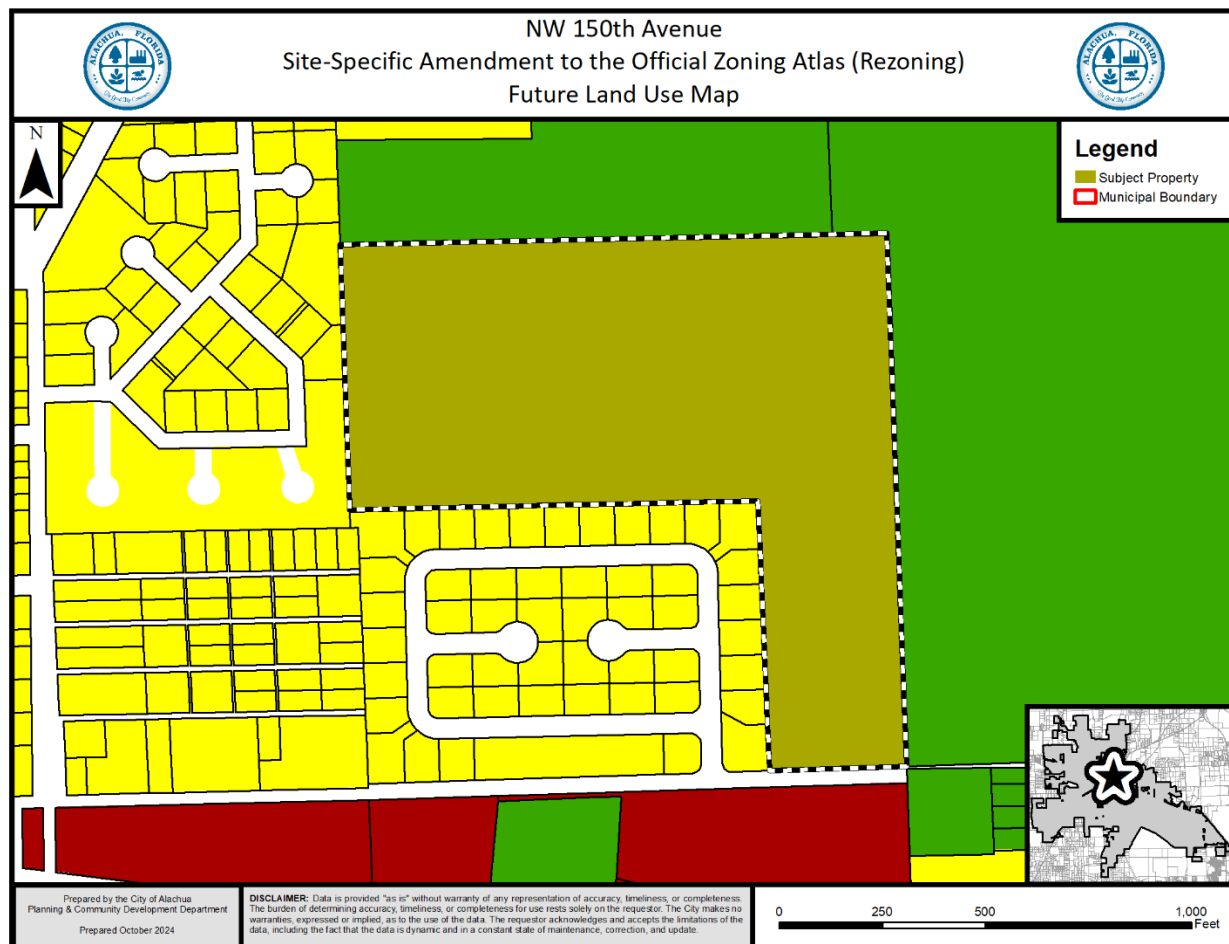
SUMMARY

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).

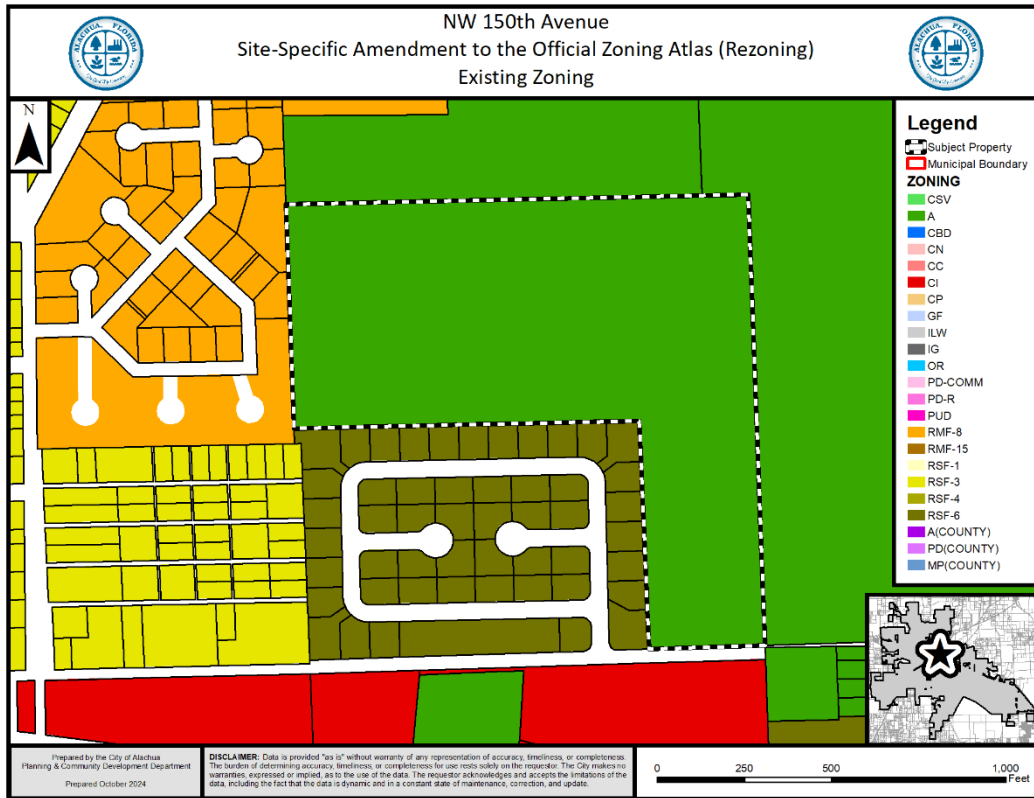
The subject property is located north of NW 150th Avenue, north and east of the Alachua Forest subdivision, and east of the Merrillwood subdivision. See Map 4., Vicinity Map, and Table 1, Surrounding Land Uses, below. The property has been utilized for silvicultural purposes for several years. Planted 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.

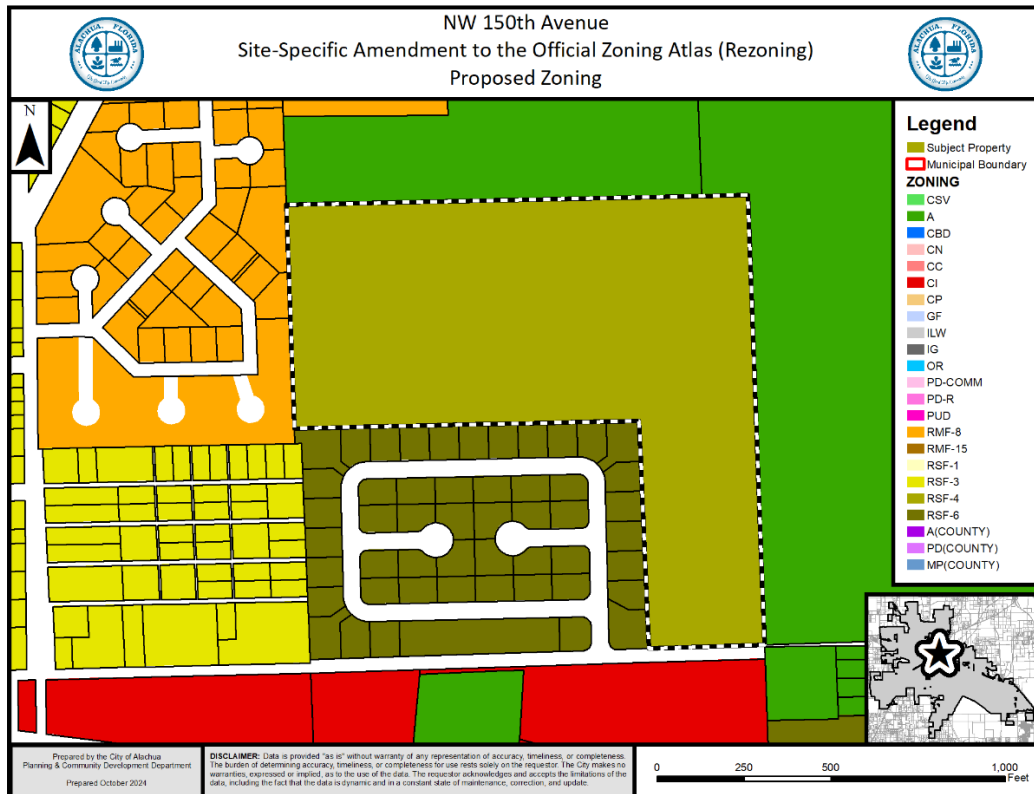
Map 1. Future Land Use Map with Subject Property



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.

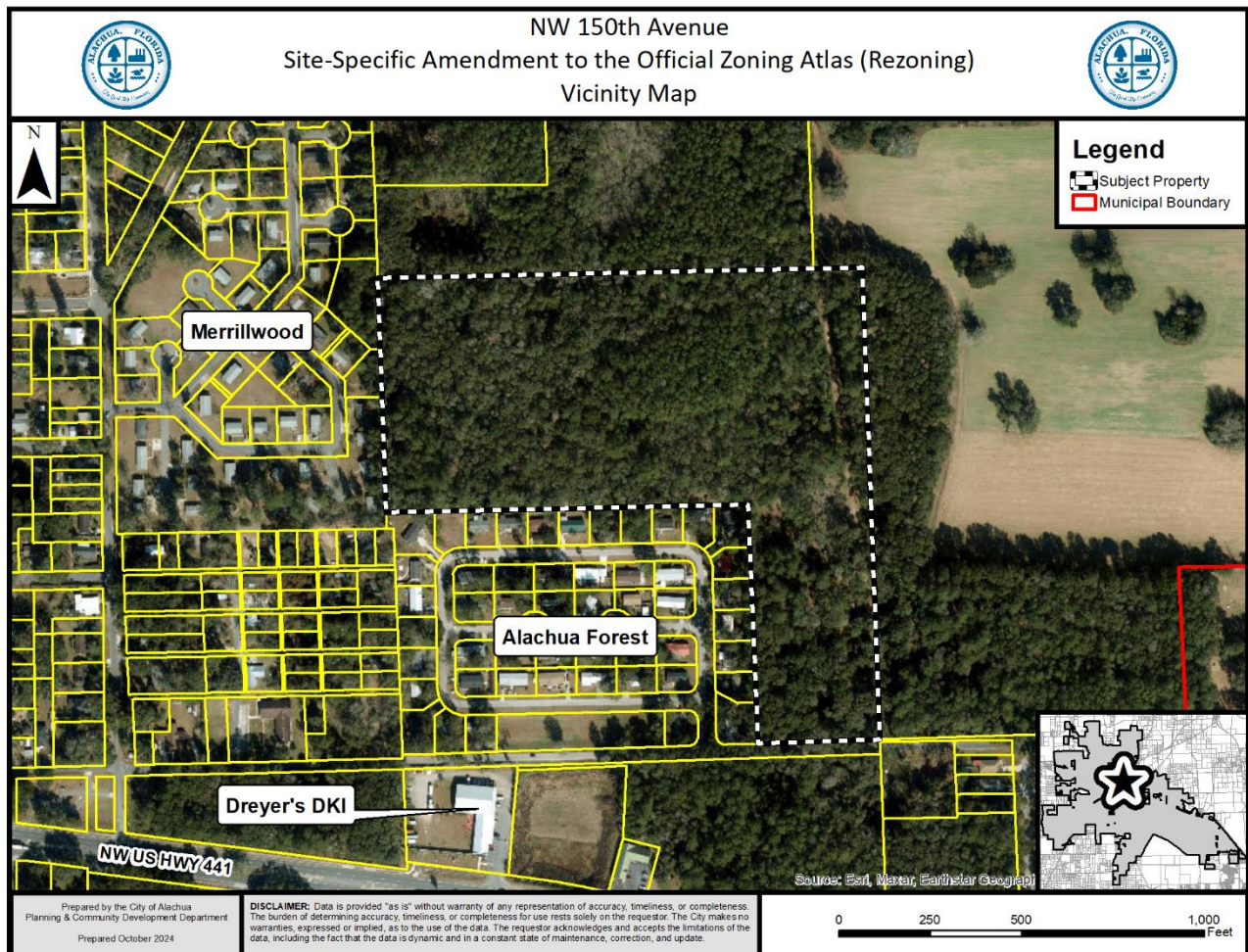
The existing uses, Future Land Use Map ("FLUM") Designations, and zone districts of the surrounding area are identified in Table 1. Map 4 provides an overview of the vicinity of the subject property.

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.

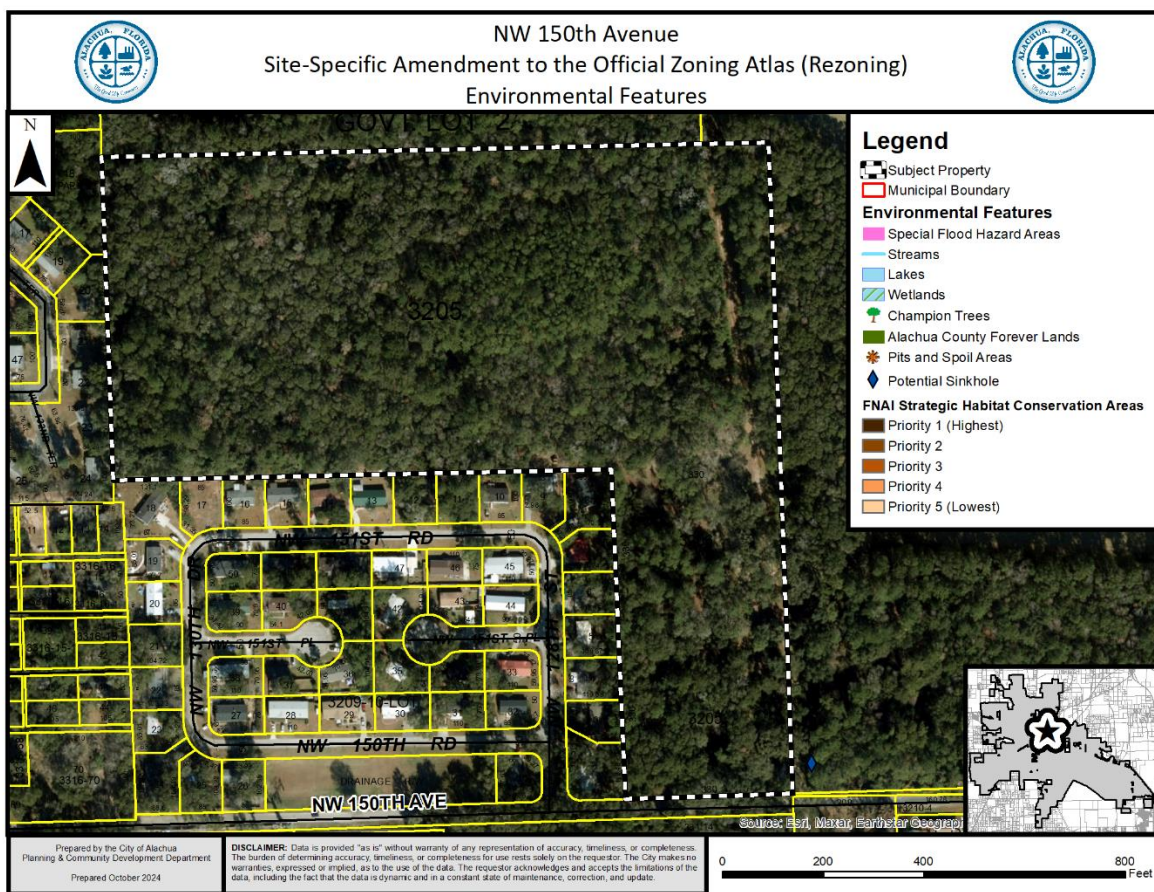
Evaluation: Applicable standards in the City's Comprehensive Plan, Land Development Regulations, and Suwannee River Water Management District (SRWMD) regulations would apply to those areas identified as wetlands, if any are discovered on site.

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		

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

Parks and open areas

Arboretum

Botanical garden

Cemetery, columbaria,
mausoleum

Community garden

Golf course, public

Park, private and public

Public square

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	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	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		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	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																					

Automobile body shop														P		P	P					4.3.4(J)(1)
Automobile parts sales											S			P		P	P		A			
Automobile rental and sales											S			P					A			4.3.4(J)(2)
Automobile repair and servicing		S												S		P	P		A			4.3.4(J)(3)
Automobile service station											S	S	P	P		P	P		A			
Automobile service station with wash and detail														P					A			
Boat and marine rental and sales												P		P					A			4.3.4(J)(4)
Carwash or auto detailing														P					A			4.3.4(J)(5)
Gasoline sales											S	P	P	P		S	S		A		A	4.3.4(J)(6)
Recreational vehicle rental and sales														P			P		A			4.3.4(J)(2)
Taxicab service												P	P	P					A			
Tire sales and mounting												P		P					A			4.3.4(J)(7)

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

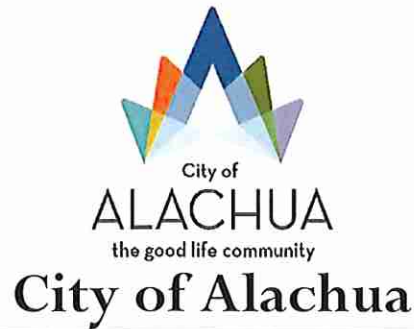
City of Alachua Staff

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

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.



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**.

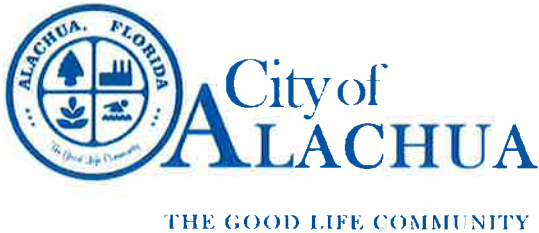
This review is based solely on a preliminary review of your application for completeness. An in-depth review of the content of the application will be completed and performed, and the findings discussed at a Project Assistance Team (PAT) meeting, which will be scheduled under separate cover.

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



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

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 :

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

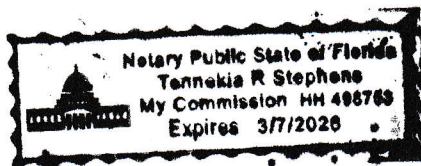
State of Florida County of Alachua

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

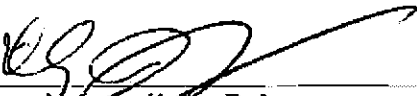
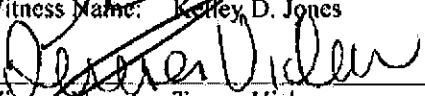
Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

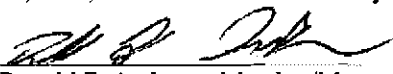
To Have and to Hold, the same in fee simple forever.

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]



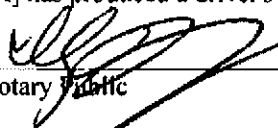

Notary Public
Printed Name: _____
My Commission Expires: _____

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

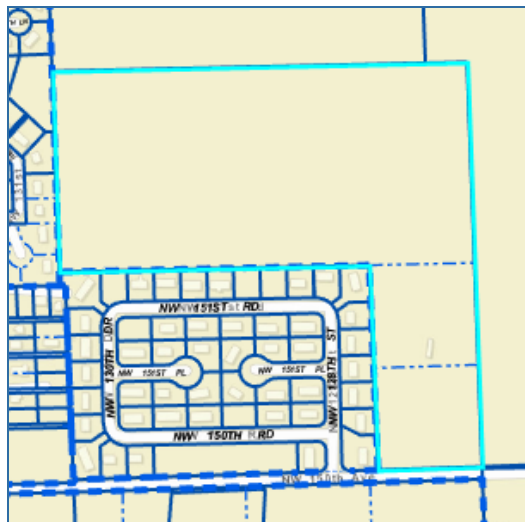
Land Use	Land Use Desc	Acres	Square Feet	Eff. Frontage	Depth	Zoning
5900	PINE/HARDWOOD	25.00	1089000	0	0	A

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



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

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

| [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:

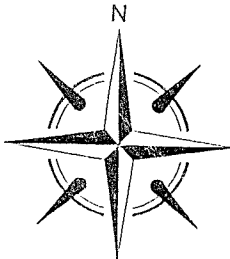
BEGINING AT A POINT 330 FEET NORTH AND 990
FEET EAST OF THE SOUTHWEST CORNER OF THE
SOUTH HALF(S1/2) OF THE SOUTHWEST ONE QUARTER
(SW1/4) OF THE NORTHEAST ONE QUARTER(NE1/4) OF
SECTION 14, TOWNSHIP 8 SOUTH, RANGE 18 EAST, RUNNING
EAST 330.00 FEET; NORTH 330.00 FEET; WEST 330.00 FEET;
SOUTH 330.00 FEET TO THE POINT OF BEGINNING.
OF ALACHUA COUNTY, FLORIDA.

PARCEL 3:

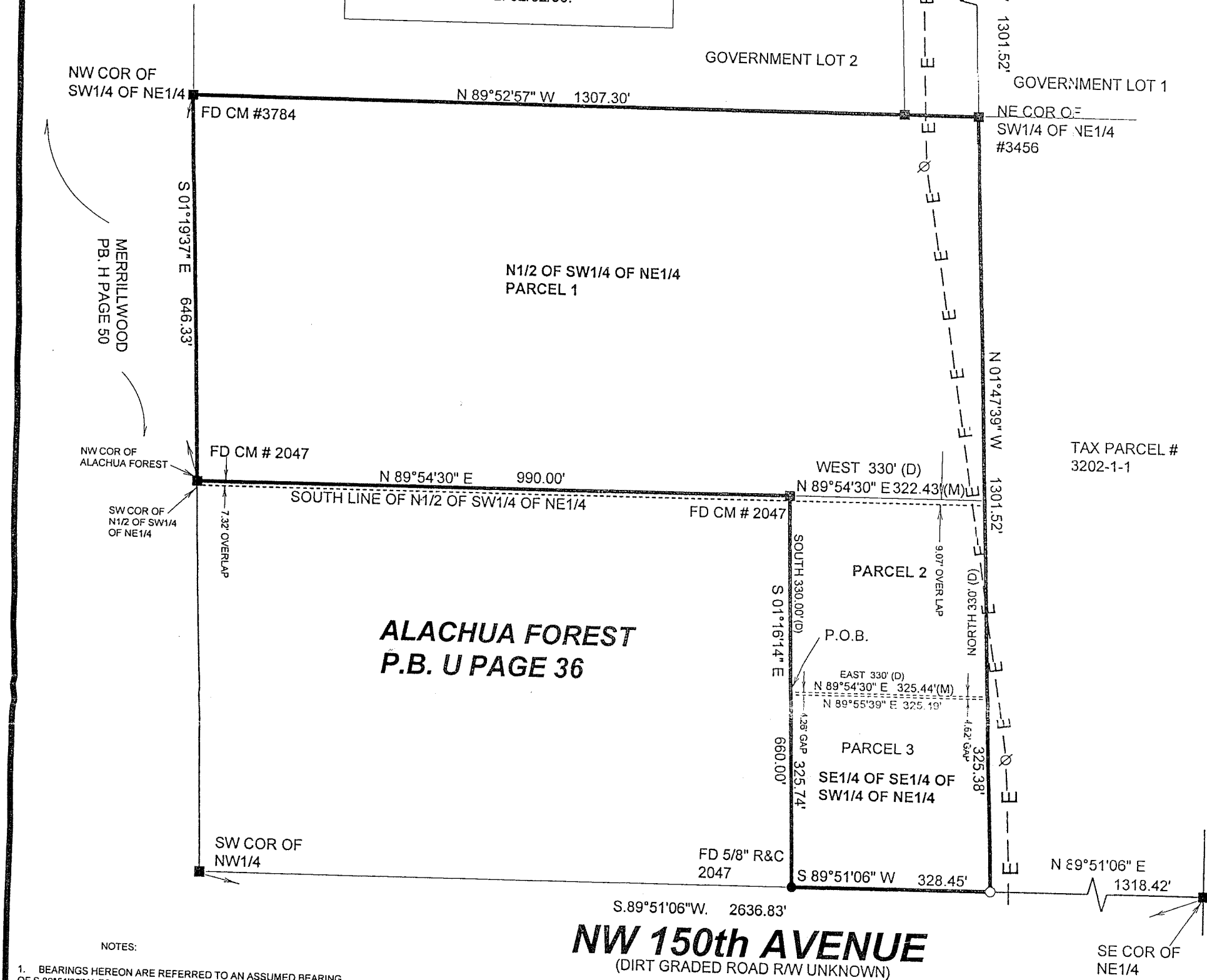
THE SE1/4 OF SE1/4 OF SW1/4 OF NE1/4 OF SECTION 14,
TOWNSHIP 08 SOUTH, RANGE 18 EAST OF THE PUBLIC
RECORDS OF ALACHUA COUNTY, FLORIDA.
SUBJECT TO RIGHT-OF-WAY FOR NW 150th AVE.

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.

PROFESSIONAL LAND SURVEYOR

SIGNING DATE: 12/9/05

CERTIFIED TO:

ACCH, LLC
MILLENNIUM BANK
CHARLES M. GADD
MARVIN W. BINGHAM
FIRST AMERICAN TITLE
INSURANCE COMPANY

SCALE: 1" = 200'

PROJ. NO. RON

DRAWN: BUCK

CHK'D: W.C

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.



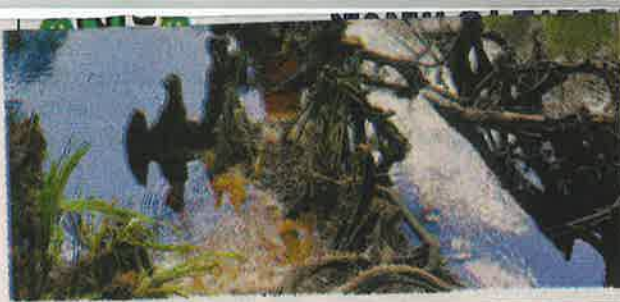
(Signature of Affiant)



(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@edafi.com

(Published: Alachua County Today - September 5, 2024)

Boukari LAW, P.A.

www.BoukariLaw.com

Call us to see how
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)

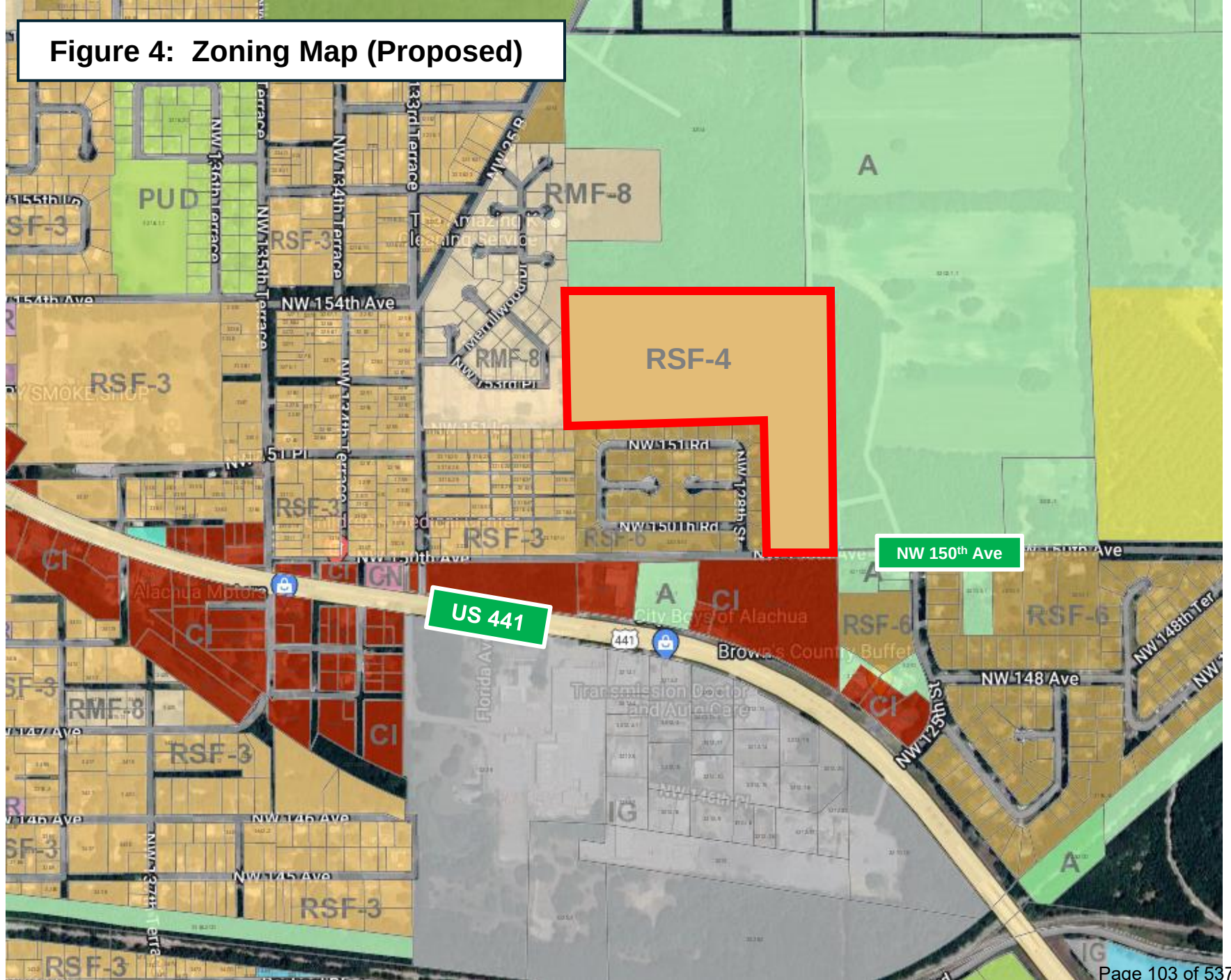
The map displays the existing zoning for the area. The proposed site is highlighted with a red rectangle and labeled 'A'. Surrounding areas are zoned RSF-3, RMF-8, CI, and IG. Major roads shown include US 441, NW 150th Ave, NW 148th Ave, and NW 146th Ave. The map also shows various other zoning districts like PUD, SM, and IG.

Figure 3: Future Land Use Map (Existing)

The map displays various land use zones and infrastructure. Key features include:

- Land Use Zones:** Agriculture (green), Medium Density Residential (yellow), Public (blue), Commercial (red), Industrial (purple), and Moderate Density Residential (orange).
- Infrastructure:** US 441 (highlighted in green), NW 158th Ave, NW 154th Ave, NW 150th Ave, NW 148th Ave, NW 146th Ave, NW 145th Ave, NW 147th St, NW 148th St, NW 149th St, NW 150th St, NW 151st St, NW 152nd St, NW 153rd St, NW 154th St, NW 155th St, NW 156th St, NW 157th St, NW 158th St, NW 159th St, NW 160th St, NW 161st St, NW 162nd St, NW 163rd St, NW 164th St, NW 165th St, NW 166th St, NW 167th St, NW 168th St, NW 169th St, NW 170th St, NW 171st St, NW 172nd St, NW 173rd St, NW 174th St, NW 175th St, NW 176th St, NW 177th St, NW 178th St, NW 179th St, NW 180th St, NW 181st St, NW 182nd St, NW 183rd St, NW 184th St, NW 185th St, NW 186th St, NW 187th St, NW 188th St, NW 189th St, NW 190th St, NW 191st St, NW 192nd St, NW 193rd St, NW 194th St, NW 195th St, NW 196th St, NW 197th St, NW 198th St, NW 199th St, NW 200th St.
- Other Labels:** "Agriculture", "Medium Density Residential", "Public", "Commercial", "Industrial", "Moderate Density Residential", "US 441", "NW 158th Ave", "NW 154th Ave", "NW 150th Ave", "NW 148th Ave", "NW 146th Ave", "NW 145th Ave", "NW 147th St", "NW 148th St", "NW 149th St", "NW 150th St", "NW 151st St", "NW 152nd St", "NW 153rd St", "NW 154th St", "NW 155th St", "NW 156th St", "NW 157th St", "NW 158th St", "NW 159th St", "NW 160th St", "NW 161st St", "NW 162nd St", "NW 163rd St", "NW 164th St", "NW 165th St", "NW 166th St", "NW 167th St", "NW 168th St", "NW 169th St", "NW 170th St", "NW 171st St", "NW 172nd St", "NW 173rd St", "NW 174th St", "NW 175th St", "NW 176th St", "NW 177th St", "NW 178th St", "NW 179th St", "NW 180th St", "NW 181st St", "NW 182nd St", "NW 183rd St", "NW 184th St", "NW 185th St", "NW 186th St", "NW 187th St", "NW 188th St", "NW 189th St", "NW 190th St", "NW 191st St", "NW 192nd St", "NW 193rd St", "NW 194th St", "NW 195th St", "NW 196th St", "NW 197th St", "NW 198th St", "NW 199th St", "NW 200th St".

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.



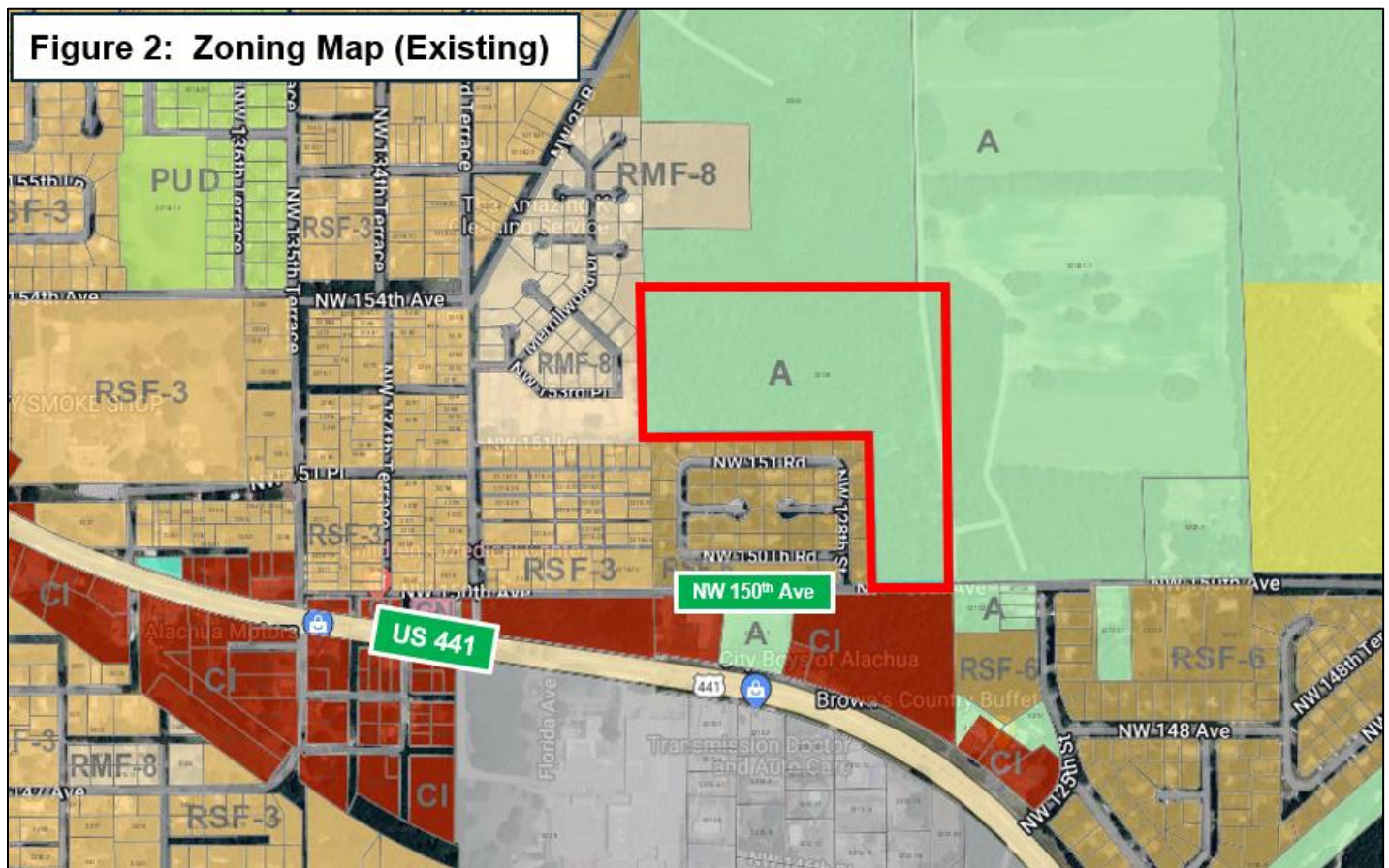
The Future Land Use Map designation on this property was changed from Agriculture to Moderate Density Residential by Ordinance 07 33, adopted on second reading by the Alachua City Commission on March 10, 2008. At that time, the zoning on the property was Agriculture (A), and it remains that way currently. 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.

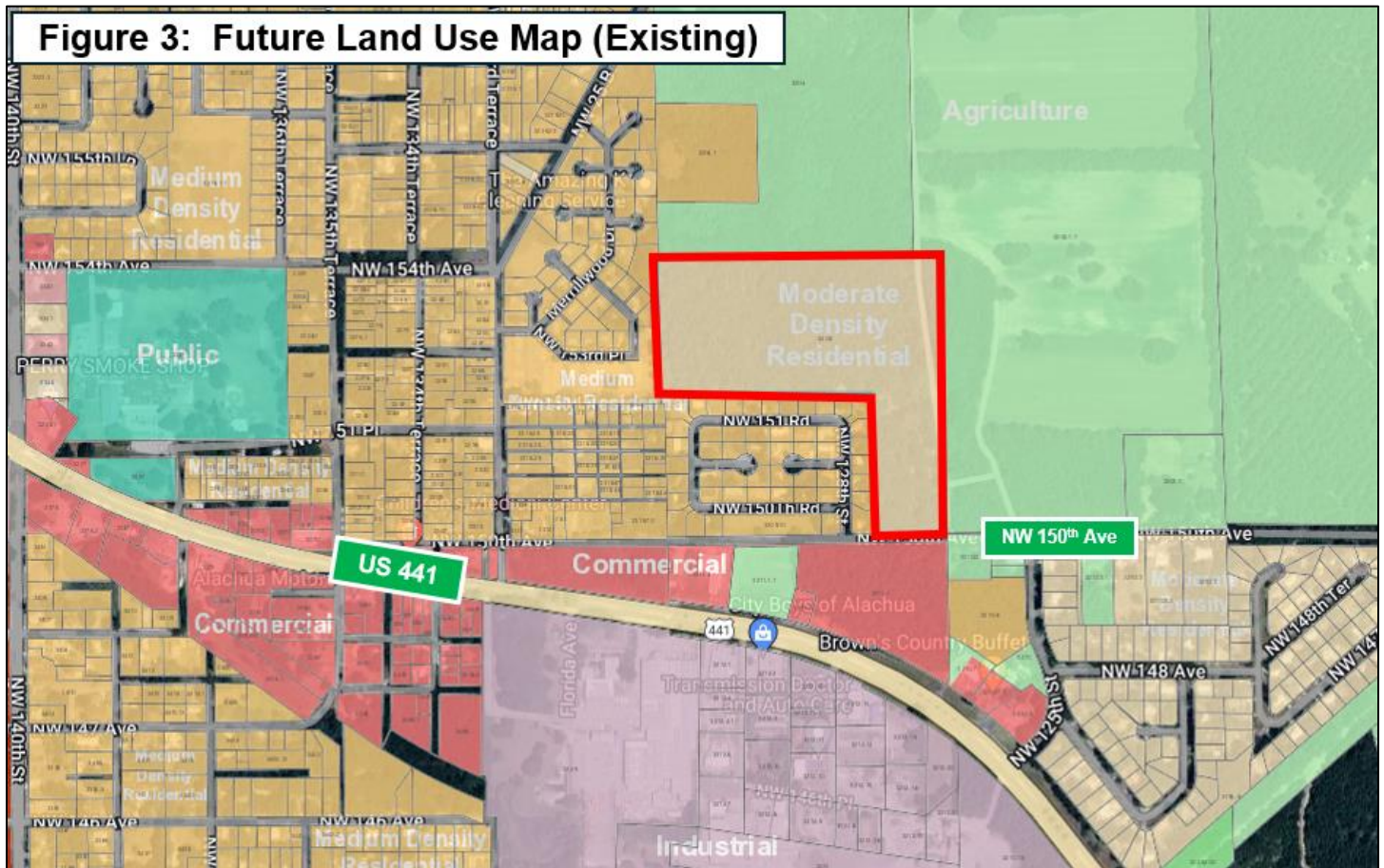
Statement of Proposed Change

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.

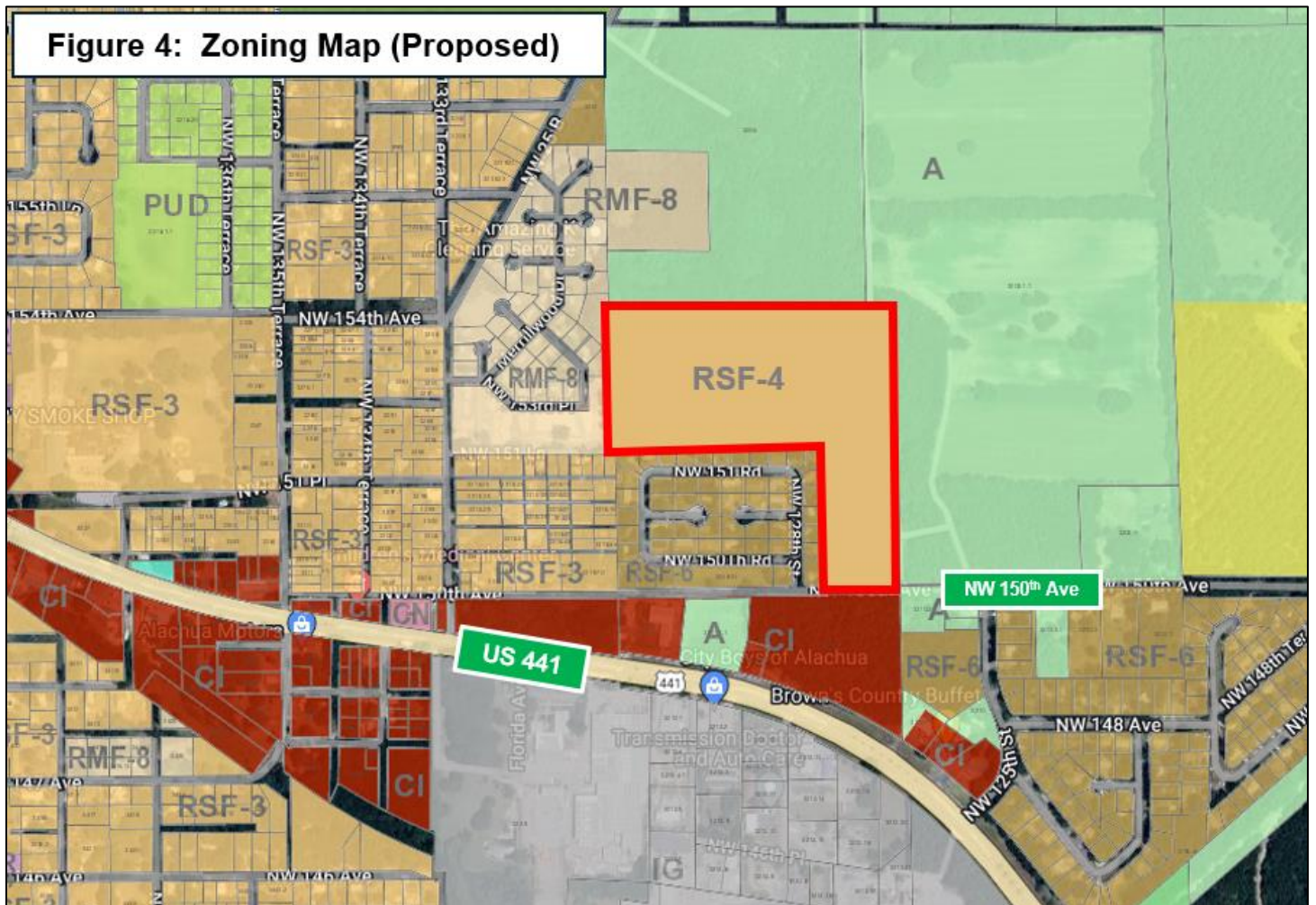


The Future Land Use map illustrating the parcel's existing Moderate Density Residential designation is shown below in Figure 3:



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.

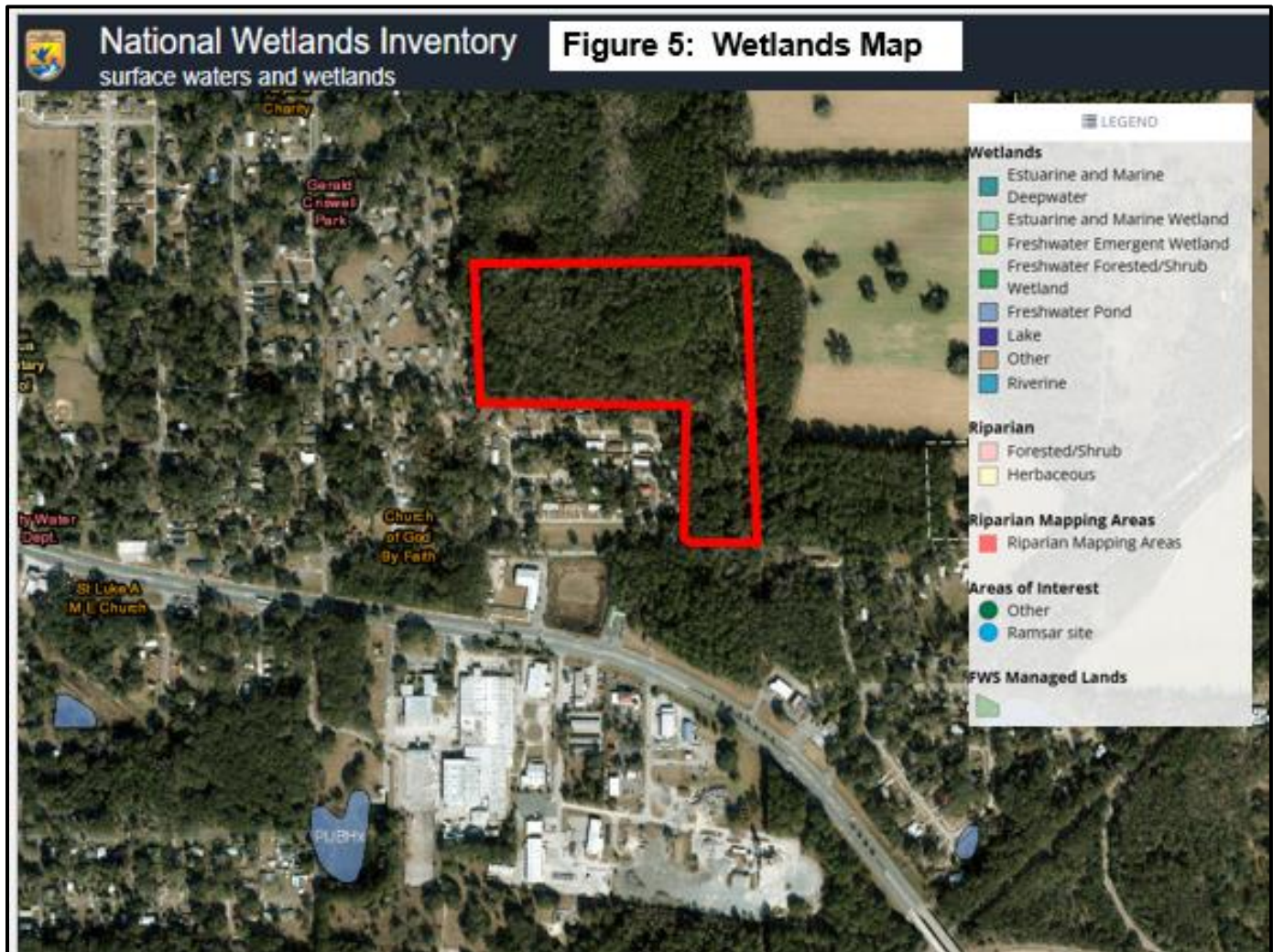
Environmental Analysis

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.

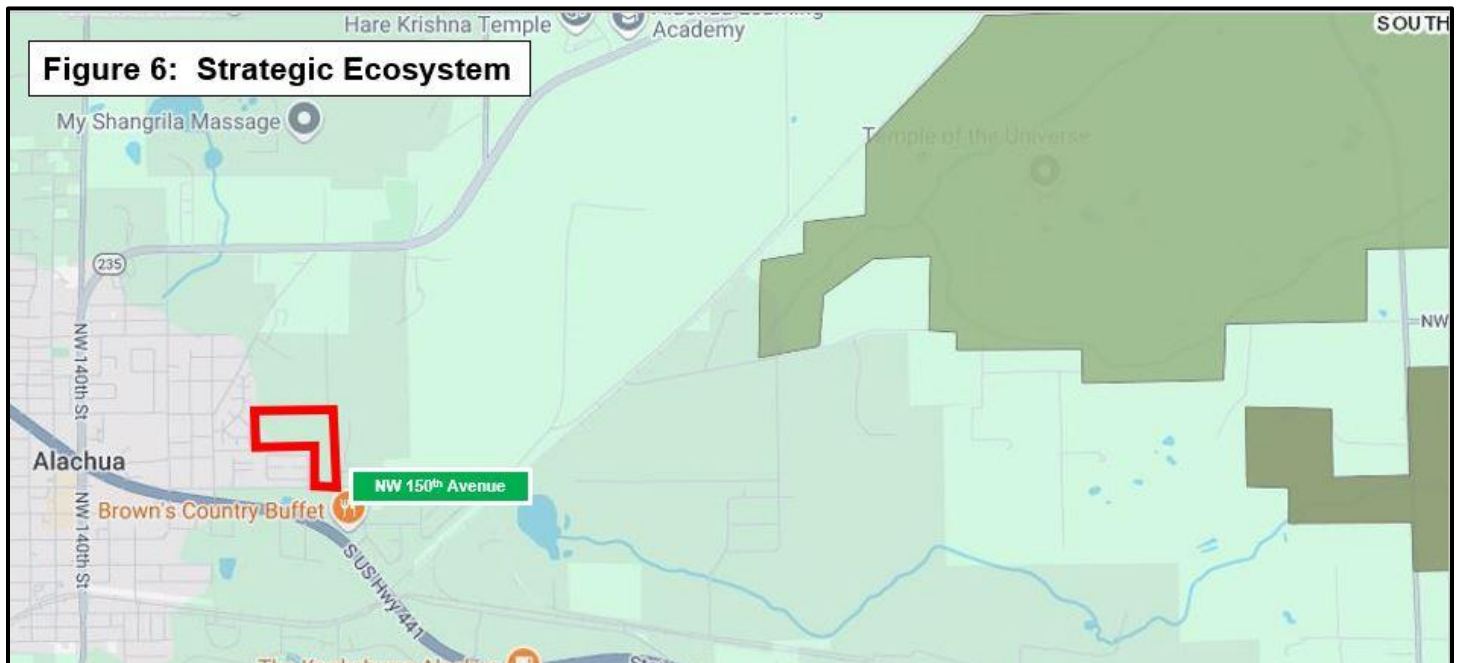


Wellfield Protection Zone:

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:

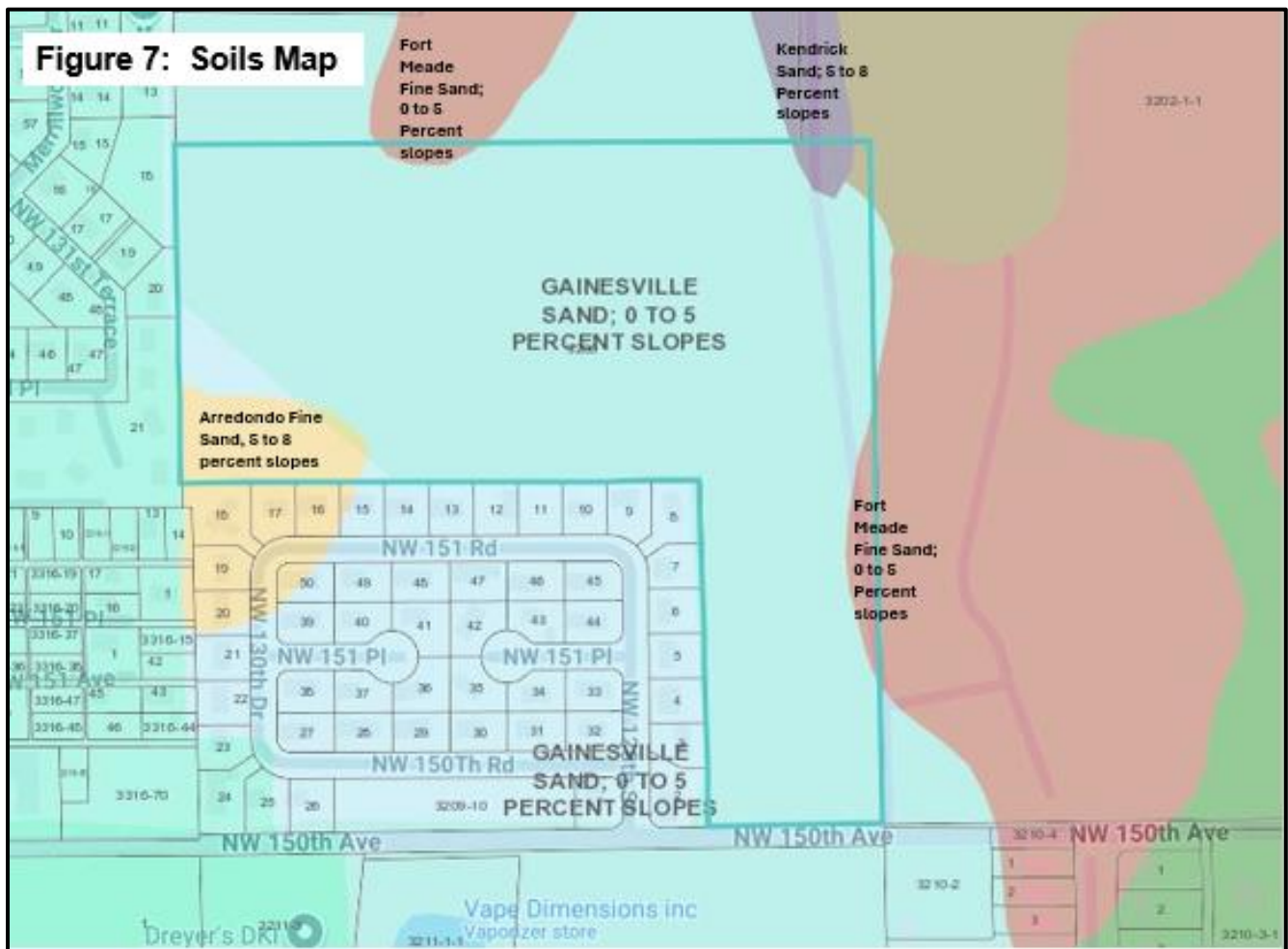
The subject property is not located within the FEMA 100-year flood zone, as indicated in Figure 8 below. The parcel is in Zone X, where is outside the 0.2% annual chance of flood hazard. Therefore, no issues related to flood potential are associated with this property.



Soils:

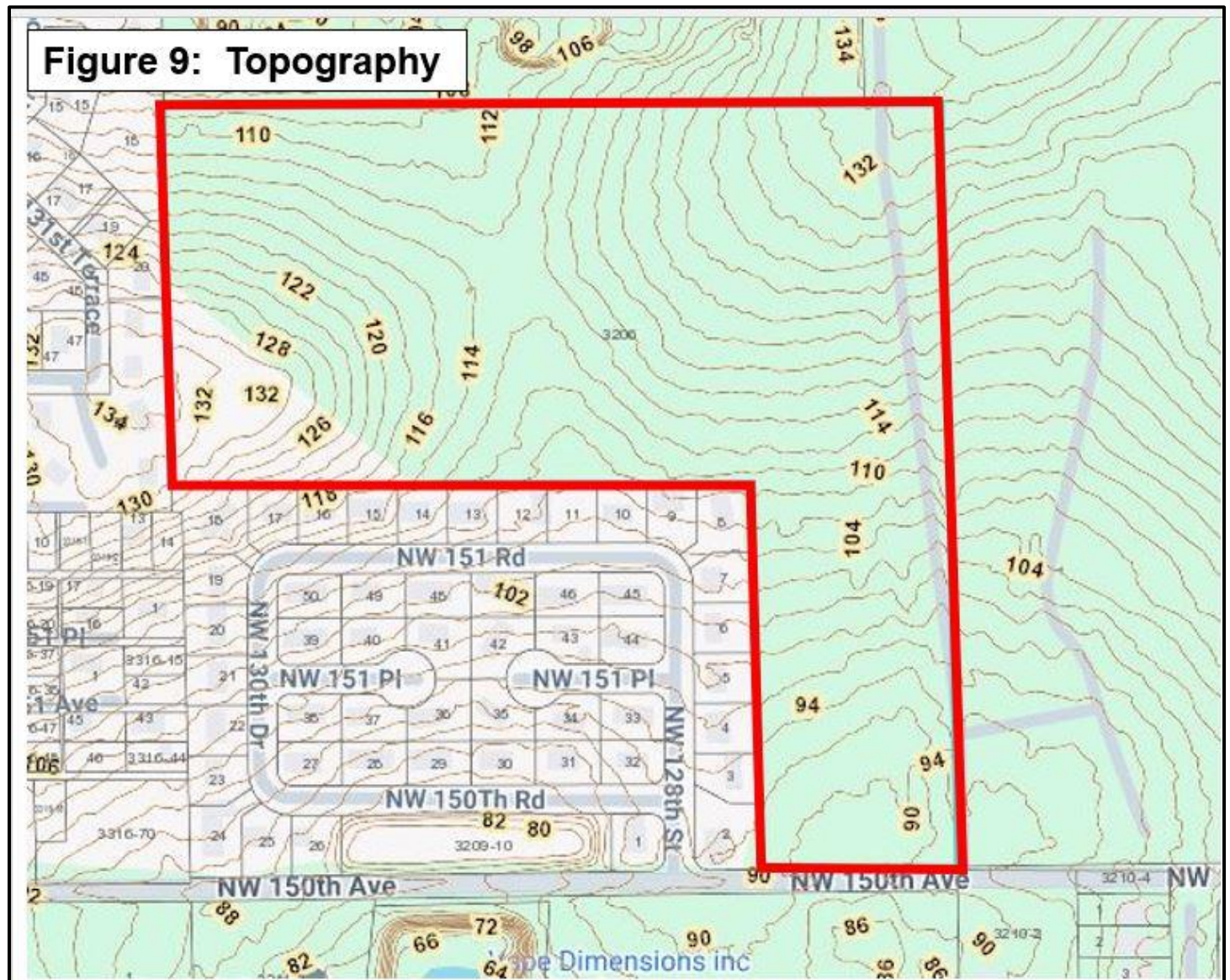
As indicated below in Figure 7, the majority of the site has Gainesville Sand; 0 to 5 percent slopes. Smaller portions of the site have Arredondo Fine Sand; 5 to 8 percent slopes; Fort Meade Fine Sand; 0 to 5 percent slopes; and Kendrick Sands; 5 to 8 percent slopes. According to the *Soil Survey of 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

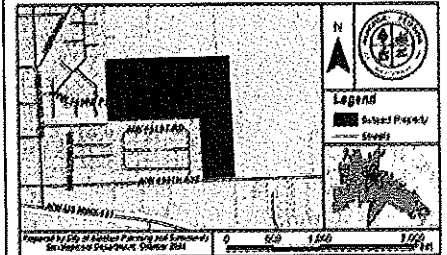
Beetlejuice Photo Booth



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) Page 127 of 587

QUIT TOBACCO with GROUP QUIT

There's never been a more important time to quit.

Free expert-led sessions to help you quit all forms of tobacco.



Virtual Group Sessions OR In-Person Group Sessions



Develop your
personalized
quit plan.



FREE nicotine
replacement patches,
gum, or lozenges.*



More than
DOUBLES your
chances of success!

*If medically appropriate for those 18 years of age or older

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

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

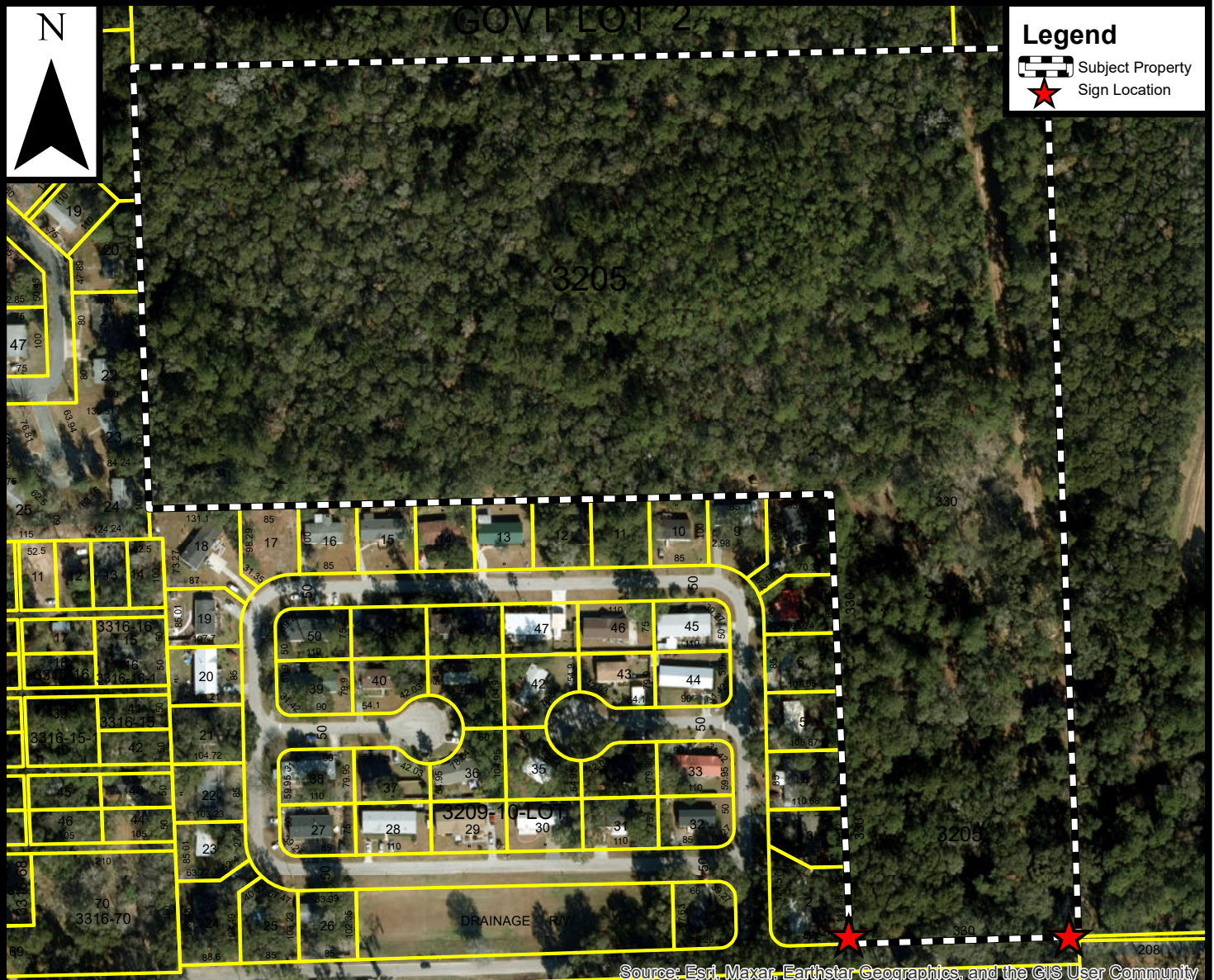
Pursuant to Section 2.2.9(D) of the City's Land Development Regulations, posted notice signs must be placed on the land that is the subject of the application, along each street which is adjacent to or runs through the land in a manner that makes them clearly visible. Signs shall be posted at intervals 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



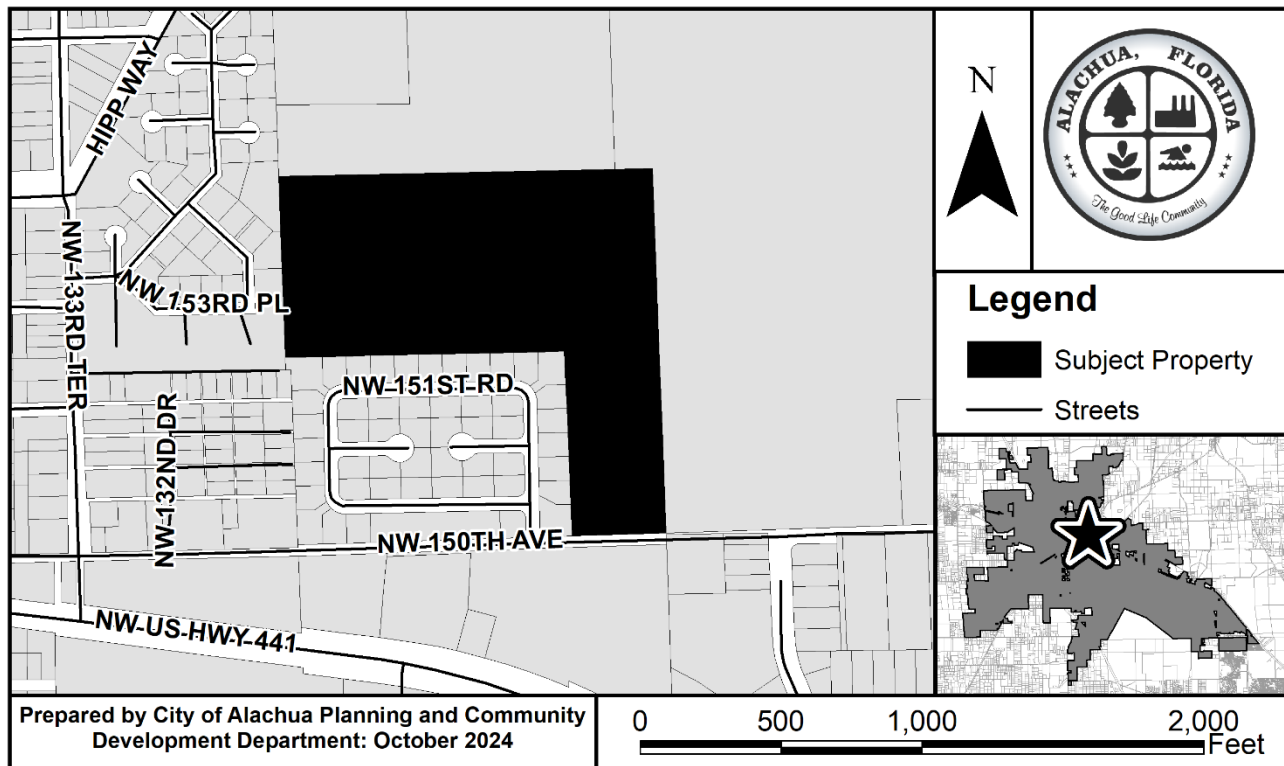
Prepared by the City of Alachua
Planning & Community Development Department
Prepared October 2024

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

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 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) 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.

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

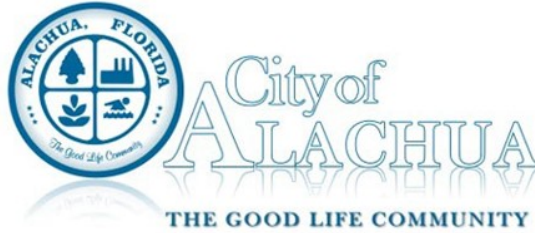
03209-010-021
BRADLEY & SCHROEDER
PO BOX 443
ALACHUA, FL 32616

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



Regular Planning and Zoning Board Meeting Minutes
November 12, 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 6:03 p.m.

INVOCATION

Led by Vice Chair Virginia Johns

PLEDGE TO THE FLAG

Led by Vice Chair Johns

APPROVAL OF THE AGENDA

Kathy Winburn, Planning and Community Development Director, requested Item IIA be deferred to the next PZB meeting.

Vice Chair Johns moved to approve the agenda as corrected; seconded by Member Sue Sloan.

Passed by unanimous consent.

I. OLD BUSINESS

II. NEW BUSINESS

A) APPROVE MEETING MINUTES: 10-08-24

Approval of meeting minutes for 10-08-24 were deferred to the next meeting.

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

Adam Hall, Principal Planner, presented the staff report.

Josh Highlander, Forge Integrated was available for any questions.

Chair Burgess requested clarification that this was only changing the front door to the building.

Mr. Highlander responded.

Vice Chair Johns moved 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.; seconded by Member Sloan.

Motion passed 3-0 by roll call vote.

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).

City Attorney Marian Rush voir dired the Board.

Carson Crockett, Planner, presented the Staff Report.

Kathie Ebaugh, of JBPro presented additional information and availed herself for questions.

Chair Burgess questioned the type of homes this refers to and asked for clarification about traffic flow.

Vice Chair Johns 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 Land Development Regulations and transmits the application to the City Commission with a recommendation to approve; seconded by Member Sloan.

Jack Reynolds commented on the amount of traffic that travels along NW 150th Ave.

Brian Buescher stated that his concerns also include traffic.

Angela Johnson asked about the school system's capacities.

Motion passed 3-0 by roll call vote.

- 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.**

Adam Hall, Principal Planner, presented the Staff Report.

Silvio Cacaceppi, of Sarcav, LLC, presented additional information and availed himself for questions.

Member Sloan inquired why the current regulations require trash enclosures to be connected to the building.

Mr. Hall responded.

Vice Chair Johns moved 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; seconded by Member Sloan.

Brian Buescher asked if this would make it a requirement to be further away or an option.

Mr. Hall responded.

Motion passed 3-0 by roll call vote.

- 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).**

Justin Tabor, Principal Planner, presented the Staff Report.

Chair Burgess asked if this was only to change the zoning, not the designation on the Future Land Use Map.

Mr. Tabor responded.

Clay Swager, EDA Consultants Inc., presented additional information and availed himself for questions.

Vice Chair Johns moved 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; seconded by Member Sloan.

Julie Smith questioned the zoning of other lots around this area. She also reiterated that the traffic along the road is a problem.

Gus Smith commented that the rezoning is appropriate.

Bob Piccala reiterated concerns about the traffic along NW 150th Road.

Barbara Sutton questioned if there have been any proposals for improving NW150th Road.

Rich Richmond stated that any new development will impact the traffic along this road.

Teresa Picala asked how the public could bring development concerns to the City's attention

Chair Burgess stated that the public can attend the Commission meetings to also present these questions and talk with City staff and the Police Department. Chair Burgess indicated the dates and times of the City Commission meetings.

Motion passed 3-0 by roll call vote.

- 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".

Justin Tabor, Principal Planner, presented the Staff Report.

Vice Chair Johns asked if the city contacted outside consultants when these text amendments are proposed.

Mr. Tabor responded.

Chair Burgess expressed agreement that food trucks need to have more regulations.

Vice Chair Johns moved 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; seconded by Member Sloan.

Clay Swager thanked the staff for their continual efforts to streamline the processes.

Motion passed by 3-0 roll call vote.

III. BOARD COMMENTS/DISCUSSION

Chair Burgess requested that the donation bins that are all over town be included in one of the next LDR amendment discussions.

IV. CITIZENS COMMENTS

Brian Buescher stated that he has concerns in terms of the role of the Planning and Zoning Board. He also stated that the traffic problem as a whole is concerning. He suggested that the Board look more into the future when considering any changes.

ADJOURN

Vice Chair Johns moved to adjourn; seconded by Member Sloan.
Motion passed by unanimous consent.

Chair Burgess adjourned the meeting at 7:56 p.m.

ATTEST:

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

Presiding Officer

Staff Liaison

Conservation Easement resulted from hours of persistent negotiations to reach an agreement that meets the needs of Newberry citizens while preserving protections important to SRWMD," Lovelady said.

offerings. The site may be used to house three lighted, multi-purpose turf sports fields, part of the city's 10-year parks master plan. These fields aim to meet increasing demand for local recreation. Lovelady noted

FY 2024-2025 budget, funded by the county-wide Wild Spaces Public Places sales tax.

As part of the agreement, SRWMD will thin pine trees on the property before conveyance and impose a conservation easement

but is workable," Lovelady explained. "It permits construction of multi-purpose turf fields, aligning with our master plan."

The Commission voted unanimously to accept the land donation, authorize the City Manager and City

with the closing. # # # Email cwalker@alachuatoday.com

The Commission voted unanimously to accept the land donation, authorize the City Manager and City

NEWBERRY:

Continued from page A1

amend the City's Future Land Use Plan Map of the Comprehensive Plan from Industrial to Commercial, on property located at 849 N.W. State Road 45. The property consists of approximately 1.28 acres. The request is to make the land use category consistent with the proposed use, which will be a retail store called Shirt Shack.

In a related action in a Quasi-Judicial Public Hearing, the same 1.28 acres was heard on second reading to rezone the property from Industrial (I) to Commercial, Intensive (C-I) to make the land use category consistent to the use of the property. This

item also was unanimously approved on second reading.

In an additional Quasi-Judicial Public Hearing, an application for rezoning 0.16 acres from Commercial, Neighborhood (CN) to Commercial, Central Business District (CCBD), located at 22 S.W. 258th Street, was unanimously approved. The property is located within the Urban Service Area, Community Redevelopment Area and Transportation Enhancement Project Area.

The proposed use will be Hedge Eye Care and Coffee Place. The coffee shop will be open from 9 a.m. to 1 p.m.

and will be a full coffee bar with a pick-up window and interior seating for 10-15 people. The coffee shop will also have a remodeled ADA accessible restroom.

The optometric facility will have four exam treatment lanes for two doctors, state-of-the-art optical and contact lens fitting with support laboratory, a new restroom for optometric patients only and will be fully ADA accessible.

In other business, a resolution of intent to implement a stormwater infrastructure and services assessment program was also approved unanimously. Assistant City Manager and CFO Dallas Lee emphasized the need to adopt the resolution by Jan. 1, 2025, to preserve the option of including the assessment on 2025 tax bills. While the assessment would primarily

target downtown businesses, it excludes homeowners.

In other business, Eda Consultants, Inc., agent on behalf of RRL Newberry Holding, LLC requested approval of the final plat for Magnolia Acres Subdivision. The property is approximately 79.3 acres and contains 15 lots. It is located south of Southwest 15th Avenue and East of Southwest 226th Street. The plat proposes 15 developable detached single family lots at an average density of one dwelling unit per five acres. The subdivision will have private roads and utilities. The Commission unanimously approved the final plat.

In a 4-1 vote, with Commissioner Monty Farnsworth casting the dissenting vote, the Commission authorized City Manager Mike New to offer

\$110,000 to purchase of a 0.56-acre property owned by Mr. Estes. The property is parallel to the CSX tracks on a road that the City could in the future develop to run from State Road 26 to 15th Avenue. The purchase would also have to be approved by the Community Redevelopment Agency (CRA) Board.

Looking ahead, the Commission voted unanimously to provide Charter Officers with a two percent cost of living raise effective immediately. Charter Officers are the City Manager, City Attorney and City Clerk. Commissioners also voted to hold one meeting in December due to the holidays. That meeting will occur on Dec. 9 at 7 p.m. The second meeting of the month has been cancelled.

Board of Adjustment
Following the meeting, the Board of Adjustment (BOA) held a quasi-judicial hearing to review a site and development plan for Progressive Orthodontics on property located south of Southwest 15th Avenue and west of Southwest State Road 45. The property has a future land use designation of Commercial and is located within the Commercial Intensive (CI)

zoning district and is located within an Urban Service area (USA) of the city. Progressive Orthodontics proposes construction of a 9,929-square-foot orthodontics office along with associated infrastructure.

The development also sought a parking variance from City of Newberry Land Development Regulations that require one parking space per 150 square feet of building for a total of 66 parking spaces. The variance request was based on trip generation calculations that use daily number of trips and the peak hour trips for the proposed use per number of employees.

According to the owner, the building will be split into three separate uses, each with approximately five employees, which generates 17 trips during the peak hour. The proposed plan is for 33 parking spaces to serve these facilities.

Although some BOA members questioned whether 33 parking spaces would be adequate, the site and development plan was approved in a 4 - 1 vote with Board Member Monty Farnsworth casting the dissenting vote.

Email cwalker@alachuatoday.com

City of ALACHUA

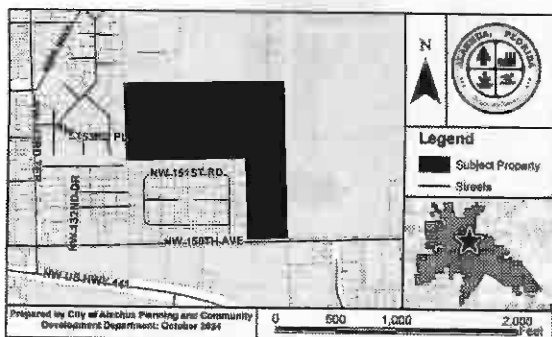
PUBLIC NOTICE OF ENACTMENT OF AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA

Notice is hereby given that the City Commission of the City of Alachua will hold a public hearing on a proposed ordinance. The hearing will be held on December 9, 2024 at 6:00 p.m., in the James A. Lewis Commission Chambers in City Hall, located at 15100 NW 142nd Terrace, Alachua, Florida.

The ordinance title is as follows:

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.



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 - November 28, 2024)

City of ALACHUA

NOTICE OF ENACTMENT OF AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA

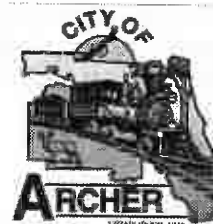
Notice is hereby given that the City Commission of the City of Alachua will hold a public hearing on December 9, 2024 at 6:00 p.m. The hearing will be held in the James A. Lewis Commission Chambers in City Hall, located 15100 NW 142nd Terrace, Alachua, Florida, to consider the following proposed ordinance as titled:

ORDINANCE 24-12

AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA, RELATING TO THE AMENDMENT OF THE CITY'S COMPREHENSIVE PLAN; AMENDING THE CITY'S COMPREHENSIVE PLAN ADMINISTRATION AND IMPLEMENTATION ELEMENT TO ESTABLISH A NEW DEFINITION FOR MIXED-USE; AMENDING THE CITY'S COMPREHENSIVE PLAN FUTURE LAND USE ELEMENT TO ESTABLISH MIXED-USE FUTURE LAND USE CATEGORIES; AMENDING THE CITY'S COMPREHENSIVE PLAN ECONOMIC ELEMENT TO REMOVE AN EXISTING DEFINITION FOR MIXED-USE; PROVIDING A REPEALING CLAUSE; PROVIDING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

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 - November 28, 2024)



NOTICE OF INTENT TO USE UNIFORM METHOD OF COLLECTING NON-AD VALOREM ASSESSMENTS

The City of Archer, Florida (the "City") hereby provides notice, pursuant to section 197.3632(3)(a), Florida Statutes, of its intent to use the uniform method of collecting non-ad valorem special assessments to be levied within the incorporated area of the City, for the cost of providing fire services commencing for the Fiscal Year beginning on October 1, 2025 and continuing until discontinued by the City. The City will consider the adoption of a resolution electing to use the uniform method of collecting such assessments authorized by section 197.3632, Florida Statutes, at a public hearing to be held at 6:00 p.m. on December 9, 2024 at the Commission Chambers, City Hall, 16870 SW 134th Avenue, Archer, Florida. Such resolution will state the need for the levy and will contain a legal description of the boundaries of the real property subject to the levy. Copies of the proposed form of resolution, which contains the legal description of the real property subject to the levy, are on file at the Clerk's Office, 16870 SW 134th Avenue, Archer, Florida. All interested persons are invited to attend.

In the event any person decides to appeal any decision by the City with respect to any matter relating to the consideration of the resolution at the above-referenced public hearing, a record of the proceeding may be needed and in such an event, such person may need to ensure that a verbatim record of the public hearing is made, which record includes the testimony and evidence on which the appeal is to be based. In accordance with the Americans with Disabilities Act, persons needing a special accommodation or an interpreter to participate in this proceeding should contact the City Clerk at (352) 495-2880, at least five (5) days prior to the date of the hearing.

(Published: Alachua County Today - November 14, 2024, November 21, 2024, November 28, 2024, and December 5, 2024) Page 1441 of 537

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)

IMPORTANT INFORMATION REGARDING POSTED NOTICE SIGNS

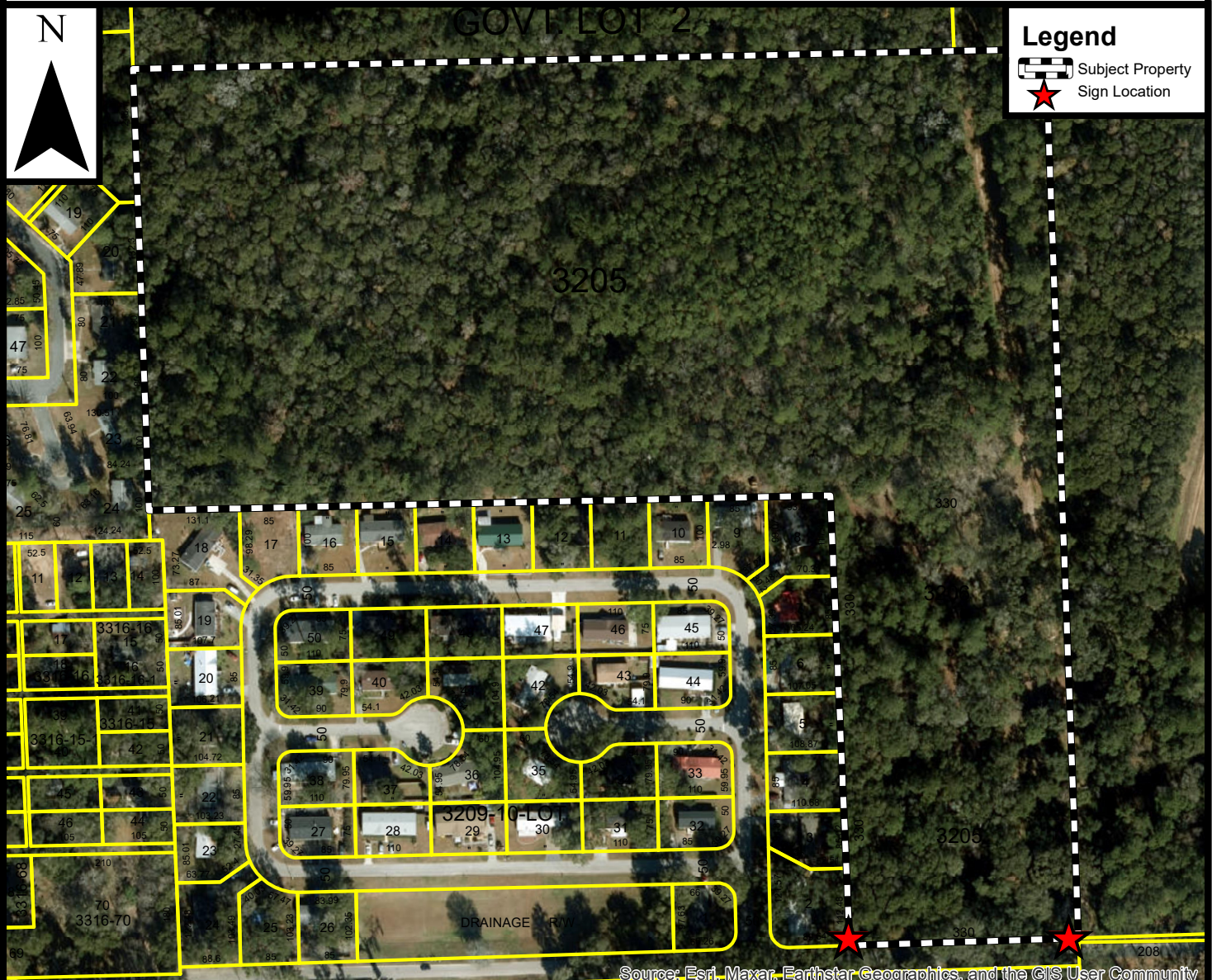
Pursuant to Section 2.2.9(D) of the City's Land Development Regulations, posted notice signs must be placed on the land that is the subject of the application, along each street which is adjacent to or runs through the land in a manner that makes them clearly visible. Signs shall be posted at intervals 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

CITY OF ALACHUA

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).

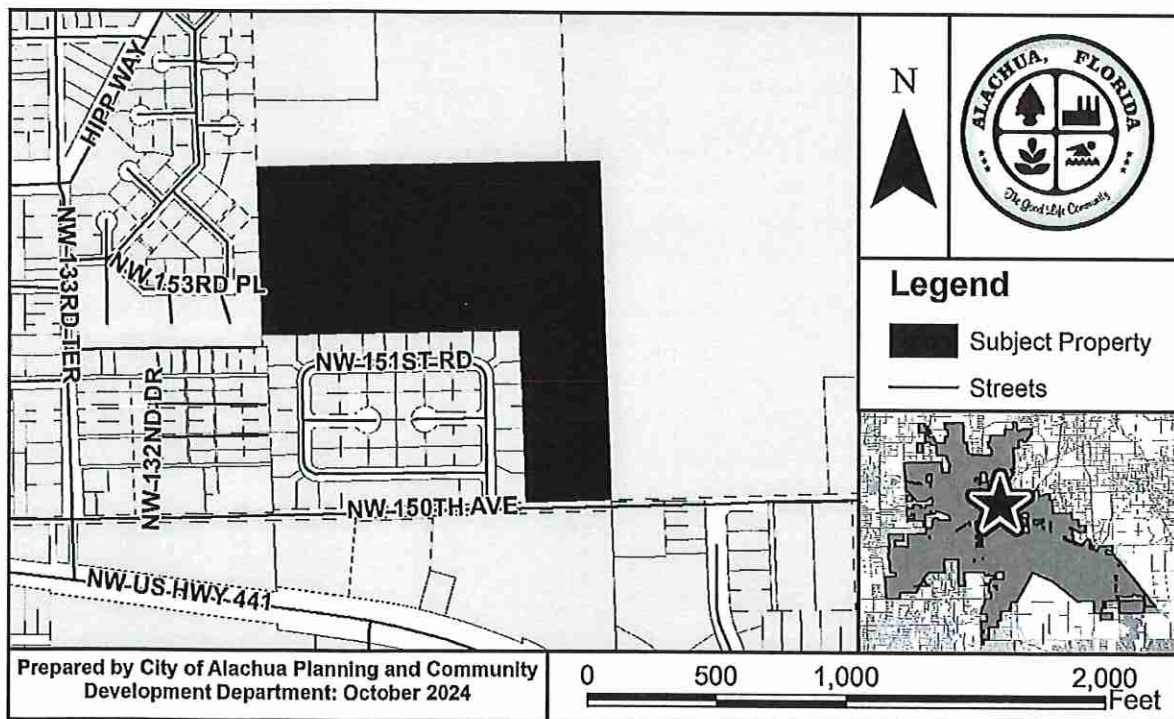
PUBLIC NOTICE OF ENACTMENT OF AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA

Notice is hereby given that the City Commission of the City of Alachua will hold a public hearing on a proposed ordinance. The hearing will be held on December 9, 2024 at 6:00 p.m., in the James A. Lewis Commission Chambers in City Hall, located at 15100 NW 142nd Terrace, Alachua, Florida.

The ordinance title is as follows:

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.



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.

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

MAILED
NOV 25 2024

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

MAILED
NOV 25 2024

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 HIPPI 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

MAILED

NOV 25 2024



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

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

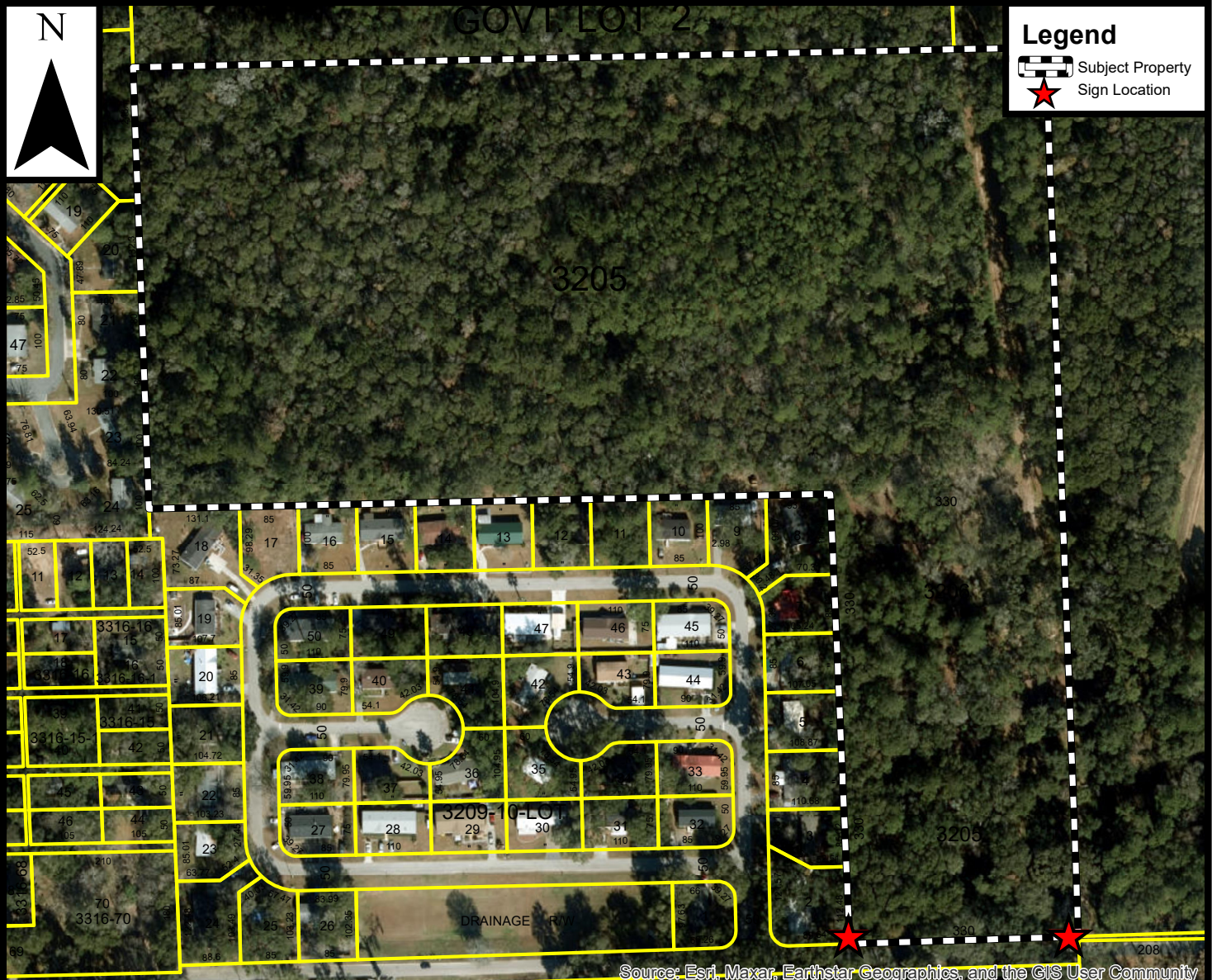
Pursuant to Section 2.2.9(D) of the City's Land Development Regulations, posted notice signs must be placed on the land that is the subject of the application, along each street which is adjacent to or runs through the land in a manner that makes them clearly visible. Signs shall be posted at intervals 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

JUSTIN

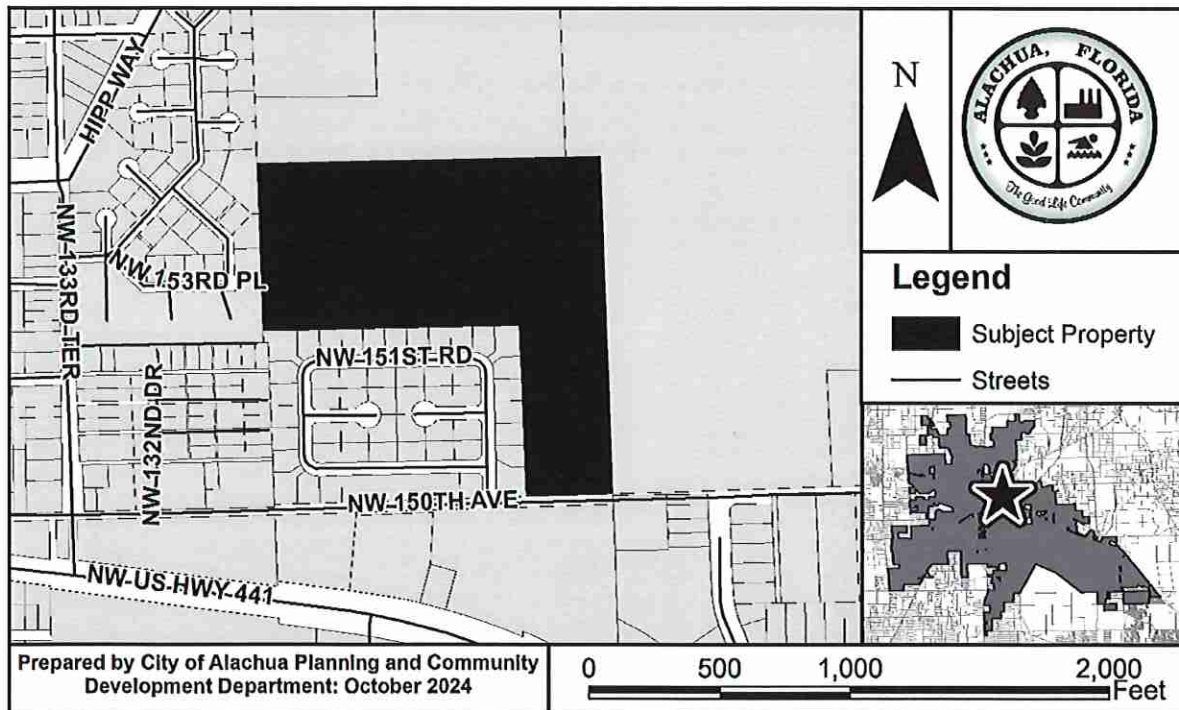
PUBLIC NOTICE OF ENACTMENT OF AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA

Notice is hereby given that the City Commission of the City of Alachua will hold a public hearing on a proposed ordinance. The hearing will be held on January 13, 2025 at 6:00 p.m., in the James A. Lewis Commission Chambers in City Hall, located at 15100 NW 142nd Terrace, Alachua, Florida.

The ordinance title is as follows:

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.



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.

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

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

03316-012-000
CURTIS NATHANIEL & RUTHE
PO BOX 1087
ALACHUA, FL 32616-1087

MAILED

03316-016-001
WELCH WALTER LEE & ANNIE MAI
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

03316-021-000
JENKINS ESTHER HEIRS
PO BOX 1138
ALACHUA, FL 32616-1138

03209-010-003
HAVELLI LLC
14329 NW 186TH AVE
ALACHUA, FL 32615

03209-010-032
PERNELL & WILEY
12806 NW 150TH RD
ALACHUA, FL 32615

MAILED

DEC 26 2024

03316-015-001
WHITE ELLA MAE
PO BOX 1612
ALACHUA, FL 32616-1612

03210-004-001
BARFIELD & BARFIELD TRUSTEES
14928 NW 125TH ST
ALACHUA, FL 32615

03209-010-045
WHITEHEAD LARRY A & JUDITH A
12811 NW 151ST RD
ALACHUA, FL 32615

03209-010-021
BRADLEY & SCHROEDER
PO BOX 443
ALACHUA, FL 32616

03209-010-022
BAKER SHIRLEY
15022 NW 130TH DR
ALACHUA, FL 32615

03209-010-043
COOPER REBECCA A
12818 NW 151ST PL
ALACHUA, FL 32615

03316-020-000
WEST & WESTON
PO BOX 773
ALACHUA, FL 32616-0773

03209-010-006
OAKLEY PATRICK MICHAEL
15113 NW 128TH ST
ALACHUA, FL 32615

03209-010-012
SUTTON BARBARA LIFE ESTATE
12834 NW 151ST RD
ALACHUA, FL 32615-5740

03209-010-008
CARABALLO MONICA E
15133 NW 128TH ST
ALACHUA, FL 32615

03209-010-013
NEWELL-WALKER & WALKER
12910 NW 151ST RD
ALACHUA, FL 32615

Lynda Coon
7216 NW 126th Avenue
Alachua, FL 32615

03202-001-001
MYERS ALACHUA INVESTMENTS
LLC
2127 FORT CLARKE BLVD
GAINESVILLE, FL 32606

03209-010-014
SIMPSON HELEN
12920 NW 151ST RD
ALACHUA, FL 32615

Michele L. Lieberman
County Manager
12 SE 1st Street
Gainesville, FL 32601

03209-010-036
SESTA PAULA ANN
2487 NW HOLIDAY CT
STUART, FL 34994-9237

03209-010-049
STIMPEL ROSEMARY
12923 NW 151ST RD
ALACHUA, FL 32615

Mike DaRoza
City Manager
PO Box 9
Alachua, FL 32615

03316-038-000
GRINER RAMONA H TRUSTEE
3630 PEACHTREE RD NE UNIT 2807
ATLANTA, GA 30326

03209-010-039
TORRES MENDOZA JORGE LUIS
13004 NW 151ST PL
ALACHUA, FL 32615

03214-008-000
ALACHUA COUNTY HOUSING
AUTHORITY
701 NE 1ST ST
GAINESVILLE, FL 32601

03316-007-000
JACKSON CECIL SCOTT
13268 NW 158TH AVE
ALACHUA, FL 32615

03204-000-000
JOHN C HIPPI CONST EQUIP CO
PO BOX 1000
ALACHUA, FL 32616-1000

03316-009-000
HALL ALONZO
1400 SW 131ST WAY APT 403Q
PEMBROKE PINES, FL 33027

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

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

03209-010-046
LAMBERTY LISA MARIE
142 AVENUE U APT 1R
BROOKLYN, NY 11223

MAILED
DEC 26 2024

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

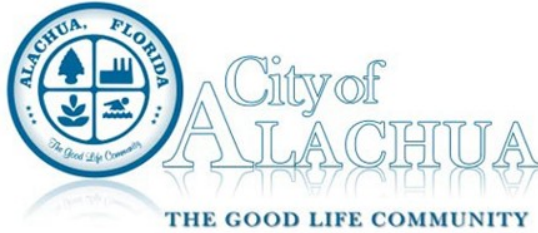
03209-010-017
SILBERMAN STEPHEN
15509 NW 89TH ST
ALACHUA, FL 32615

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



Commission Agenda Item

MEETING DATE: January 13, 2025

SUBJECT: ORDINANCE 25-03 (SECOND READING): 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 (QUASI-JUDICIAL).

PREPARED BY: Justin Tabor, AICP, Principal Planner

RECOMMENDED ACTION:

Staff recommends that the City Commission 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 upon making the following motion:

Based upon the competent substantial evidence presented at this hearing, the presentation to this Commission, and Staff's recommendation, this Commission finds the proposed text amendments to the City's Land Development Regulations to be consistent with the City of

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".

The Planning & Zoning Board considered these amendments at their November 12, 2024 meeting and moved in a 3-0 vote to transmit the proposed amendments to the City Commission with a recommendation to approve.

On December 9, 2024, the City Commission voted 5-0 to approve Ordinance 25-03 on first reading.

FINANCIAL IMPACT

ADDITIONAL FINANCIAL INFORMATION

ATTACHMENTS

1. Ordinance 25-03
2. Staff Report
3. Public Notice Materials for the 11/12/2024 PZB Hearing
4. Draft Minutes - 11/12/2024 PZB Meeting
5. Public Notice Materials for the 12/9/2024 City Commission Hearing
6. Public Notices for the 1/13/2025 City Commission Hearing
7. Business Impact Estimate Form - Ordinance 25-03

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)	
			A	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	4.3.4(A)(3)



- 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

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		
<u>Mobile food dispensing vehicle</u>													<u>P</u>		<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>		<u>A</u>		<u>A</u>	<u>A</u>	<u>A</u>	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).*

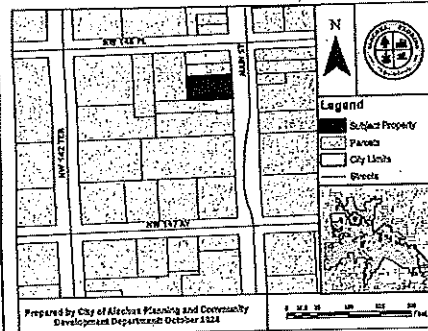
Evaluation & Findings: These amendments would have no impact to the provision of public facilities.



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)

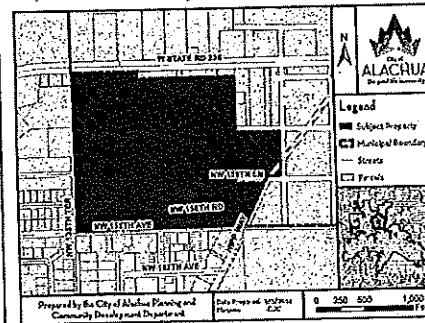


City of ALACHUA

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)



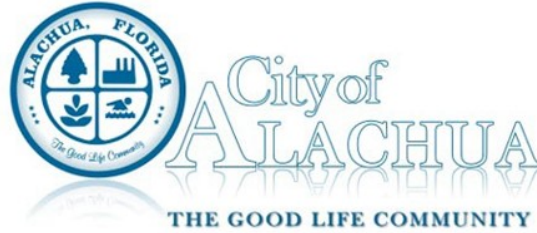
City of ALACHUA

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)(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.

(Published: Alachua County Today - October 31, 2024)



Regular Planning and Zoning Board Meeting Minutes
November 12, 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 6:03 p.m.

INVOCATION

Led by Vice Chair Virginia Johns

PLEDGE TO THE FLAG

Led by Vice Chair Johns

APPROVAL OF THE AGENDA

Kathy Winburn, Planning and Community Development Director, requested Item IIA be deferred to the next PZB meeting.

Vice Chair Johns moved to approve the agenda as corrected; seconded by Member Sue Sloan.

Passed by unanimous consent.

I. OLD BUSINESS

II. NEW BUSINESS

A) APPROVE MEETING MINUTES: 10-08-24

Approval of meeting minutes for 10-08-24 were deferred to the next meeting.

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

Adam Hall, Principal Planner, presented the staff report.

Josh Highlander, Forge Integrated was available for any questions.

Chair Burgess requested clarification that this was only changing the front door to the building.

Mr. Highlander responded.

Vice Chair Johns moved 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.; seconded by Member Sloan.

Motion passed 3-0 by roll call vote.

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).

City Attorney Marian Rush voir dired the Board.

Carson Crockett, Planner, presented the Staff Report.

Kathie Ebaugh, of JBPro presented additional information and availed herself for questions.

Chair Burgess questioned the type of homes this refers to and asked for clarification about traffic flow.

Vice Chair Johns 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 Land Development Regulations and transmits the application to the City Commission with a recommendation to approve; seconded by Member Sloan.

Jack Reynolds commented on the amount of traffic that travels along NW 150th Ave.

Brian Buescher stated that his concerns also include traffic.

Angela Johnson asked about the school system's capacities.

Motion passed 3-0 by roll call vote.

- 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.**

Adam Hall, Principal Planner, presented the Staff Report.

Silvio Cacaceppi, of Sarcav, LLC, presented additional information and availed himself for questions.

Member Sloan inquired why the current regulations require trash enclosures to be connected to the building.

Mr. Hall responded.

Vice Chair Johns moved 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; seconded by Member Sloan.

Brian Buescher asked if this would make it a requirement to be further away or an option.

Mr. Hall responded.

Motion passed 3-0 by roll call vote.

- 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).**

Justin Tabor, Principal Planner, presented the Staff Report.

Chair Burgess asked if this was only to change the zoning, not the designation on the Future Land Use Map.

Mr. Tabor responded.

Clay Swager, EDA Consultants Inc., presented additional information and availed himself for questions.

Vice Chair Johns moved 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; seconded by Member Sloan.

Julie Smith questioned the zoning of other lots around this area. She also reiterated that the traffic along the road is a problem.

Gus Smith commented that the rezoning is appropriate.

Bob Piccala reiterated concerns about the traffic along NW 150th Road.

Barbara Sutton questioned if there have been any proposals for improving NW150th Road.

Rich Richmond stated that any new development will impact the traffic along this road.

Teresa Picala asked how the public could bring development concerns to the City's attention

Chair Burgess stated that the public can attend the Commission meetings to also present these questions and talk with City staff and the Police Department. Chair Burgess indicated the dates and times of the City Commission meetings.

Motion passed 3-0 by roll call vote.

- 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".

Justin Tabor, Principal Planner, presented the Staff Report.

Vice Chair Johns asked if the city contacted outside consultants when these text amendments are proposed.

Mr. Tabor responded.

Chair Burgess expressed agreement that food trucks need to have more regulations.

Vice Chair Johns moved 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; seconded by Member Sloan.

Clay Swager thanked the staff for their continual efforts to streamline the processes.

Motion passed by 3-0 roll call vote.

III. BOARD COMMENTS/DISCUSSION

Chair Burgess requested that the donation bins that are all over town be included in one of the next LDR amendment discussions.

IV. CITIZENS COMMENTS

Brian Buescher stated that he has concerns in terms of the role of the Planning and Zoning Board. He also stated that the traffic problem as a whole is concerning. He suggested that the Board look more into the future when considering any changes.

ADJOURN

Vice Chair Johns moved to adjourn; seconded by Member Sloan.
Motion passed by unanimous consent.

Chair Burgess adjourned the meeting at 7:56 p.m.

ATTEST:

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

Presiding Officer

Staff Liaison

Want to place your upcoming event(s) in our weekly Community Calendar?

Email your events to: editor@alachuatoday.com

Include basic details such as who, what, where and when.

Deadline for submission is Monday at 2 p.m.

Please note: Profitable events are handled through our advertising department.
Contact: ads@alachuatoday.com

■ **Nov. 28: Lions Club Thanksgiving Feast** – The High Springs Lions Club is hosting a Thanksgiving Feast at their club location, 26900 West U.S. Hwy 27. Lions Club members will be serving at 1 p.m., but the clubhouse will be open to the public at 12 p.m. for those who like to mingle before eating. There will be plenty of turkey and ham to go around. Just bring yourself, some side dishes to go along with it, a desert, or for those who are culinary challenged and want to give back, you can always bring a can or box of food for the food drive. This event is open to the public.

■ **Nov. 29 -30: Mebane High School Alumni Association Homecoming Celebration.** Nov. 29, 6 p.m. Mr. and Ms. Alumni Pageant, Live Auction and Green and Gold Social, Donation \$15 at the Douglass Community Center, 18100 Douglass Street, High Springs. Nov. 30, Vendor Setup at 10 a.m. A.L. Mebane Middle School; Parade Registration & Lineup at 11 a.m., Lees' Preschool, SR 241N, Alachua; Parade at 12 noon starting from North Main Street through downtown Alachua returning to A.L. Mebane Middle School after parade. L. Mebane Middle School Campus. Opening Ceremony at 1:30 p.m., presentation of Mr. and Ms. Alumni and Court; Special Class Recognition 1957, 1959, 1964, 1969 and 1974; Hornet Spirit Row – Class Participation, Vendors. Tour of A. L. Mebane High School Museum at 3 p.m. For more information, contact Cassandra G. Davis 386-454-2693 or ALMebane1957@gmail.com

■ **Dec. 2: Spaghetti-to-go Dinner** – The High Springs New Century Woman's Club will host a Spaghetti-to-Go Dinner Fundraiser from 4:30 – 6:30 p.m. at their Clubhouse located at 23674 West U.S. Highway 27. The menu will be gluten-free or regular spaghetti with meat or marinara sauce, Caesar salad, bread & butter and dessert for \$10. For tickets call 386-518-

3276, Ext. 2 or visit the website: www.gfwchhighspringswomansclub.org. Credit cards accepted. This month's fundraiser is for Fisher House, Helping Military Families.

■ **Dec. 6: Christmas on Main Street/Tree Lighting** – Festive evening on Alachua's Main Street, 4:30 p.m. – 8:30 p.m. Enjoy a festive evening with the lighting of the Christmas tree, photos with Santa, bounce house, kids train ride, carriage rides, snow for the kids and live entertainment. For questions, contact Kim at the Alachua Chamber of Commerce at 386-462-3333 or kim@alachuachamber.com

■ **Dec. 6: Holiday Candlelight Shopping in High Springs** – More than 20 businesses will be participating in a night of sales and specials, door prizes, light refreshments and free picture taking with Santa and Mrs. Claus at the Birds Nest on High Springs Main Street. Fun features will also include wine tasting at Thompson's Flower Shop at High Springs Main Street, door prizes at Unique Notions on West Highway 27 and also at Lanza Gallery & Art Supplies on West Highway 27. All are welcome.

■ **Dec. 7: Newberry's 6th Annual Tree Lighting Ceremony and Vintage Market** – This festive evening includes complimentary holiday cookies and hot cocoa, paired with Christmas carolers, Kids Craft Corner and photos with Santa! The Tree Lighting Ceremony will take place at 25440 W. Newberry Rod. Afterwards, stroll through the downtown vintage market to find the perfect gift! Bring your camera for photos with Santa. Times are 6 – 8 p.m. at Newberry City Hall, the Vintage Market is open from 2 – 8:30 p.m. at Barry Park, 25370 W. Newberry Road.

■ **Dec. 7: High Springs Christmas Tree Lighting** – This event will begin at 5 p.m. with Santa Claus lighting the tree at 6 p.m. For questions and location

call Sharon Decker at 386-454-3120.

■ **Dec. 7: River Rise Poker Ride** fundraiser at River Rise Preserve State Park, Saturday, Dec 7, 2024. Registration at 9 a.m. Ride a marked trail, collect a poker hand along the way at \$25/hand. Awards for three best hands and more at end of ride. Drawing prizes, food for purchase, and camping available. All proceeds go to the benefit of River Rise Preserve and O'Leno State Parks. For additional information visit FriendsOfOLeno.org.

■ **Dec. 8: A Christmas Cantata**, "Hope has Hands," by Russell Mauldin and Brentwood Benson Publishing will be presented twice on Dec. 8, 2024. There will be a 2 p.m. performance at First Archer United Methodist Church, 17121 S.W. 137th Lane, Archer and a 4 p.m. performance at Celebration United Methodist Church, 9501 S.W. Archer Road, Gainesville. The combined choir is made up from local singers from Archer, Gainesville, Newberry, High Springs, and Williston. The combined choir is directed by Brenda Skinner. This is a free community event and the public is welcomed to come and enjoy the sounds of the season.

■ **Dec. 10: Newberry Movie in the Park - ELF** will be provided by the Newberry Area Chamber of Commerce from 5 – 8 p.m. in Barry Park, 25310 West Newberry Road.

■ **Dec. 12: FEMA Assistance Deadline** – The deadline to apply for assistance from FEMA for damages incurred during Hurricane Milton is Dec. 12. There is no income limit to apply. Interested citizens can apply online at disasterassistance.gov, call 800-621-3362 or text 43362 with the property owner's zip code for questions and/or assistance.

■ **Dec. 14: Alachua Annual Christmas Parade** – Festive Nutcracker themed celebration from 11 a.m. – 1 p.m. that will take parade participants and spectators along a magical journey through the holiday classic. Parade floats will

entry, but all must sign up on alachuachamber.com. For questions, contact Kim at the Alachua Chamber of Commerce at 386-462-3333 or kim@alachuachamber.com.

■ **Dec. 14: 2024 High Springs Christmas Parade** – This year's theme is the Nutcracker. Volunteers needed for all events. Applications are located online at www.highsprings.com, as well as at the High Chamber of Commerce. Get more information at the High Springs Chamber of Commerce/Welcome Center. For questions and location call Sharon Decker at 386-454-3120.

■ **Dec. 14: Holiday Golf Cart Contest in Newberry** – Get ready to deck the halls on wheels! Unleash your creativity and transform your golf cart into a festive masterpiece for the Christmas Golf Cart Decoration Contest.

■ **Dec. 17: Newberry Christmas Events** – Nana's Gingerbread House Decorating Contest in Newberry at 3 p.m., the Christmas Parade at 5 p.m. and Country Way Town Square's 6th Annual Christmas on the Square at 6 p.m.

■ **Dec. 21: Newberry Gingerbread Decoration Contest and Snowy Block Party** at the Municipal Building, 25440 W. Newberry Road. Time is 3 p.m. The Snowy Block Party will take place after the contest with music, fun and laughter.

■ **Fridays: High Springs Farmers Market** from 3 - 7 p.m. at the Farmers Market Pavilion, 23517 N.W. 185th Road, High Springs. Local growers, producers and crafters. Veggies, plants, duck and chicken eggs, meats, poultry, canned goods, honey, hot food, soap, art, woodcrafts, and tie dye. For information on how to become a vendor contact Carol at 352-275-6346.

■ **Saturdays: The Newberry Farmers Market**, sponsored by the Main Street Organization. This market runs every Saturday from 8 – 12 p.m. and is located in downtown Newberry on the corner of Newberry Road and 254th Street. For further information, contact the Main Street Organization at newberrymainstreet.com

■ **Tuesdays: Archer Farmers Market** from 3 – 7 p.m. on the grounds

Local farmers offer fresh vegetables, herbs, fruit, by email request at archerhistorical@gmail.com or by contacting Linda at 352-374-8240. Vendors are invited to submit applications and backyard gardeners with excess



City of
ALACHUA

PUBLIC NOTICE OF ENACTMENT OF AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA

Notice is hereby given that the City Commission of the City of Alachua will hold a public hearing on a proposed ordinance. The hearing will be held on December 9, 2024 at 6:00 p.m., in the James A. Lewis Commission Chambers in City Hall, located at 15100 NW 142nd Terrace, Alachua, Florida.

The ordinance title is as follows:

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.

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 - November 28, 2024)

The Heartland Places of Worship

Alachua Church of Christ
14505 NW 145th Avenue

Sunday Bible Classes 9:00 a.m.
Morning Worship at 10:00 a.m.
Wednesday Bible Class 7:00 p.m.
(386) 462-3326

PLACE YOUR PLACE OF WORSHIP HERE
386.462.3355

include large sections of Northwest County Roads 236, 235A, 237, and 239 north of U.S. Highway 441. All of Old Bellamy Road and a portion of Northwest/Northeast 56th Avenue are also restricted.

Additional restrictions are in place along all of County Road 337 south of Newberry and significant portions of Southwest County Roads 346 and 346A.

Trucks are prohibited from using all of Millhopper Road west of Northwest 43rd Street in Gainesville and most of Wacahoota Road near Micanopy. Near Hawthorne, Southeast County Roads 234 and 2082 as well as South County Road 325 and County

Roads 219A and 1474 have similar new restrictions.

According to the press release from Alachua County, the move comes in response to numerous citizen concerns about the dangers of large trucks traveling at high speeds on roads with limited width. In light of these concerns, the Alachua County Commission directed the Public Works Department to implement "No Trucks" restrictions on collector roads with travel lanes measuring 11 feet or narrower. These roads constitute approximately 14 percent of the county's collector road system.

According to the Florida Highway Patrol's Bureau of Commercial

Vehicle Enforcement in the Ocala District, the "No Trucks" designation is more straightforward and effective to enforce compared to weight-based restrictions. Consequently, some roads previously governed by weight limits are now marked with "No Trucks" signage, making enforcement by law enforcement agencies more efficient.

Importantly, these restrictions apply exclusively to commercial trucks passing through the area and do not affect local deliveries. Trucks making deliveries to addresses on these roads, including those during the busy holiday season, are exempt from the new regulations.

For more information, residents can contact Alachua County Civil Engineer Tony Flegert at 352-548-1218.

Email editor@
alachuatoday.com

ALACHUA
COUNTY
TODAY
NO HYPE
just
the FACTS



City of
ALACHUA

PUBLIC NOTICE OF ENACTMENT OF AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA

Notice is hereby given that the City Commission of the City of Alachua will hold a public hearing on a proposed ordinance. The hearing will be held on January 13, 2025 at 6:00 p.m., in the James A. Lewis Commission Chambers in City Hall, located at 15100 NW 142nd Terrace, Alachua, Florida.

The ordinance title is as follows:

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.

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 - January 02, 2025)

LISTINGS

for sale



HORIZON
REALTY OF ALACHUA, INC.



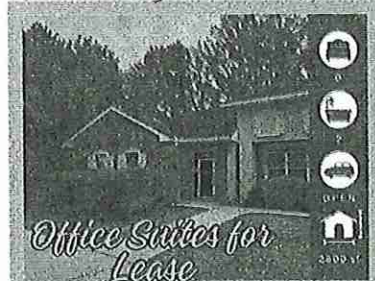
GC524489 \$259,000

713 SW LONGHORN TERRACE FORT WHITE
Discover the perfect blend of space, privacy, and convenience in this beautifully maintained 3-bedroom, 2-bath bathroom quality mobile home, built in 2008. With over 2,000 square feet of living space on a sprawling 1.82-acre lot, this property offers a peaceful retreat less than a mile from the Santa Fe River Boat ramp.



GC523485 \$699,000

16609 W COUNTY ROAD 1491 ALACHUA
Character and charm with 10 acres to stretch out it is not often you find a gem like this one! This beautiful 3 story home with hardy plank siding, a new roof, updated windows, and recently replaced AC units provides peace of mind for a sound financial move.



GC519208 \$2,500 month

16407 NW 174TH DR D&E ALACHUA
Located in Horizon Office Park on US 441 just N of I-75 and Santa Fe High School, well-maintained office building across from Renaissance Bank and Santa Fe Ford and the soon to be Wawa and additional retail/businesses under construction. Business professional



GC526299 \$589,000

12301 158TH TERRACE MC ALPIN
Welcome to your homesteading dream, offering the perfect blend of country living and modern comfort. This property is fully fenced and cross-fenced with a large 36'x36' barn providing a truly move-in ready home on 5 acres for you and your animals.

**HORIZON REALTY
OF ALACHUA, INC.**

WHAT'S ON YOUR HORIZON?

CALL TO ARRANGE A TOUR TODAY
PH: 386-462-4020

HORIZONREALTYFL.COM

Business Impact Estimate Form

This form should be included in the agenda packet for the item under which the proposed ordinance is to be considered and must be posted on the City's website by the time notice of the proposed ordinance is advertised and published.

Proposed ordinance's title:

ORDINANCE NO. 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.

This Business Impact Estimate is provided in accordance with section 166.041(4), Florida Statutes.

1. Summary of the proposed ordinance (must include a statement of the public purpose, such as serving the public health, safety, morals, and welfare):

The proposed amendments will serve the public purpose by providing for the orderly regulation of development plans, uses, and signage as permitted by Chapter 163, Part II, Florida Statutes.

2. An estimate of the direct economic impact of the proposed ordinance on private, for-profit businesses in the City, if any:

(a) An estimate of direct compliance costs that businesses may reasonably incur:

No change from existing conditions.

(b) Any new charge or fee imposed by the proposed ordinance or for which businesses will be financially responsible:

No change from existing conditions.

(c) An estimate of the City's regulatory costs, including estimated revenues from any new charges or fees to cover such costs:

No change from existing conditions.

3. Good faith estimate of the number of businesses likely to be impacted by the proposed ordinance:

0

4. Additional information the governing body deems useful (if any):

None.



Commission Agenda Item

MEETING DATE: January 13, 2025

SUBJECT: Ordinance 25-04 (Second Reading): AN ORDINANCE OF THE CITY OF ALACHUA, FL, 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 (LEGISLATIVE)

PREPARED BY: Adam Hall

RECOMMENDED ACTION:

Staff recommends that the City Commission 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 adopt Ordinance 25-04 upon second/final reading, upon making the following motion:

Based upon the presentation to this Commission, the Planning and Zoning Board's recommendation and Staff's recommendation, this Commission 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 adopts Ordinance 25-04, upon second and final reading.

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.

At their November 12, 2024 meeting, the Planning and Zoning Board voted in favor of forwarding the application to the City Commission with a recommendation to approve.

The City Commission approved Ordinance 25-04 (5-0) at first reading on December 9, 2024.

FINANCIAL IMPACT

ADDITIONAL FINANCIAL INFORMATION

ATTACHMENTS

1. Ordinance 25-04
2. Staff Report with Exhibit A
3. Application Materials
4. Public Notice for 12/9/24 CCOM Meeting
5. Draft November 12, 2024 PZB Minutes
6. Public Notice for 11/12/24 PZB Meeting
7. Public Notice for 01/13/25 CCOM Meeting

ORDINANCE 25-04

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 November 28, 2024 and on January 2, 2025; and

WHEREAS, the City Commission conducted public hearings on the proposed Amendment on December 9, 2024 and 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.

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 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 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.



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.

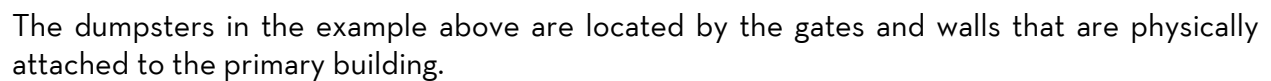
RECOMMENDED MOTION: *Based upon the presentation to this Board and Staff's recommendation, this Board finds the proposed text amendments to the City's Land Development Regulations to be consistent with the City of Alachua Comprehensive Plan and in compliance with the City's Land Development Regulations 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

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 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).

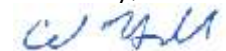
In accordance with Section 2.2.6(B) of the LDRs, the applicant must correct the deficiencies and resubmit the application for completeness determination.

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.

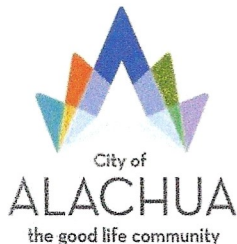
The contents of the application **have not** been thoroughly reviewed. An in-depth review of the content of the application will be performed after receipt of the above information and any further issues with content will be provided to you at the Project Assistance Team (PAT) meeting, which will be 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



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/DRL C 121781681 as identification.

Shirleen Barber
Signature of Notary Public

(Seal)



STATE OF FLORIDA	
COUNTY OF <u>Alachua</u>	
The foregoing instrument was acknowledged before me this day of <u>Sept</u> , 20 <u>24</u> by means of ☒ Physical Presence OR ☐ Online Notarization	
By <u>Shirleen Cavaceppi</u>	(Name of Affiant)
<u>Shirleen Barber</u>	(Signature of Florida Notary Public) (Seal)
(Print name of Notary Public)	
☐ Personally Known OR ☒ Produced Identification	
Type of Identification Produced <u>FL/DRL C 121781681</u>	



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 US441/175 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**

PUBLIC NOTICE OF ENACTMENT OF AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA

Notice is hereby given that the City Commission of the City of Alachua will hold a public hearing on a proposed ordinance. The hearing will be held on December 9, 2024 at 6:00 p.m., in the James A. Lewis Commission Chambers in City Hall, located at 15100 NW 142nd Terrace, Alachua, Florida.

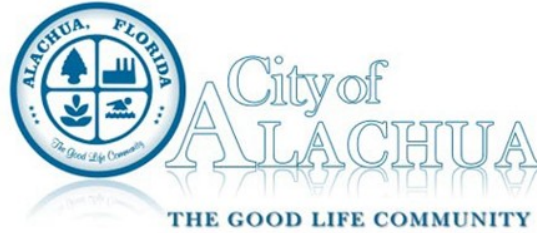
The ordinance title is as follows:

ORDINANCE 25-04

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.

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 101 at least 48 hours prior to the public hearing.

(Published: Alachua County Today - November 28, 2024)



Regular Planning and Zoning Board Meeting Minutes
November 12, 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 6:03 p.m.

INVOCATION

Led by Vice Chair Virginia Johns

PLEDGE TO THE FLAG

Led by Vice Chair Johns

APPROVAL OF THE AGENDA

Kathy Winburn, Planning and Community Development Director, requested Item IIA be deferred to the next PZB meeting.

Vice Chair Johns moved to approve the agenda as corrected; seconded by Member Sue Sloan.

Passed by unanimous consent.

I. OLD BUSINESS

II. NEW BUSINESS

A) APPROVE MEETING MINUTES: 10-08-24

Approval of meeting minutes for 10-08-24 were deferred to the next meeting.

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

Adam Hall, Principal Planner, presented the staff report.

Josh Highlander, Forge Integrated was available for any questions.

Chair Burgess requested clarification that this was only changing the front door to the building.

Mr. Highlander responded.

Vice Chair Johns moved 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.; seconded by Member Sloan.

Motion passed 3-0 by roll call vote.

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).

City Attorney Marian Rush voir dired the Board.

Carson Crockett, Planner, presented the Staff Report.

Kathie Ebaugh, of JBPro presented additional information and availed herself for questions.

Chair Burgess questioned the type of homes this refers to and asked for clarification about traffic flow.

Vice Chair Johns 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 Land Development Regulations and transmits the application to the City Commission with a recommendation to approve; seconded by Member Sloan.

Jack Reynolds commented on the amount of traffic that travels along NW 150th Ave.

Brian Buescher stated that his concerns also include traffic.

Angela Johnson asked about the school system's capacities.

Motion passed 3-0 by roll call vote.

- 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.**

Adam Hall, Principal Planner, presented the Staff Report.

Silvio Cacaceppi, of Sarcav, LLC, presented additional information and availed himself for questions.

Member Sloan inquired why the current regulations require trash enclosures to be connected to the building.

Mr. Hall responded.

Vice Chair Johns moved 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; seconded by Member Sloan.

Brian Buescher asked if this would make it a requirement to be further away or an option.

Mr. Hall responded.

Motion passed 3-0 by roll call vote.

- 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).**

Justin Tabor, Principal Planner, presented the Staff Report.

Chair Burgess asked if this was only to change the zoning, not the designation on the Future Land Use Map.

Mr. Tabor responded.

Clay Swager, EDA Consultants Inc., presented additional information and availed himself for questions.

Vice Chair Johns moved 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; seconded by Member Sloan.

Julie Smith questioned the zoning of other lots around this area. She also reiterated that the traffic along the road is a problem.

Gus Smith commented that the rezoning is appropriate.

Bob Piccala reiterated concerns about the traffic along NW 150th Road.

Barbara Sutton questioned if there have been any proposals for improving NW150th Road.

Rich Richmond stated that any new development will impact the traffic along this road.

Teresa Picala asked how the public could bring development concerns to the City's attention

Chair Burgess stated that the public can attend the Commission meetings to also present these questions and talk with City staff and the Police Department. Chair Burgess indicated the dates and times of the City Commission meetings.

Motion passed 3-0 by roll call vote.

- 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".

Justin Tabor, Principal Planner, presented the Staff Report.

Vice Chair Johns asked if the city contacted outside consultants when these text amendments are proposed.

Mr. Tabor responded.

Chair Burgess expressed agreement that food trucks need to have more regulations.

Vice Chair Johns moved 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; seconded by Member Sloan.

Clay Swager thanked the staff for their continual efforts to streamline the processes.

Motion passed by 3-0 roll call vote.

III. BOARD COMMENTS/DISCUSSION

Chair Burgess requested that the donation bins that are all over town be included in one of the next LDR amendment discussions.

IV. CITIZENS COMMENTS

Brian Buescher stated that he has concerns in terms of the role of the Planning and Zoning Board. He also stated that the traffic problem as a whole is concerning. He suggested that the Board look more into the future when considering any changes.

ADJOURN

Vice Chair Johns moved to adjourn; seconded by Member Sloan.
Motion passed by unanimous consent.

Chair Burgess adjourned the meeting at 7:56 p.m.

ATTEST:

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

Presiding Officer

Staff Liaison

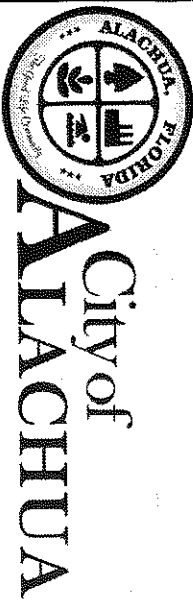


City of ALACHUA

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

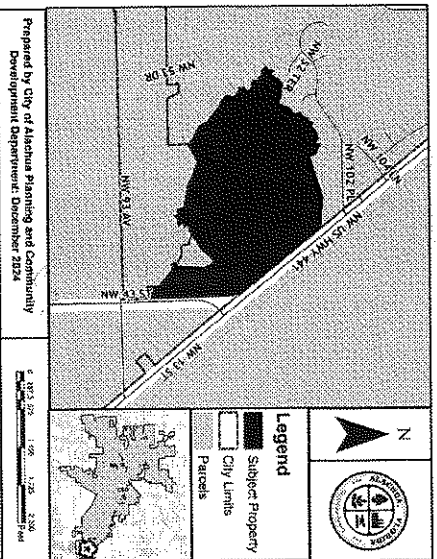
Notice is hereby given that the Planning and Zoning Board of the City of Alachua will hold a public hearing on November 12, 2024 at 6:00 p.m. The hearing will be held in the James A. Lewis Commission Chambers in City Hall, located at 15100 NW 142nd Terrace, Alachua, Florida, to consider a request by 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.



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 January 14, 2025, 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 Timothy Boehlein, P.E., of JBrown Professional Group, Inc., applicant and agent for DM Alachua Investments, LLC, property owner, for consideration of the Preliminary Plat and Final PD Plan for the Schmidt Farms subdivision, which proposes the subdivision of a ± 120.63 acre property into a total of 188 single family lots, with associated common areas and right-of-way. The subject property is located south of US 441 and west of NW 43rd Street; Tax Parcel Numbers 05936-001-000, 05936-007-000, 05936-007-002, 05936-007-001, and 05945-000-000; Future Land Use Map (FLUM) Designations: Commercial, Conservation, High Density Residential, and Moderate Density Residential; Zoning: PD-R (Planned Development - Residential), PD-COMM (Planned Development - Commercial).



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



PUBLIC NOTICE OF ENACTMENT OF AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA

Notice is hereby given that the City Commission of the City of Alachua will hold a public hearing on a proposed ordinance. The hearing will be held on January 13, 2025 at 6:00 p.m., in the James A. Lewis Commission Chambers in City Hall, located at 15100 NW 142nd Terrace, Alachua, Florida.

The ordinance title is as follows:

ORDINANCE 25-04

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.

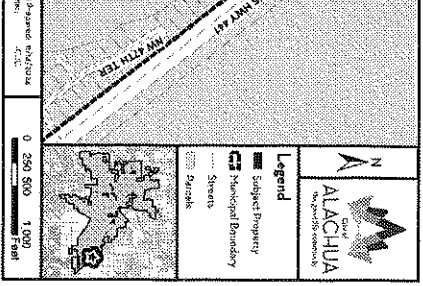
At the public hearing, all interested parties may appear and be heard with respect to the application. Copies of the application are available for public inspection at the Planning and Community Development Department, 15100 NW 142nd Terrace, Alachua, Florida, on any regular business day between the 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 101 at least 48 hours prior to the public hearing.

City of ALACHUA

OF PUBLIC BEFORE THE AND ZONING THE CITY OF FLORIDA

The Planning and Zoning Board will hold a public hearing on January 13, 2025 at 6:00 p.m. in the James A. Lewis Commission Chambers in City Hall, located at 15100 NW 142nd Terrace, Alachua, Florida, to consider the following:

1. A request by Kyle Willemis P.E., of JBrown Professional Group, Inc., applicant and agent, for Tara Baywood, LLC, property owner, for consideration of the re-approval of the Final Plat for Tara Baywood Phase 2. The subject property is located south of Tara Forest East, north of Lowe's Home Improvement, and west of the Baywood subdivision. Consisting of a portion of Tax Parcel Number 03067-063-000; Future Land Use Map (FLUM) Designation: Medium Density Residential; Zoning: Residential Single Family -6 (RSF-6).

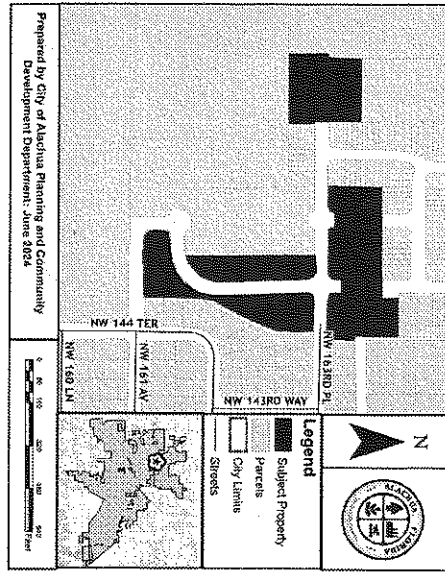


Interested parties may appear and be heard with respect to the application and be heard with respect to the application. Copies of the application are available for public inspection at the Planning and Community Development Department, 15100 NW 142nd Terrace, Alachua, Florida, on any regular business day between the hours of 7:30 a.m. to 6:00 p.m. Written comments on the application may be submitted 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.

Today - January 02, 2025)

NOTICE OF PUBLIC HEARING BEFORE THE CITY COMMISSION OF THE CITY OF ALACHUA, FLORIDA

Notice is hereby given that the City Commission of the City of Alachua will hold a public hearing on January 13, 2025 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 Kyle Willemis P.E., of JBrown Professional Group, Inc., applicant and agent, for Tara Baywood, LLC, property owner, for consideration of the re-approval of the Final Plat for Tara Baywood Phase 2. The subject property is located south of Tara Forest East, north of Lowe's Home Improvement, and west of the Baywood subdivision. Consisting of a portion of Tax Parcel Number 03067-063-000; Future Land Use Map (FLUM) Designation: Medium Density Residential; Zoning: Residential Single Family -6 (RSF-6).

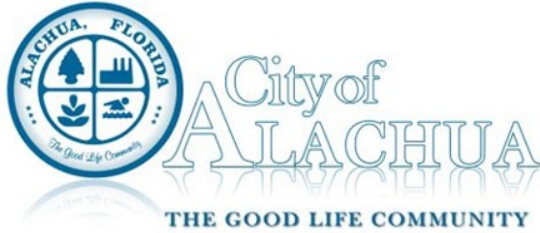


At the public hearing, all interested parties may appear and be heard with respect to the application. Copies of the application are available for public inspection at the Planning and Community Development Department, 15100 NW 142nd Terrace, Alachua, Florida, on any regular business day between the 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 - January 02, 2025)

ADVERTISE IN
ALACHUA COUNTY TODAY

ALACHUA COUNTY TODAY



Commission Agenda Item

MEETING DATE: January 13, 2025

SUBJECT: Tara Baywood Phase 2 Final Plat (re-approval): A request by Kyle Willems P.E., of JBrown Professional Group, Inc, applicant and agent for Tara Baywood, LLC, property owner, for consideration of the re-approval of the Final Plat for Tara Baywood Phase 2. Consisting of a portion of Tax Parcel Number 03067-063-000 (Quasi-Judicial Hearing).

PREPARED BY: Adam Hall

RECOMMENDED ACTION:

Staff recommends that the City Commission:

1. Approve the revised Final Plat for Tara Baywood Phase 2; and,
2. Authorize the Mayor, City Manager and City Attorney to sign the revised plat for Tara Baywood Phase 2

Summary

The final plat for Tara Baywood was approved on July 22, 2024 by the City Commission, and the project is currently under construction. A fully signed mylar copy of the approved plat is currently on file in the office of the Deputy City Clerk. The plat has not been recorded in the records of Alachua County. The applicant is requesting revisions to three (3) of the 67 approved lots and to one (1) of the approved common areas in Phase 2 of Tara Baywood. The revisions are minor: less than .1 acre (327.45 square feet) of common area is being incorporated into Lots 74, 75 and 76. The revisions to each area are outlined below.

Lot / Open Space	Previously Approved Lot Area	Proposed New Lot Area	Change
74	2,035.22 square feet	2,086.64 square feet	+ 51.42 square feet
75	1,916.18 square feet	2,020.86 square feet	+ 104.68 square feet
76	6,079.77 square feet	6,251.12 square feet	+ 171.35 square feet
Common Area	0.47 acre	0.46 acre	- 327.45 square feet

There are no other proposed revisions from the previously approved Final Plat. The signed mylar copy of the Plat which is currently on file with the City of Alachua Deputy City Clerk will be replaced with the revised mylar provided by the applicant.

FINANCIAL IMPACT

ADDITIONAL FINANCIAL INFORMATION

ATTACHMENTS

1. Tara Baywood Phase 2 Revised Final Plat
2. Revision request letter
3. Public Notice Materials for the 07/22/24 City Commission Hearing
4. Staff Report with Exhibit A
5. Application Materials
6. Public Notice Materials for the 01/13/25 City Commission Hearing

TARA BAYWOOD PHASE 2

SITUATED IN

SECTION 10, TOWNSHIP 8 SOUTH, RANGE 18 EAST,
CITY OF ALACHUA, ALACHUA COUNTY, FLORIDA

DESCRIPTION - BY THIS FIRM

FIVE PARCELS OF LAND SITUATED IN SECTION 10, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL 1:
COMMENCE AT THE SOUTHWEST CORNER OF BAYWOOD PHASE 1C AS PER THE PLAT RECORDED IN PLAT BOOK 29, PAGE 17 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, ALSO BEING A POINT ON THE NORTHERLY RIGHT-OF-WAY OF NORTHWEST 161ST AVENUE, ALSO BEING THE POINT OF BEGINNING; THENCE RUN SOUTH 63°07'23" WEST ALONG SAID NORTHERLY RIGHT-OF-WAY, A DISTANCE OF 13.41 FEET; THENCE RUN NORTH 89°54'57" WEST ALONG SAID NORTHERLY RIGHT-OF-WAY, A DISTANCE OF 213.49 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 25.00 FEET, WITH A CHORD BEARING AND DISTANCE OF NORTH 44°54'57" WEST, 35.36 FEET; THENCE RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 39.27 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY OF NORTHWEST 145TH WAY; THENCE RUN NORTH 00°05'03" EAST ALONG SAID EASTERLY RIGHT-OF-WAY, A DISTANCE OF 50.00 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 25.00 FEET, WITH A CHORD BEARING AND DISTANCE OF NORTH 45°05'03" EAST, 35.36 FEET; THENCE RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 39.27 FEET TO A POINT ON THE SOUTHERN RIGHT-OF-WAY OF NORTHWEST 162ND ROAD; THENCE RUN RUN SOUTH 89°54'57" EAST ALONG SAID SOUTHERN RIGHT-OF-WAY A DISTANCE OF 50.00 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 175.00 FEET, WITH A CHORD BEARING AND DISTANCE OF NORTH 45°05'03" EAST, 247.49 FEET; THENCE RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 274.89 FEET TO A POINT ON THE EASTERN RIGHT-OF-WAY OF NORTHWEST 144TH STREET; THENCE RUN NORTH 00°05'03" EAST ALONG SAID EASTERN RIGHT-OF-WAY, A DISTANCE OF 334.65 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 25.00 FEET, WITH A CHORD BEARING AND DISTANCE OF NORTH 44°38'31" EAST, A DISTANCE OF 35.08 FEET; THENCE RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 38.88 FEET TO A POINT ON THE SOUTHERN RIGHT-OF-WAY OF NORTHWEST 163RD PLACE; THENCE RUN NORTH 89°11'58" EAST ALONG SAID NORTHERN RIGHT-OF-WAY, A DISTANCE OF 27.26 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 325.00 FEET, WITH A CHORD BEARING AND DISTANCE OF SOUTH 86°50'30" EAST, 35.74 FEET; THENCE CONTINUE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE AND ALONG SAID SOUTHERN RIGHT-OF-WAY, A DISTANCE OF 35.76 FEET; THENCE RUN SOUTH 89°55'23" EAST ALONG SAID SOUTHERN RIGHT-OF-WAY, A DISTANCE OF 57.15 FEET TO A POINT ON THE WESTERLY BOUNDARY OF BAYWOOD PHASE 1C AND TO THE BEGINNING OF A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 1012.50 FEET, WITH A CHORD BEARING AND DISTANCE OF SOUTH 17°43'23" WEST, 328.95 FEET; THENCE DEPARTING SAID SOUTHERN RIGHT-OF-WAY, RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE AND ALONG SAID WESTERLY BOUNDARY, A DISTANCE OF 330.41 FEET; THENCE RUN SOUTH 27°12'36" WEST ALONG SAID WESTERLY BOUNDARY, A DISTANCE OF 60.70 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 154.50 FEET, WITH A CHORD BEARING AND DISTANCE OF SOUTH 13°38'50" WEST, 72.31 FEET; THENCE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE AND ALONG SAID WESTERLY BOUNDARY, A DISTANCE OF 72.99 FEET; THENCE RUN SOUTH 00°04'10" WEST ALONG SAID WESTERLY BOUNDARY, A DISTANCE OF 189.27 FEET TO THE SOUTHWEST CORNER OF BAYWOOD PHASE 1C AND THE POINT OF BEGINNING.
CONTAINING 1.52 ACRES, MORE OR LESS.

PARCEL 2:
COMMENCE AT THE NORTHEAST CORNER OF TARA BAYWOOD PHASE 1 PER THE PLAT RECORDED IN PLAT BOOK 38, PAGE 55 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE RUN SOUTH 00°01'22" WEST, A DISTANCE OF 351.01 FEET; THENCE RUN NORTH 88°22'19" EAST, A DISTANCE OF 9.89 FEET; THENCE RUN SOUTH 00°03'52" WEST, A DISTANCE OF 115.81 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY OF NORTHWEST 163RD PLACE; THENCE RUN NORTH 89°55'23" WEST ALONG SAID NORTH RIGHT-OF-WAY, A DISTANCE OF 87.57 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 275.00 FEET, WITH A CHORD BEARING AND DISTANCE OF NORTH 87°00'29" WEST, 28.42 FEET; THENCE RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE AND ALONG SAID NORTH RIGHT-OF-WAY, A DISTANCE OF 28.44 FEET; THENCE DEPARTING SAID NORTH RIGHT-OF-WAY, RUN SOUTH 08°59'15" WEST, A DISTANCE OF 50.15 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY OF NORTHWEST 163RD PLACE; THENCE RUN SOUTH 89°11'58" WEST ALONG SAID SOUTH RIGHT-OF-WAY, A DISTANCE OF 27.26 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 25.00 FEET, WITH A CHORD BEARING AND DISTANCE OF SOUTH 44°38'31" WEST, 35.08 FEET; THENCE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 38.88 FEET; THENCE RUN NORTH 89°54'44" WEST, A DISTANCE OF 50.00 FEET TO A POINT ON THE WEST RIGHT-OF-WAY OF NORTHWEST 144TH STREET AND THE POINT OF BEGINNING; THENCE RUN SOUTH 00°05'03" WEST ALONG SAID WEST RIGHT-OF-WAY, A DISTANCE OF 334.65 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 125.00 FEET, WITH A CHORD BEARING AND DISTANCE OF SOUTH 39°18'57" WEST, 158.11 FEET; THENCE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 171.18 FEET; THENCE RUN NORTH 00°05'03" EAST, A DISTANCE OF 482.13 FEET TO POINT ON THE SOUTH RIGHT-OF-WAY OF NORTHWEST 163RD PLACE; THENCE RUN SOUTH 89°54'57" EAST ALONG SAID SOUTH RIGHT-OF-WAY, A DISTANCE OF 75.00 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 25.00 FEET, WITH A CHORD BEARING AND DISTANCE OF SOUTH 44°54'57" EAST, 35.36 FEET; THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 39.27 FEET TO THE POINT OF BEGINNING.
CONTAINING 1.03 ACRES, MORE OR LESS.

PARCEL 3:
COMMENCE AT THE NORTHEAST CORNER OF TARA BAYWOOD PHASE 1 PER THE PLAT RECORDED IN PLAT BOOK 38, PAGE 55 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE RUN SOUTH 00°01'22" WEST ALONG THE EAST BOUNDARY OF SAID TARA BAYWOOD PHASE 1, A DISTANCE OF 233.30 FEET TO THE POINT OF BEGINNING; THENCE RUN SOUTH 00°01'22" WEST, A DISTANCE OF 117.71 FEET; THENCE RUN NORTH 88°22'19" EAST ALONG SAID EAST BOUNDARY, A DISTANCE OF 9.89 FEET; THENCE RUN SOUTH 00°03'52" WEST ALONG SAID EAST BOUNDARY, A DISTANCE OF 115.81 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY OF NORTHWEST 163RD PLACE; THENCE RUN NORTH 89°55'23" WEST ALONG SAID NORTH RIGHT-OF-WAY, A DISTANCE OF 87.57 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 275.00 FEET, WITH A CHORD BEARING AND DISTANCE OF NORTH 87°00'29" WEST, 28.42 FEET; THENCE RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE AND ALONG SAID NORTH RIGHT-OF-WAY, A DISTANCE OF 28.44 FEET; THENCE RUN NORTH 89°51'25" WEST ALONG SAID NORTH RIGHT-OF-WAY, A DISTANCE OF 34.64 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 25.00 FEET, WITH A CHORD BEARING AND DISTANCE OF NORTH 44°54'57" WEST, 35.36 FEET; THENCE RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 39.27 FEET TO A POINT ON THE EAST RIGHT-OF-WAY OF NORTHWEST 144TH STREET; THENCE RUN NORTH 00°05'03" EAST ALONG SAID EAST RIGHT-OF-WAY, A DISTANCE OF 25.00 FEET; THENCE DEPARTING SAID EAST RIGHT-OF-WAY, RUN NORTH 89°54'57" WEST, A DISTANCE OF 50.00 FEET TO THE WEST RIGHT-OF-WAY LINE OF NORTHWEST 144TH STREET; THENCE RUN SOUTH 00°05'03" WEST ALONG SAID WEST RIGHT-OF-WAY, A DISTANCE OF 25.00 FEET TO THE BEGINNING OF CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 25.00 FEET, WITH A CHORD BEARING AND DISTANCE OF SOUTH 45°05'03" WEST, 35.36 FEET; THENCE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 39.27 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY OF NORTHWEST 163RD PLACE; THENCE RUN NORTH 89°54'57" WEST ALONG SAID NORTH RIGHT-OF-WAY, A DISTANCE OF 150.00 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 25.00 FEET, WITH A CHORD BEARING AND DISTANCE OF NORTH 44°54'57" WEST, 35.36 FEET; THENCE RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 39.27 FEET; THENCE RUN NORTH 89°54'57" WEST, A DISTANCE OF 50.00 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 25.00 FEET, WITH A CHORD BEARING AND DISTANCE OF SOUTH 45°05'03" WEST, 35.36 FEET; THENCE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 39.27 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY OF NORTHWEST 163RD PLACE; THENCE RUN NORTH 89°54'57" WEST, A DISTANCE OF 75.00 FEET; THENCE DEPARTING SAID NORTH RIGHT-OF-WAY, RUN NORTH 00°05'03" EAST, A DISTANCE OF 141.50 FEET; THENCE RUN NORTH 01°01'24" EAST, A DISTANCE OF 61.01 FEET; THENCE RUN SOUTH 89°54'57" EAST, A DISTANCE OF 99.00 FEET; THENCE RUN SOUTH 88°46'12" EAST, A DISTANCE OF 50.01 FEET; THENCE RUN SOUTH 89°54'57" EAST, A DISTANCE OF 260.00 FEET; THENCE RUN NORTH 00°05'03" EAST, A DISTANCE OF 30.25 FEET; THENCE RUN SOUTH 89°54'57" EAST, A DISTANCE OF 155.54 FEET TO THE POINT OF BEGINNING.
CONTAINING 2.66 ACRES, MORE OR LESS.

"TOGETHER WITH" PARCEL:

COMMENCE AT THE NORTHEAST CORNER OF TARA BAYWOOD PHASE 1 PER THE PLAT RECORDED IN PLAT BOOK 38, PAGE 55 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE RUN SOUTH 00°01'22" WEST ALONG THE EAST BOUNDARY OF SAID TARA BAYWOOD PHASE 1, A DISTANCE OF 233.30 FEET; THENCE DEPARTING SAID EAST BOUNDARY, RUN NORTH 89°54'57" WEST, A DISTANCE OF 155.54 FEET TO THE POINT OF BEGINNING; THENCE RUN SOUTH 00°05'03" WEST, A DISTANCE OF 30.25 FEET; THENCE RUN NORTH 89°54'57" WEST, A DISTANCE OF 10.00 FEET; THENCE RUN NORTH 00°05'03" EAST, A DISTANCE OF 30.25 FEET; THENCE RUN SOUTH 89°54'57" EAST, A DISTANCE OF 10.00 FEET TO THE POINT OF BEGINNING.
CONTAINING 302.50 SQUARE FEET, MORE OR LESS.

PARCEL 4:

COMMENCE AT THE NORTHEAST CORNER OF TARA BAYWOOD PHASE 1 PER THE PLAT RECORDED IN PLAT BOOK 38, PAGE 55 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE RUN NORTH 89°26'48" WEST ALONG THE NORTH LINE OF SAID TARA BAYWOOD PHASE 1, A DISTANCE OF 1029.73 FEET; THENCE DEPARTING SAID NORTH LINE, RUN SOUTH 00°05'03" WEST, A DISTANCE OF 73.48 FEET; THENCE RUN NORTH 89°54'57" WEST, A DISTANCE OF 20.00 FEET; THENCE RUN SOUTH 00°05'03" WEST, A DISTANCE OF 300.00 FEET TO THE POINT OF BEGINNING; THENCE RUN SOUTH 89°54'57" EAST, A DISTANCE OF 234.40 FEET; THENCE RUN SOUTH 00°05'03" WEST, A DISTANCE OF 150.00 FEET; THENCE RUN SOUTH 89°54'57" EAST, A DISTANCE OF 10.00 FEET; THENCE RUN SOUTH 00°05'03" WEST, A DISTANCE OF 100.00 FEET; THENCE RUN NORTH 89°54'57" WEST, A DISTANCE OF 260.00 FEET; THENCE RUN NORTH 00°05'03" EAST, A DISTANCE OF 150.00 FEET; THENCE RUN SOUTH 89°54'57" EAST, A DISTANCE OF 15.60 FEET; THENCE RUN NORTH 00°05'03" EAST, A DISTANCE OF 100.00 FEET TO THE POINT OF BEGINNING.
CONTAINING 1.42 ACRES, MORE OR LESS.

TOTAL ALL 5 PARCELS: 6.64 ACRES, MORE OR LESS.

TREE MAINTENANCE NOTE

THE HOMEOWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF TREES PLATTED WITHIN THE RIGHT-OF-WAY AND COMMON AREAS SHOWN HEREON.

NO LIABILITY INSURANCE NOTE

THE CITY OF ALACHUA PROVIDES NO LIABILITY INSURANCE FOR COMMON AREAS OR RECREATIONAL FACILITIES.

NOTICE:
THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

Plat Book — , Page —
Sheet One of Four

Owner's Certification and Dedication:

KNOW ALL MEN BY THESE PRESENT, THAT TARA BAYWOOD, LLC ("OWNER"), BEING THE OWNER IN FEE SIMPLE OF THE LANDS DESCRIBED IN THE ATTACHED PLAT ENTITLED "TARA BAYWOOD PHASE 2" (THE "PLAT"), AS OWNER, HEREBY DEDICATES SAID LANDS AND PLAT FOR THE USES AND PURPOSES THEREIN EXPRESSED; HEREBY DEDICATES ALL STREETS, ROADS, RIGHTS-OF-WAY, AVENUES, BOULEVARDS, WAYS, LANES, DRAINAGE EASEMENTS, AND UTILITY EASEMENTS, SHOWN OR DESCRIBED ON THE ATTACHED PLAT (UNLESS ANY OF THE FOREGOING ARE SHOWN ON THE ATTACHED PLAT AS BEING DEDICATED OTHERWISE), TO THE PERPETUAL USE OF THE PUBLIC, FOR PROPER PURPOSES. OWNER COMMITS TO ESTABLISH AND LEGALLY CREATE THE TARA BAYWOOD HOMEOWNERS ASSOCIATION ("HOA") WHICH SHALL SPECIFICALLY ACCEPT, ASSUME, AND BE RESPONSIBLE FOR OPERATION AND MAINTENANCE OF ALL COMPONENTS OF THE STORMWATER SYSTEM NOT IN THE RIGHT-OF-WAY. THE CITY OF CITY OF ALACHUA WILL BE RESPONSIBLE FOR THE OPERATION AND MAINTENANCE OF THE STORMWATER SYSTEM WITHIN THE RIGHT-OF-WAY. ALL COMMON AREAS AND OPEN SPACES ARE HEREBY DEDICATED TO THE TARA BAYWOOD HOMEOWNERS ASSOCIATION, WHICH SHALL BE RESPONSIBLE FOR THEIR OPERATION AND MAINTENANCE, AND TO THE CITY OF CITY OF ALACHUA OR UTILITY PROVIDERS FOR PROPER PURPOSES.

TARA BAYWOOD, LLC
WITNESS BY:
PRINT NAME _____
WITNESS BY:
PRINT NAME _____
SAYED MOUKHTARA
AUTHORIZED MEMBER

Acknowledgment:

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF ☐ PHYSICAL PRESENCE OR ☐ ONLINE NOTARIZATION THIS _____ DAY OF 2023 BY SAYED MOUKHTARA, AS AUTHORIZED MEMBER OF TARA BAYWOOD, LLC, ON BEHALF OF THE COMPANY. SAID PERSON IS PERSONALLY KNOWN TO ME OR HAS PRODUCED _____ AS IDENTIFICATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS _____ DAY OF _____, 20____.

NOTARY PUBLIC
MY COMMISSION EXPIRES: _____

Certificate of Surveyor:

I HEREBY CERTIFY THAT THIS IS A TRUE AND CORRECT REPRESENTATION OF TARA BAYWOOD PHASE 2 AND THAT SAID PLAT HAS BEEN CREATED UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION, BASED ON A BOUNDARY SURVEY BY OTHERS COMPLETED ON 9/4/2019 AND THAT THE PLAT COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177 OF THE FLORIDA STATUTES.

DATE: _____
TROY V. WRIGHT, P.S.M. JBROWN PROFESSIONAL GROUP INC.
PROFESSIONAL SURVEYOR & MAPPER 3530 N.W. 43RD STREET
FLORIDA CERTIFICATE NO. 7210 GAINESVILLE, FLORIDA, 32606
CERTIFICATE OF AUTHORIZATION NO. 8031

Certificate of Subdivider's Engineer:

THIS IS TO CERTIFY, THAT ON _____, LOGAN B. PETERS, PROFESSIONAL ENGINEER, AS SPECIFIED WITHIN CHAPTER 471, FLORIDA STATUTES, LICENCE NO. 88516, DOES HEREBY CERTIFY THAT AN APPROPRIATE SURETY DOCUMENT HAS BEEN SUBMITTED TO THE CITY AS SURETY FOR THE APPROPRIATE CONSTRUCTION OF THE REQUIRED IMPROVEMENTS AND IF APPLICABLE, HAS SUBMITTED OR WILL SUBMIT "AS BUILT" DOCUMENTS IN ACCORDANCE WITH THE REQUIREMENTS OF THE CITY OF THE CITY OF ALACHUA, FLORIDA.

DATE: _____
LOGAN B. PETERS JBROWN PROFESSIONAL GROUP INC.
PROFESSIONAL ENGINEER 3530 N.W. 43RD STREET
FLORIDA CERTIFICATE NO. 88516 GAINESVILLE, FLORIDA, 32606
CERTIFICATE OF AUTHORIZATION NO. 8031

CERTIFICATE OF APPROVAL BY PROFESSIONAL SURVEYOR AND MAPPER

EXAMINED ON: _____
AND
APPROVED BY: _____
PROFESSIONAL SURVEYOR AND MAPPER

CERTIFICATE OF APPROVAL BY THE ATTORNEY FOR THE CITY

EXAMINED ON: _____
AND
APPROVED BY: _____
CITY ATTORNEY

CERTIFICATE OF APPROVAL BY THE CITY COMMISSION

THIS IS TO CERTIFY, THAT ON _____, THE FOREGOING PLAT WAS APPROVED BY THE CITY COMMISSION.

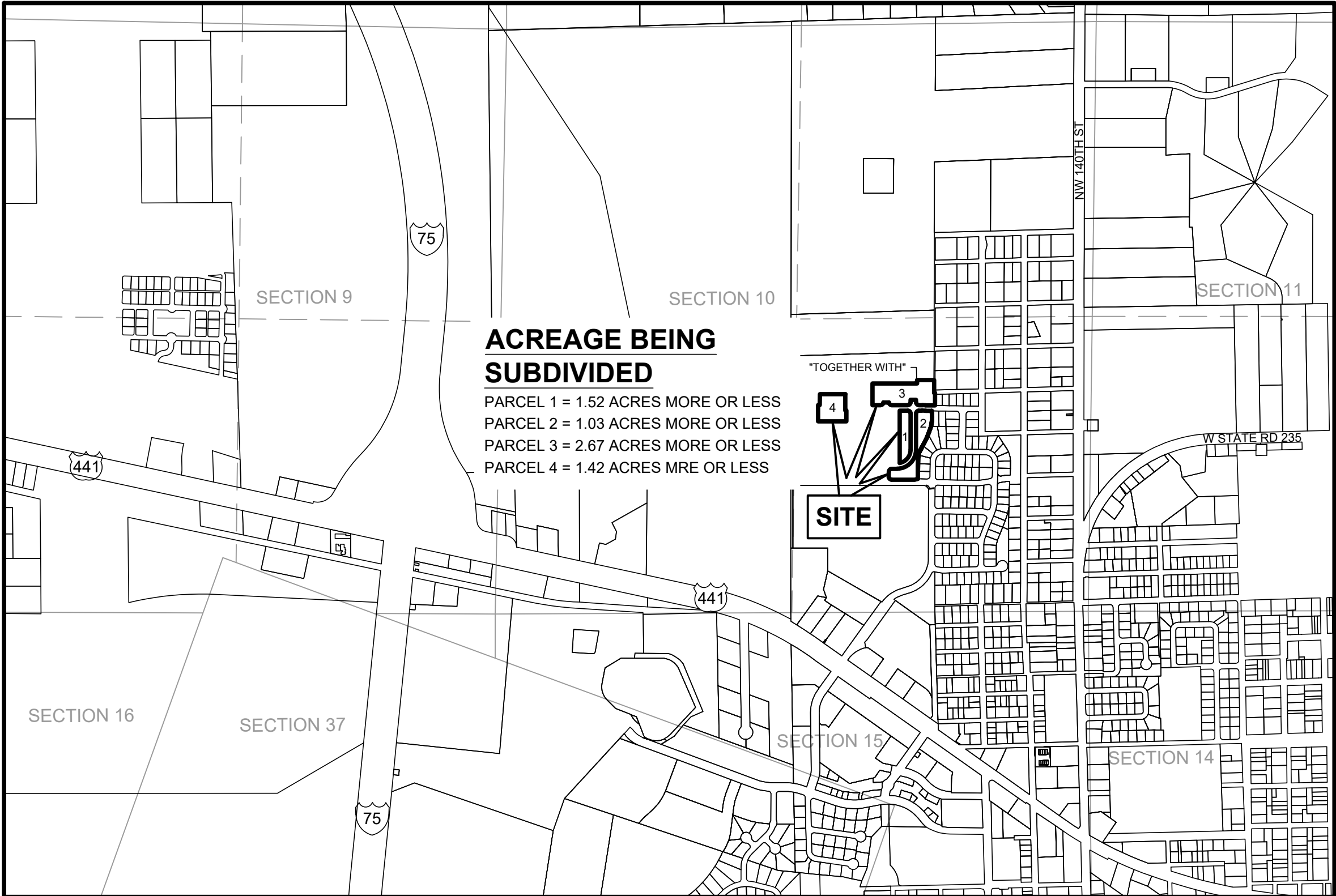
MAYOR _____
ATTEST: _____
CITY MANAGER _____

FILED FOR RECORD ON: _____

RECEIVED AND FILED

RECEIVED AND FILED FOR RECORD ON THIS DAY OF _____

DEPUTY CLERK _____ DATE _____



ACREAGE BEING SUBDIVIDED

PARCEL 1 = 1.52 ACRES MORE OR LESS
PARCEL 2 = 1.03 ACRES MORE OR LESS
PARCEL 3 = 2.67 ACRES MORE OR LESS
PARCEL 4 = 1.42 ACRES MRE OR LESS

VICINITY MAP

SCALE: 1" = 1000'

NOTES

- BEARINGS AND STATE PLANE COORDINATES DEPICTED HEREON ARE GRID, FLORIDA NORTH ZONE, NAD-83 (CORS96, EPOCH-2002.0000), BASED ON TRIMBLE VIRTUAL REFERENCE STATION NETWORK AND REFERENCED TO THE WEST BOUNDARY OF THE S.E. 1/4 OF SECTION 10, TOWNSHIP 8 SOUTH, RANGE 18 EAST, AS BEING N00°05'03"E.
- THE ENTIRE PROPERTY IS WITHIN AN AREA OF MINIMAL FLOOD HAZARD "ZONE X" ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY UNPRINTED FLOOD INSURANCE RATE MAP PANEL 12001C0120D.
- ELEVATIONS ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAV88) AND BASED ON FDOT CONTROL MONUMENT BENCHMARK 2626010 GPS2, SAID BENCHMARK BEING A NAIL AND BRASS DISK IN THE TOP OF A 4"x4" CONCRETE MONUMENT IN THE MEDIAN OF S.R. 25 (U.S. HWY 441), APPROXIMATELY 0.46 MILES EASTERLY FROM THE INTERSECTION OF S.R. 25 & I-75, WITH A PUBLISHED ELEVATION OF 70.86 FEET.
- THE ERROR OF CLOSURE OF THIS PLAT DOES NOT EXCEED 1:5,000
- ALL PERMANENT REFERENCE MONUMENTS, PERMANENT CONTROL POINTS AND LOT CORNERS WILL BE SET PER FLORIDA STATUTE 177 PART 1 PLATTING.
- THIS PLAT IS BASED ON A BOUNDARY SURVEY BY R.M. BARRINEAU AND ASSOCIATES, INC., COMPLETED ON SEPTEMBER 4, 2019.
- ALL PLATTED UTILITY EASEMENTS SHALL PROVIDE THAT SUCH EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. THIS SECTION SHALL NOT APPLY TO THOSE PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRICAL SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.
- REPRODUCED COPIES THAT ARE NOT AT 24"x36" MAY NOT BE TO SCALE.
- THIS PLAT IS COMPRISED OF 4 SHEETS, AND IS MEANT TO BE USED AS A SET. NO ONE SHEET IS VALID BY ITSELF. SHEET 2 IS AN OVERVIEW OF THE ENTIRE PROPERTY. SHEETS 3 AND 4 ARE LOT DETAIL SHEETS.

BUILDING SETBACK REQUIREMENTS

MINIMUM REQUIREMENT UNLESS OTHERWISE ILLUSTRATED AS PER THE APPROVED PLANNED DEVELOPMENT AMENDMENT

PRIMARY BUILDING:

FRONT = 20 FEET
SIDE STREET = 10 FEET
SIDE INTERIOR = 0 FEET
REAR = 10 FEET

SUBDIVIDER

TARA BAYWOOD, LLC
7717 NW 20TH LANE
GAINESVILLE, FLORIDA 32605



TARA BAYWOOD PHASE 2
SITUATED IN
SECTION 10, TOWNSHIP 8 SOUTH, RANGE 18 EAST,
CITY OF ALACHUA, ALACHUA COUNTY, FLORIDA

NOTICE:

THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

Plat Book ___, Page ___
Sheet Two of Four

BUILDING SETBACK REQUIREMENTS

MINIMUM REQUIREMENT UNLESS OTHERWISE ILLUSTRATED
AS PER THE APPROVED PLANNED DEVELOPMENT AMENDMENT
PRIMARY BUILDING:

FRONT = 20 FEET
SIDE STREET = 10 FEET
SIDE INTERIOR = 0 FEET
REAR = 10 FEET

SYMBOL LEGEND

- BOUNDARY LINE (PLAT)
- BOUNDARY LINE (LOT)
- RIGHT-OF-WAY LINE
- P.U.E. LINE
- REFERENCE LINE
- BENCHMARK
- CONCRETE MONUMENT
- "JBPRO PRM LB8031"
- TO BE SET
- 5/8" IRON ROD & CAP
- "JBPRO PCP PRM LB8031"
- TO BE SET UNLESS
- NOTED OTHERWISE
- NAIL & DISK "PCP LB 8031"
- TO BE SET
- LOT NUMBER
- OFFSITE EASEMENT (FROM PHASE 1)

ABBREVIATIONS

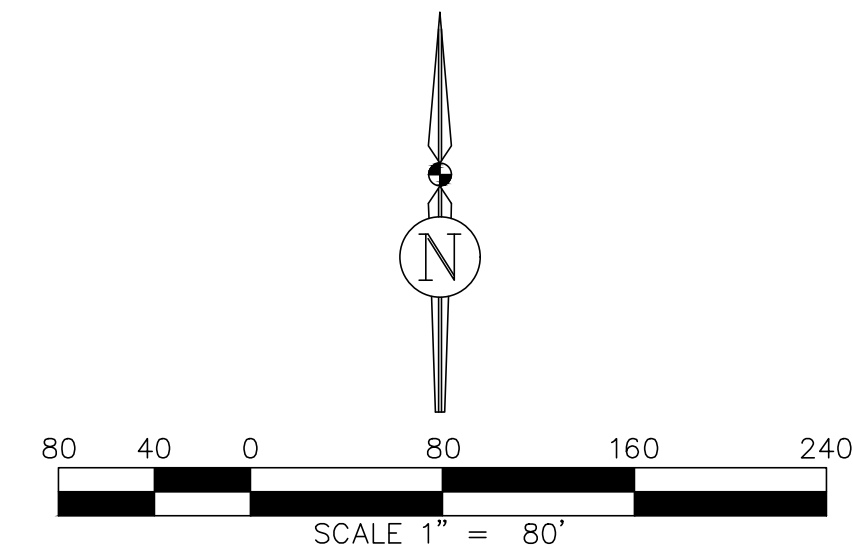
C.E. = CONSTRUCTION EASEMENT
D.E. = DRAINAGE EASEMENT
FFE = FINISHED FLOOR ELEVATION
ID = IDENTIFICATION
INC = INCORPORATED
JBPRO = JBBROWN PROFESSIONAL GROUP
LB = LICENSED SURVEYING BUSINESS
LLC = LIMITED LIABILITY CORPORATION
MIN = MINIMUM
O.R.B. = OFFICIAL RECORDS BOOK
P.B. = PLAT BOOK
PH - PHASE
PG. = PAGE
P.O.B. = POINT OF BEGINNING
P.O.C. = POINT OF COMMENCEMENT
P.U.E. = PUBLIC UTILITIES EASEMENT
PCP = PERMANENT CONTROL POINT
PRM = PERMANENT REFERENCE MONUMENT
PSM = PROFESSIONAL SURVEYOR AND MAPPER
P.U.E. = PUBLIC UTILITIES EASEMENT
R/W = RIGHT-OF-WAY
SQFT = SQUARE FEET
TP = TAX PARCEL

TREE MAINTENANCE NOTE

THE HOMEOWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF TREES PLATTED WITHIN THE RIGHT-OF-WAY AND COMMON AREAS SHOWN HEREON.

NO LIABILITY INSURANCE NOTE

THE CITY OF ALACHUA PROVIDES NO LIABILITY INSURANCE FOR COMMON AREAS OR RECREATIONAL FACILITIES.

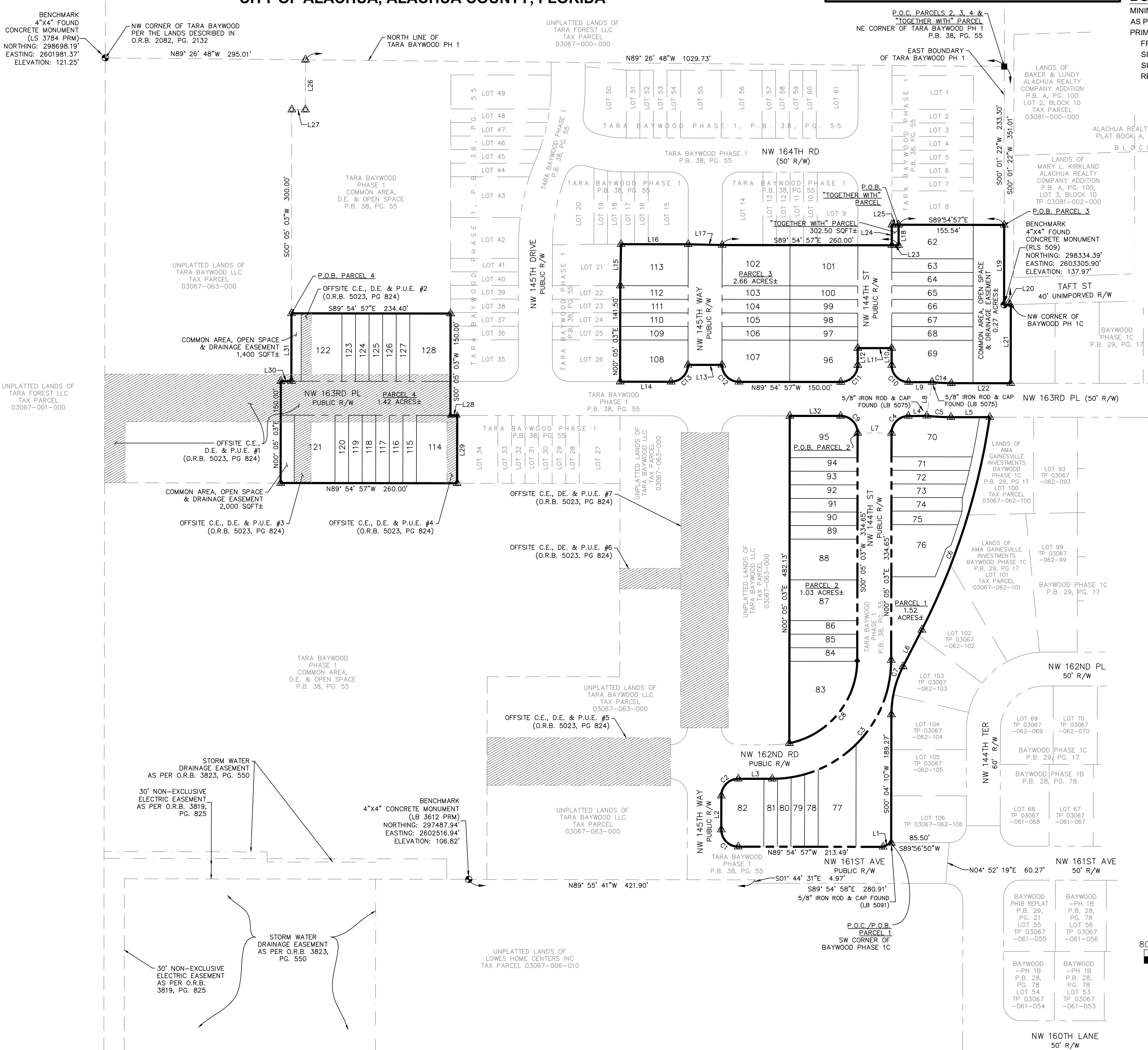


JBPro
CIVIL ENGINEERING | LAND PLANNING
SURVEYING | CONSTRUCTION SERVICES

3620 NW 43rd Street | Gainesville, Florida 32606
4020 US-1 S, Suite 1 | St. Augustine, Florida 32086
Gainesville (352) 378-0000 | St. Augustine (352) 780-0000
Toll Free (855) 444-7272 | E-mail: info@jbpro.com

Curve Table					
Curve#	Length	Radius	Delta	Tangent	Chord Bearing
C1	39.27'	25.00'	89°59'59"	25.00'	N44°54'57"W 35.36'
C2	39.27'	25.00'	90°00'01"	25.00'	N45°05'03"E 35.36'
C3	274.89'	175.00'	90°00'00"	175.00'	N45°05'03"E 247.49'
C4	38.88'	25.00'	89°06'55"	24.62'	N44°38'31"E 35.08'
C5	35.76'	325.00'	6°18'13"	17.90'	S86°50'30"E 35.74'
C6	330.41'	1012.50'	18°41'51"	166.69'	S17°43'23"W 328.95'
C7	72.99'	154.50'	27°04'06"	37.19'	S13°38'50"W 72.31'
C8	171.18'	125.00'	78°27'47"	102.06'	S39°18'57"W 158.11'
C9	39.27'	25.00'	90°00'00"	25.00'	S44°54'57"E 35.36'
C10	39.27'	25.00'	90°00'00"	25.00'	N44°54'57"W 35.36'
C11	39.27'	25.00'	90°00'00"	25.00'	N45°05'03"E 35.36'
C12	39.27'	25.00'	90°00'00"	25.00'	S44°54'57"E 35.36'
C13	39.27'	25.00'	90°00'00"	25.00'	S45°05'03"W 35.36'
C14	28.44'	275.00'	5°55'28"	14.23'	N87°00'29"W 28.42'

Line Table		
Line#	Direction	Length
L1	S63°07'23"W	13.41'
L2	N00°05'03"E	50.00'
L3	S89°54'57"E	50.00'
L4	N89°11'58"E	27.26'
L5	S89°55'23"E	57.15'
L6	S27°12'36"W	60.70'
L7	N89°54'44"W	50.00'
L8	S08°59'15"W	50.15'
L9	N89°51'25"W	34.64'
L10	N00°05'03"E	25.00'
L11	N89°54'57"W	50.00'
L12	S00°05'03"W	25.00'
L13	N89°54'57"W	50.00'
L14	N89°54'57"W	75.00'
L15	N01°01'24"E	61.01'
L16	S89°54'57"E	99.00'
L17	S88°46'12"E	50.01'
L18	N00°05'03"E	30.25'
L19	S00°01'22"W	117.71'
L20	N88°22'19"E	9.89'
L21	S00°03'52"W	115.81'
L22	N89°55'23"W	87.57'
L23	N89°54'57"W	10.00'
L24	N00°05'03"E	30.25'
L25	S89°54'57"E	10.00'
L26	S00°05'03"W	73.48'
L27	N89°54'57"W	20.00'
L28	N89°54'57"E	10.00'
L29	S00°05'03"W	100.00'
L30	S89°54'57"E	15.60'
L31	N00°05'03"E	100.00'
L32	S89°54'57"E	75.00'



TARA BAYWOOD PHASE 2
SITUATED IN SECTION 10, TOWNSHIP 8 SOUTH, RANGE 18 EAST,
CITY OF ALACHUA, ALACHUA COUNTY, FLORIDA

NOTICE:

THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

Plat Book ____, Page ____
Sheet Three of Four

Curve Table						
Curve#	Length	Radius	Delta	Tangent	Chord Bearing	Chord Distance
C1	39.27'	25.00'	89°59'59"	25.00'	N44°54'57"W	35.36'
C2	39.27'	25.00'	90°00'01"	25.00'	N45°05'03"E	35.36'
C3	274.89'	175.00'	90°00'00"	175.00'	N45°05'03"E	247.49'
C4	38.88'	25.00'	89°06'55"	24.62'	N44°38'31"E	35.08'
C5	35.78'	325.00'	6°18'13"	17.90'	S86°50'30"E	35.74'
C6	330.41'	1012.50'	18°41'51"	166.69'	S17°43'23"W	328.95'
C7	72.99'	154.50'	27°04'06"	37.19'	S13°38'50"W	72.31'
C8	171.18'	125.00'	78°27'47"	102.06'	S39°18'57"W	158.11'
C9	39.27'	25.00'	90°00'00"	25.00'	S44°54'57"E	35.36'
C10	39.27'	25.00'	90°00'00"	25.00'	N44°54'57"W	35.36'
C11	39.27'	25.00'	90°00'00"	25.00'	N45°05'03"E	35.36'
C12	39.27'	25.00'	90°00'00"	25.00'	S44°54'57"E	35.36'
C13	39.27'	25.00'	90°00'00"	25.00'	S45°05'03"W	35.36'
C14	28.44'	275.00'	5°55'28"	14.23'	N87°00'29"W	28.42'
C15	121.18'	997.50'	6°57'38"	60.66'	N11°58'49"E	121.10'
C16	59.44'	997.50'	3°24'51"	29.73'	N10°12'25"E	59.43'
C17	20.48'	997.50'	1°10'35"	10.24'	N12°30'08"E	20.48'
C18	20.58'	997.50'	1°10'55"	10.29'	N13°40'53"E	20.58'
C19	20.68'	997.50'	1°11'17"	10.34'	N14°51'59"E	20.68'
C20	52.58'	1002.50'	3°00'17"	26.29'	N18°04'06"E	52.57'
C21	20.92'	1002.50'	1°11'45"	10.46'	N17°09'50"E	20.92'
C22	44.78'	1071.34'	2°23'41"	22.39'	N21°16'33"E	44.78'
C23	31.65'	1002.50'	1°48'33"	15.83'	S18°39'59"W	31.65'
C24	67.52'	175.00'	22°06'26"	34.19'	S56°15'14"W	67.10'
C25	21.20'	175.00'	6°56'33"	10.62'	S70°46'43"W	21.19'
C26	20.50'	175.00'	6°42'37"	10.26'	S77°36'18"W	20.48'
C27	20.12'	175.00'	6°35'09"	10.07'	S84°15'11"W	20.10'
C28	7.75'	175.00'	2°32'18"	3.88'	S88°48'54"W	7.75'
C29	1.85'	125.00'	0°50'49"	0.92'	N00°30'28"E	1.85'
C30	169.33'	125.00'	77°36'58"	100.53'	N39°44'21"E	156.68'
C31	137.80'	175.00'	45°06'57"	72.69'	S22°38'32"W	134.27'

Line Table		
Line#	Direction	Length
L1	S63°07'23"W	13.41'
L2	N00°05'03"E	50.00'
L3	S89°54'57"E	50.00'
L4	N89°11'58"E	27.26'
L5	S89°55'23"E	57.15'
L6	S27°12'36"W	60.70'
L7	N89°54'44"W	50.00'
L8	S08°59'15"W	50.15'
L9	N89°51'25"W	34.64'
L11	N89°54'57"W	50.00'
L13	N89°54'57"W	50.00'
L14	N89°54'57"W	75.00'
L22	N89°55'23"W	87.57'
L32	S89°54'57"E	75.00'
L33	S54°53'37"W	8.68'
L34	N01°32'20"E	20.01'

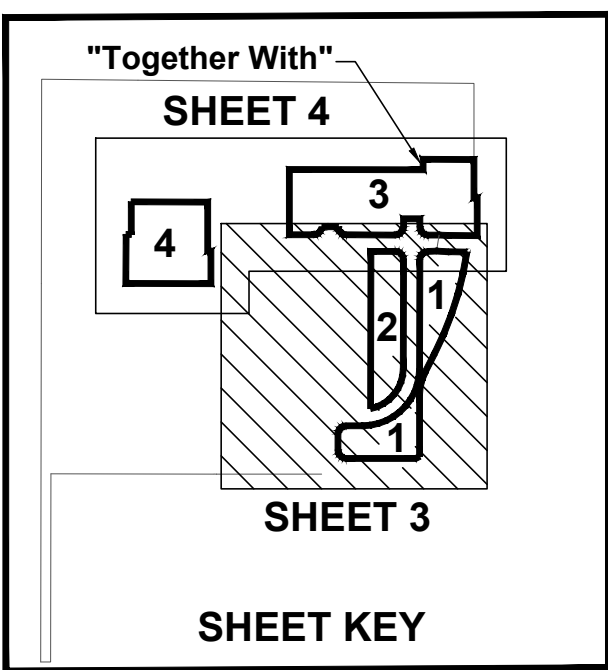
BUILDING SETBACK REQUIREMENTS

MINIMUM REQUIREMENT UNLESS OTHERWISE ILLUSTRATED
AS PER THE APPROVED PLANNED DEVELOPMENT AMENDMENT
PRIMARY BUILDING:

FRONT = 20 FEET
SIDE STREET = 10 FEET
SIDE INTERIOR = 0 FEET
REAR = 10 FEET

SYMBOL LEGEND

- BOUNDARY LINE (PLAT)
- BOUNDARY LINE (LOT)
- RIGHT-OF-WAY LINE
- P.U.E. LINE
- REFERENCE LINE
- BENCHMARK
- 5/8" IRON ROD & CAP
- "JBPRO PCP PRM LB8031"
- TO BE SET UNLESS NOTED OTHERWISE
- NAIL & DISK "PCP LB 8031"
- TO BE SET
- LOT NUMBER
- OFFSITE EASEMENT (FROM PHASE 1)



ABBREVIATIONS

C.E. = CONSTRUCTION EASEMENT
D.E. = DRAINAGE EASEMENT
FFE = FINISHED FLOOR ELEVATION
ID = IDENTIFICATION
INC = INCORPORATED
JBPRO = JBROWN PROFESSIONAL GROUP
LB = LICENSED SURVEYING BUSINESS
LLC = LIMITED LIABILITY CORPORATION
MIN = MINIMUM
O.R.B. = OFFICIAL RECORDS BOOK
P.B. = PLAT BOOK
PG. = PAGE
P.O.B. = POINT OF BEGINNING
P.O.C. = POINT OF COMMENCEMENT
P.U.E. = PUBLIC UTILITIES EASEMENT
PCP = PERMANENT CONTROL POINT
PRM = PERMANENT REFERENCE MONUMENT
PSM = PROFESSIONAL SURVEYOR AND MAPPER
P.U.E. = PUBLIC UTILITIES EASEMENT
R/W = RIGHT-OF-WAY
SQFT = SQUARE FEET
TP = TAX PARCEL

TREE MAINTENANCE NOTE

THE HOMEOWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF TREES PLATTED WITHIN THE RIGHT-OF-WAY AND COMMON AREAS SHOWN HEREON.

NO LIABILITY INSURANCE NOTE

THE CITY OF ALACHUA PROVIDES NO LIABILITY INSURANCE FOR COMMON AREAS OR RECREATIONAL FACILITIES.

JBPro

CIVIL ENGINEERING | LAND PLANNING
SURVEYING | CONSTRUCTION SERVICES

3630 NW 3rd Street | Gainesville, Florida 32606
409-455-1555 | S. Walter | S. Alachua, Florida 32606

Residential: (813) 373-8888 | Commercial: (813) 373-8888
Toll Free: (813) 373-8888 | Email: info@jbpro.com

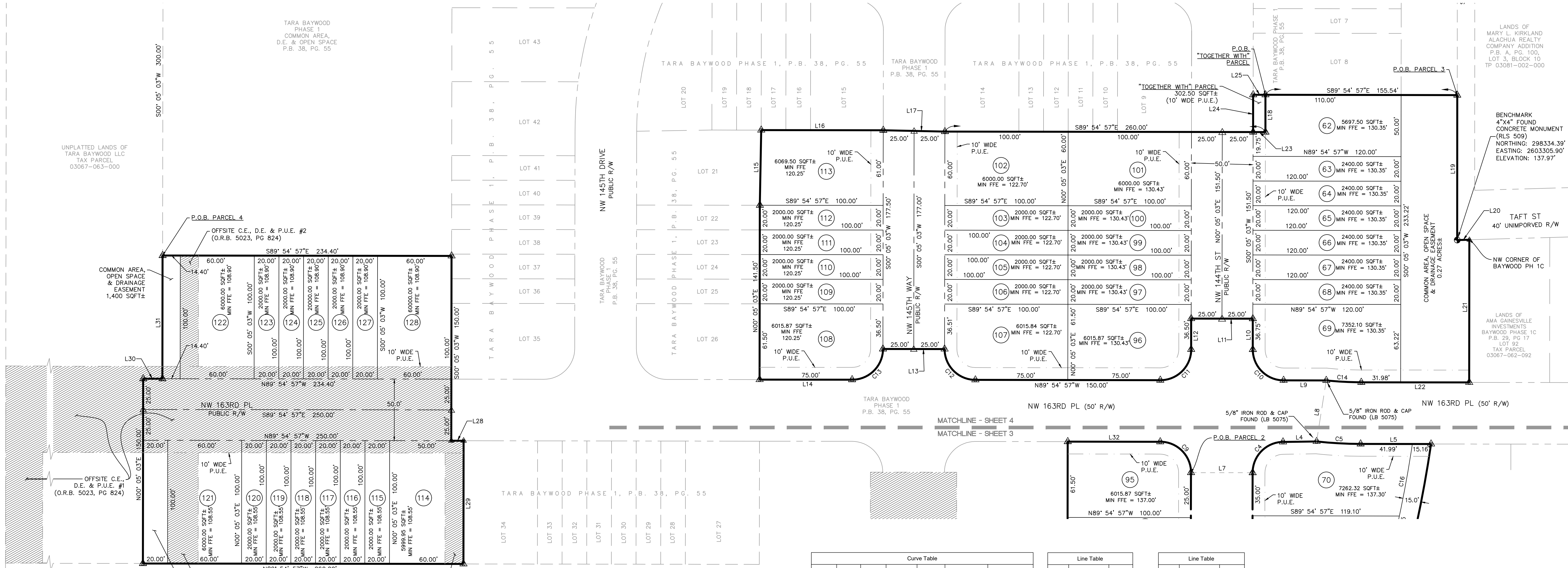
40 20 0 40 80 120
SCALE 1" = 40'

TARA BAYWOOD PHASE 2
SITUATED IN
SECTION 10, TOWNSHIP 8 SOUTH, RANGE 18 EAST,
CITY OF ALACHUA, ALACHUA COUNTY, FLORIDA

NOTICE:

THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

Plat Book ____, Page ____
Sheet Four of Four



SYMBOL LEGEND

- BOUNDARY LINE (PLAT)
- BOUNDARY LINE (LOT)
- RIGHT-OF-WAY LINE
- P.U.E. LINE
- REFERENCE LINE
- BENCHMARK
- 5/8" IRON ROD & CAP
- "JBPRO PCP PRM LB8031"
- TO BE SET UNLESS NOTED OTHERWISE
- NAIL & DISK "PCP LB 8031"
- TO BE SET
- LOT NUMBER
- OFFSITE EASEMENT (FROM PHASE 1)

BUILDING SETBACK REQUIREMENTS

MINIMUM REQUIREMENT UNLESS OTHERWISE ILLUSTRATED AS PER THE APPROVED PLANNED DEVELOPMENT AMENDMENT
PRIMARY BUILDING:
FRONT = 20 FEET
SIDE STREET = 10 FEET
SIDE INTERIOR = 0 FEET
REAR = 10 FEET

ABBREVIATIONS

C.E. = CONSTRUCTION EASEMENT
D.E. = DRAINAGE EASEMENT
FFE = FINISHED FLOOR ELEVATION
ID = IDENTIFICATION
INC = INCORPORATED
JBPRO = JBROWN PROFESSIONAL GROUP
LB = LICENSED SURVEYING BUSINESS
LLC = LIMITED LIABILITY CORPORATION
MIN = MINIMUM
O.R.B. = OFFICIAL RECORDS BOOK
P.B. = PLAT BOOK
PG. = PAGE
P.O.B. = POINT OF BEGINNING
P.O.C. = POINT OF COMMENCEMENT
P.U.E. = PUBLIC UTILITIES EASEMENT
PCP = PERMANENT CONTROL POINT
PRM = PERMANENT REFERENCE MONUMENT
PSM = PROFESSIONAL SURVEYOR AND MAPPER
R/W = RIGHT-OF-WAY
SQFT = SQUARE FEET
TP = TAX PARCEL

TREE MAINTENANCE NOTE

THE HOMEOWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF TREES PLATTED WITHIN THE RIGHT-OF-WAY AND COMMON AREAS SHOWN HEREON.

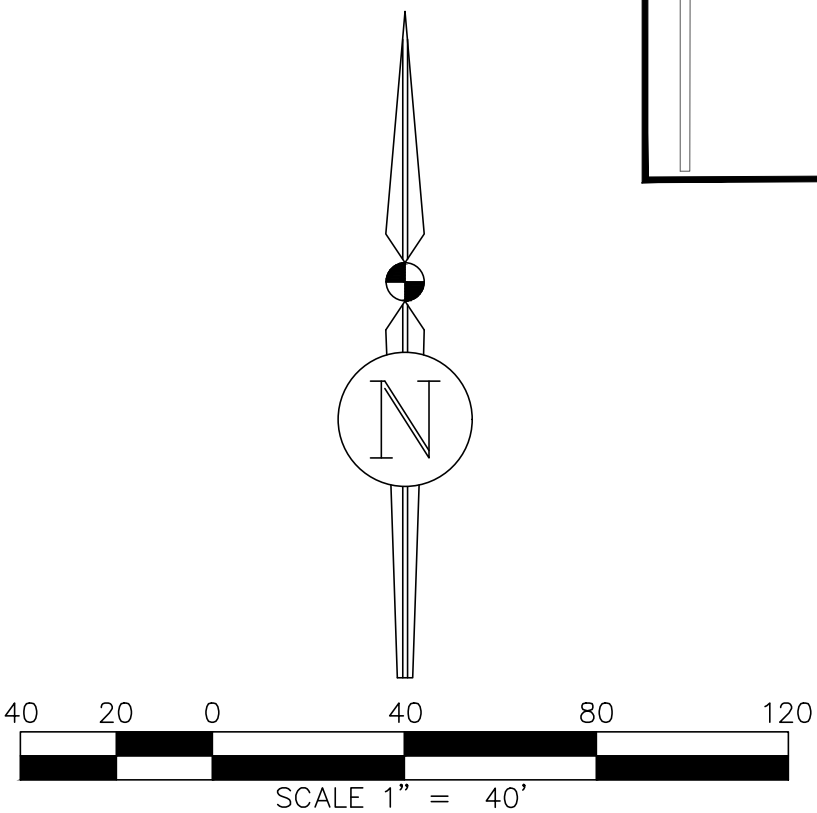
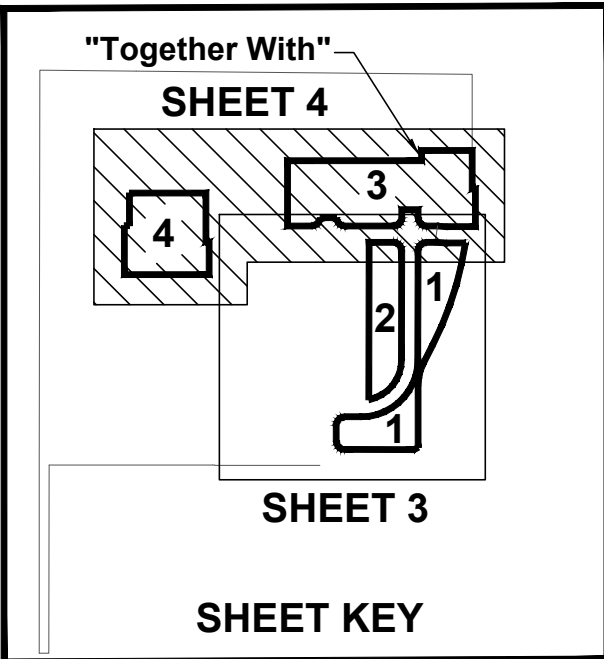
NO LIABILITY INSURANCE NOTE

THE CITY OF ALACHUA PROVIDES NO LIABILITY INSURANCE FOR COMMON AREAS OR RECREATIONAL FACILITIES.

Curve#	Length	Radius	Delta	Tangent	Chord Bearing	Chord Distance
C4	38.88'	25.00'	89°06'55"	24.62'	N44°38'31"E	35.08'
C5	35.78'	325.00'	6°18'13"	17.90'	S86°50'30"E	35.74'
C9	39.27'	25.00'	90°00'00"	25.00'	S44°54'57"E	35.36'
C10	39.27'	25.00'	90°00'00"	25.00'	N44°54'57"W	35.36'
C11	39.27'	25.00'	90°00'00"	25.00'	N45°05'03"E	35.36'
C12	39.27'	25.00'	90°00'00"	25.00'	S44°54'57"E	35.36'
C13	39.27'	25.00'	90°00'00"	25.00'	S45°05'03"W	35.36'
C14	28.44'	275.00'	5°55'28"	14.23'	N87°00'29"W	28.42'
C16	59.44'	997.50'	3°24'51"	29.73'	N10°12'25"E	59.43'

Line#	Direction	Length
L4	N89°11'58"E	27.26'
L5	S89°55'23"E	57.15'
L7	N89°54'44"W	50.00'
L8	S08°59'15"W	50.15'
L9	N89°51'25"W	34.64'
L10	N00°05'03"E	25.00'
L11	N89°54'57"W	50.00'
L12	S00°05'03"W	25.00'
L13	N89°54'57"W	50.00'
L14	N89°54'57"W	75.00'

Line#	Direction	Length
L15	N01°01'24"E	61.01'
L16	S89°54'57"E	99.00'
L17	S88°46'12"E	50.01'
L18	N00°05'03"E	30.25'
L19	S00°01'22"W	117.71'
L20	N88°22'19"E	9.89'
L21	S00°03'52"W	115.81'
L23	N89°54'57"W	10.00'
L24	N00°05'03"E	30.25'
L25	S89°54'57"E	10.00'



JBPro
CIVIL ENGINEERING | LAND PLANNING
SURVEYING | CONSTRUCTION SERVICES

3630 NW 43rd Street | Gainesville, Florida 32606
409-485-1155, Suite 115 | Gainesville, Florida 32606
Gainesville: (813) 373-8800 | St. Augustine: (904) 788-0000
Toll Free: (813) 880-0000 | E-mail: info@jbpro.com

October 16, 2024

Mr. Adam Hall, AICP
Principal Planner, City of Alachua
15100 NW 142nd Terrace
Alachua, FL 32616

RE: Tara Baywood Major Subdivision Phase 2 Final Plat Submittal

Dear Mr. Hall,

JBPro is pleased to provide a submittal package for a Final Plat for Tara Baywood – Phase 2. The property is identified as a portion of Alachua County Tax Parcel No. 03067-063-000 and is 6.64 acres in size. The revisions will consist of revising rear yard lot lines for Lots 74-76 to conform with the minimum square footage requirements for single family attached lots as well as rear yard setbacks for the proposed townhouses. These changes have previously been discussed with the City of Alachua staff, and are being submitted per direction received from Adam Hall via e-mail on 09/25/2024.

Included in this submittal package are copies of the following:

1. Revised Plat
2. Mailing Labels
3. Digital Copy of Submittal Items

If you have questions or require additional information, please contact either myself or Elizabeth McAlister, EI. Thank you for your assistance.

Sincerely,



Kyle Willems, PE
Design and Operations Manager, JBPro

Cc: Sayed Moukhtara, Tara Baywood LLC



Civil Engineering



Surveying



Land Planning



Construction Services

their existing or similar work \$150 to sketch the proposed artwork, which will be due by 2 p.m. on July 24. The

Nov. 23, 2024, from 10 a.m. – 3 p.m. Tables will be

St. Therese's Catholic Church on U.S. HWY 441 in High Springs will once

to RSVP, email Alachua. Business@gmail.com. ■ **Fridays: High Springs Farmers Market** from 3 -7 p.m. at the Farmers Market Pavilion, 23517 N.W. 185th Road, High Springs. Local growers, producers and crafters. Veggies, plants, duck and chicken eggs, meats, poultry, canned goods, honey, hot food, soap, art, woodcrafts, and tie dye.

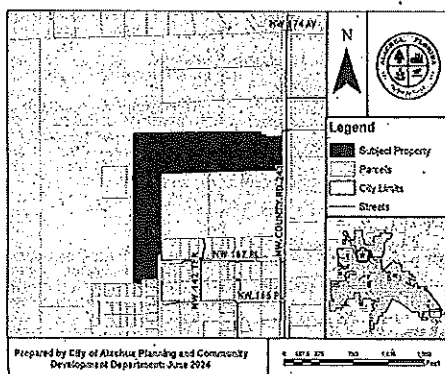
artisan oregano and jennies will also be available. Vendors are invited to submit applications and backyard gardeners with excess produce are welcome as well. The Museum will also be open. Vendor applications are available by email request at archerhistorical@gmail.com or by contacting Linda at 352-374-8240



City of ALACHUA

NOTICE OF PUBLIC HEARING BEFORE THE CITY COMMISSION OF THE CITY OF ALACHUA, FLORIDA

Notice is hereby given that the City Commission of the City of Alachua will hold a public hearing on July 22, 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 Kyle Willems, P.E., of JBrown Professional Group, Inc., applicant and agent, for Tara Forest, LLC., property owner, for consideration of the Final Plat for Tara Forest East Phase 2. The final plat proposes to subdivide a ±19.32-acre subject property into a total of 55 lots with associated common areas and road right-of-way. The subject property is located east of CR 241, north of Tara Forest East Phase 1. Consisting of Tax Parcel Numbers 03067-000-000, 03067-005-000; and 03067-005-001; Future Land Use Map (FLUM) Designation: Moderate Density Residential; Zoning: Residential Single Family -3 (RSF-3).



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.

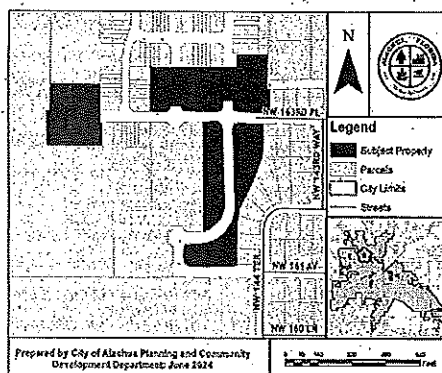
(Published: Alachua County Today - July 11, 2024)



City of ALACHUA

NOTICE OF PUBLIC HEARING BEFORE THE CITY COMMISSION OF THE CITY OF ALACHUA, FLORIDA

Notice is hereby given that the City Commission of the City of Alachua will hold a public hearing on July 22, 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 Logan B. Peters, P.E., of JBrown Professional Group, Inc., applicant and agent, for Tara Baywood, LLC., property owner, for consideration of the Final Plat for Tara Baywood Phase 2. The final plat proposes to subdivide a ±6.64-acre subject property into a total of 67 lots with associated common areas and road right-of-way. The subject property is located south of Tara Forest East, north of Lowe's Home Improvement, and west of the Baywood subdivision. Consisting of a portion of Tax Parcel Number 03067-063-000; Future Land Use Map (FLUM) Designation: Medium Density Residential; Zoning: Residential Single Family -6 (RSF-6).



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 - July 11, 2024)



City of ALACHUA

PUBLIC NOTICE NOTICE OF ENACTMENT OF AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA

The City of Alachua City Commission will hold a public hearing on a proposed ordinance on July 22, 2024 at 6:00 p.m. The hearing will be held in the James A. Lewis Commission Chambers of City Hall, at 15100 NW 142nd Terrace, Alachua, Florida.

The ordinance title is as follows:

Ordinance 24-11

AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA, ABANDONING AND VACATING THE PARK ON THE PLAT OF KINGSLAND - ALACHUA, A PLANNED UNIT DEVELOPMENT, RECORDED IN OFFICIAL RECORDS OF ALACHUA COUNTY, FLORIDA, IN PLAT BOOK 27, PAGE 27, PROVIDING FOR SEVERABILITY; REPEALING OF ALL ORDINANCES AND APPENDICES IN CONFLICT; PROVIDING FOR CORRECTION OF SCRIVENER ERRORS; AND PROVIDING AN EFFECTIVE DATE.

At the public hearing, all interested parties may appear and be heard with respect to the proposed ordinance. Copies of the proposed ordinance, the Staff Report, and related materials are available for public inspection at the Office of the City Clerk, 15100 NW 142nd Terrace, Monday-Thursday between the hours of 7:30 a.m. to 6:00 p.m. the Thursday prior to the City Commission meeting. Written comments on the proposed ordinance may be sent to the following address: City of Alachua, Compliance & Risk Management Department, 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 these public hearings, you will need to ensure that a verbatim record is made. 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 - July 11, 2024)

AFFIDAVIT FOR POSTED LAND USE SIGN

RECEIVED
JUL 08 2024

I David Dalia, POSTED THE LAND USE
(Name)
SIGN ON 07/08/24 FOR THE Tara Baywood Phase 2 Final Plat
(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.

David Dalia
(Signature)

Six (6)
(Number of signs)

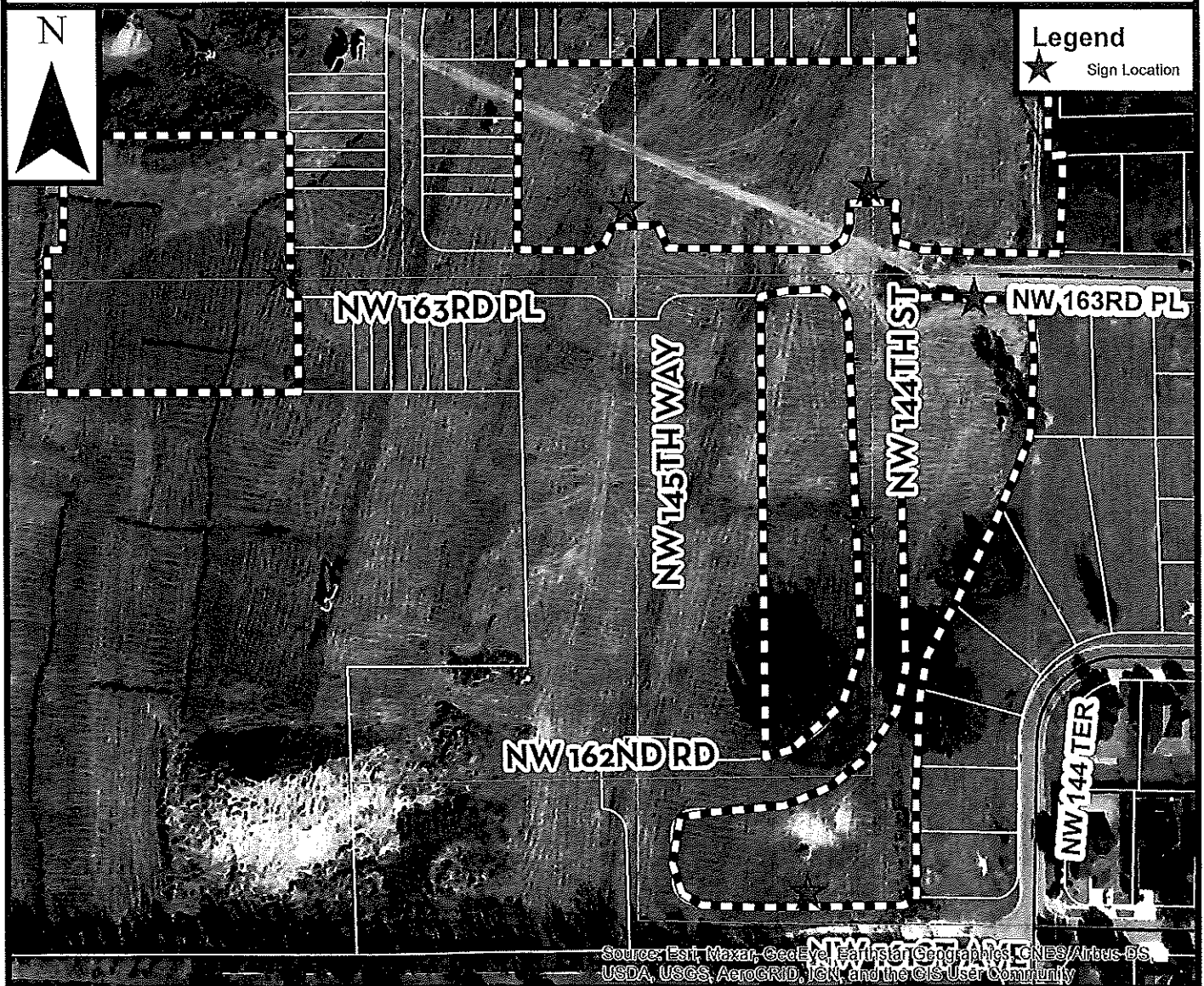
IMPORTANT INFORMATION REGARDING POSTED NOTICE SIGNS

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.

Tara Baywood Ph 2 Final Plat

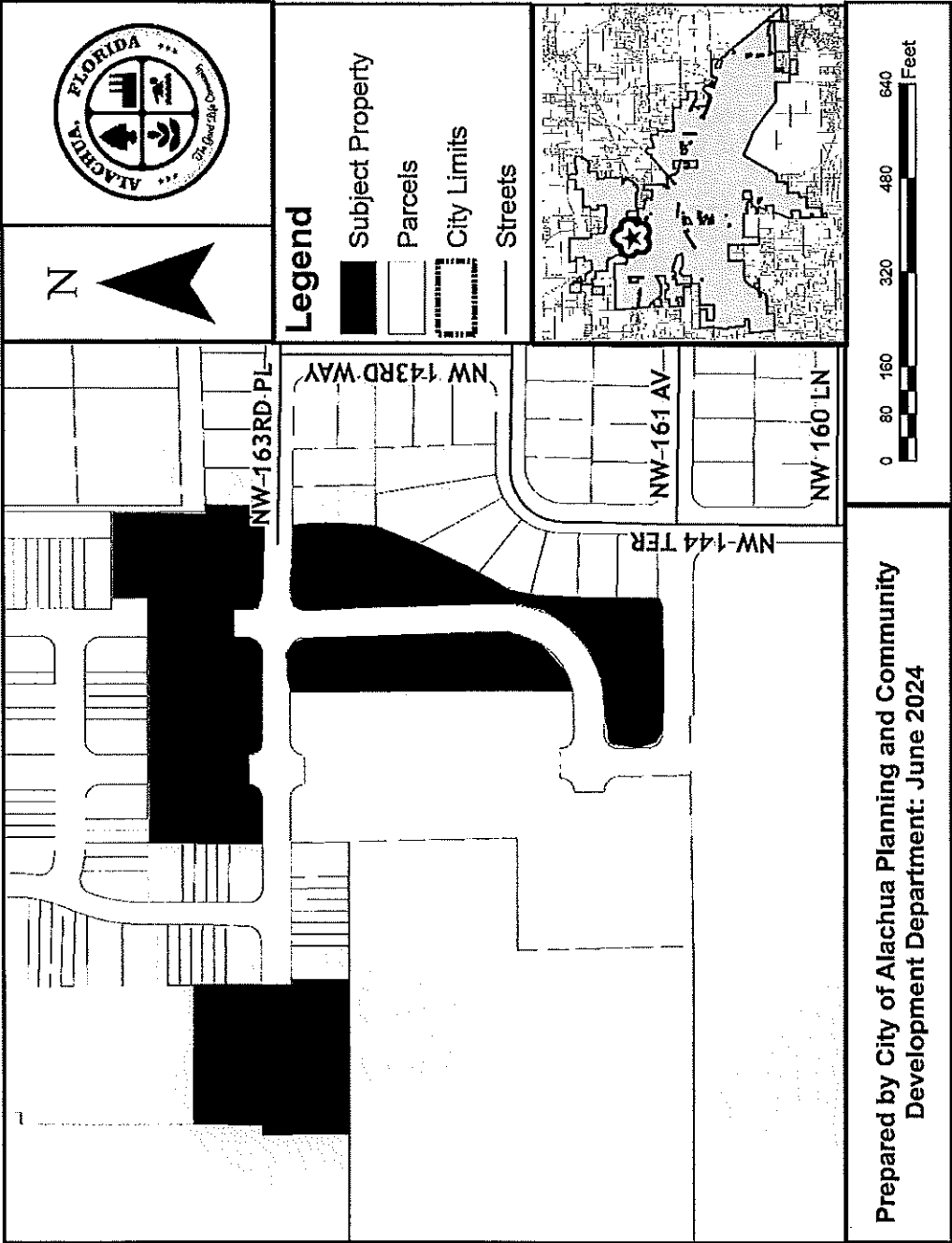


Prepared by the City of Alachua
Planning & Community Development Department
Prepared December 2020

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 65 130 260
Feet

Notice is hereby given that the City Commission of the City of Alachua will hold a public hearing. 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 Logan B. Peters, P.E., of JBrown Professional Group, Inc., applicant and agent, for Tara Baywood, LLC., property owner, for consideration of the Final Plat for Tara Baywood Phase 2. The final plat proposes to subdivide a ±6.64-acre subject property into a total of 67 lots with associated common areas and road right-of-way. The subject property is located south of Tara Forest East, north of Lowe's Home Improvement, and west of the Baywood subdivision. Consisting of a portion of Tax Parcel Number 03067-063-000; Future Land Use Map (FLUM) Designation: Medium Density Residential; Zoning: Residential Single Family -6 (RSF-6).

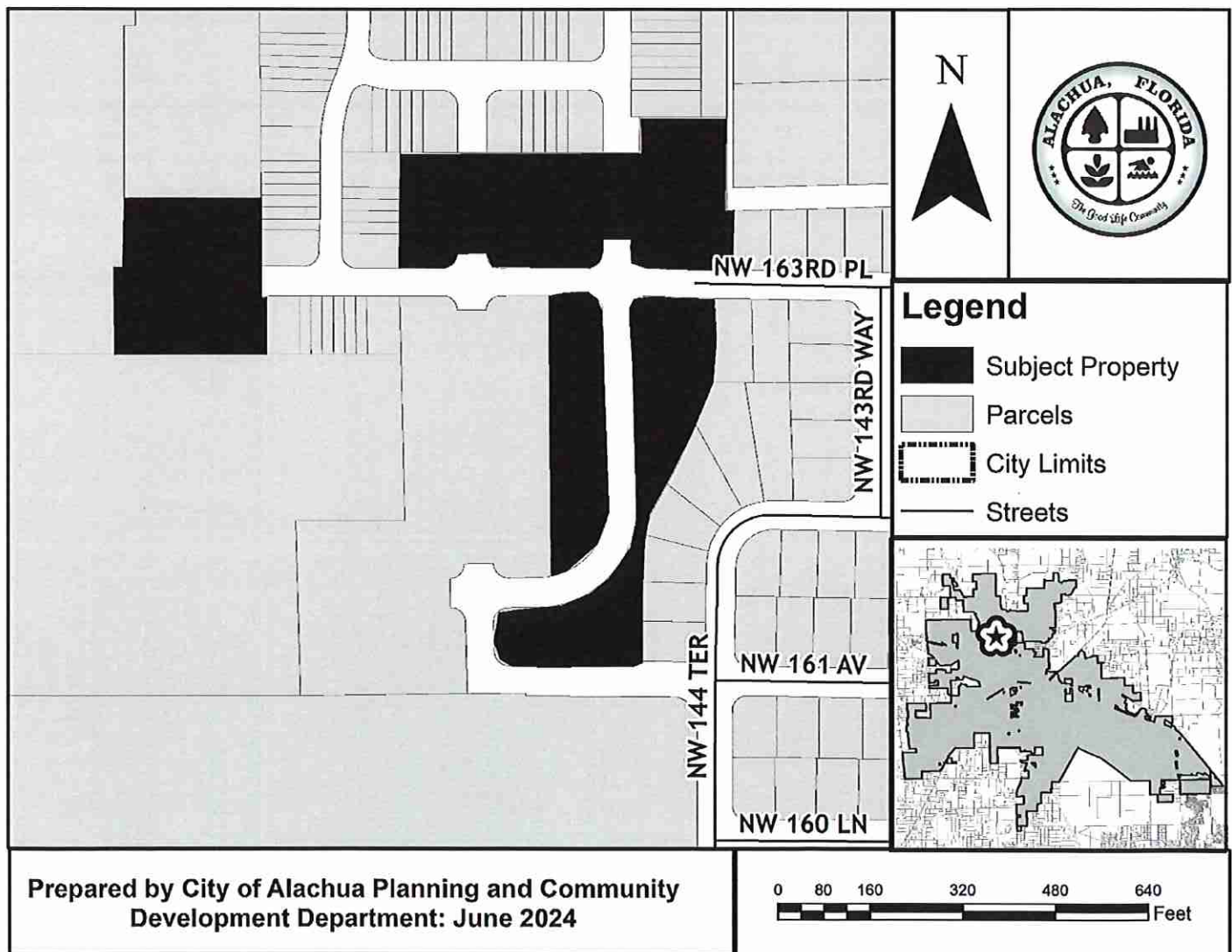


JULY 22, 2024 @ 6:00 PM

NOTICE OF PUBLIC HEARING BEFORE THE CITY COMMISSION OF THE CITY OF ALACHUA, FLORIDA

Notice is hereby given that the City Commission of the City of Alachua will hold a public hearing on July 22, 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 Logan B. Peters, P.E., of JBrown Professional Group, Inc., applicant and agent, for Tara Baywood, LLC., property owner, for consideration of the Final Plat for Tara Baywood Phase 2. The final plat proposes to subdivide a ±6.64-acre subject property into a total of 67 lots with associated common areas and road right-of-way. The subject property is located south of Tara Forest East, north of Lowe's Home Improvement, and west of the Baywood subdivision. Consisting of a portion of Tax Parcel Number 03067-063-000; Future Land Use Map (FLUM) Designation: Medium Density Residential; Zoning: Residential Single Family -6 (RSF-6).



03067-000-000
TARA FOREST LLC
7717 NW 20TH LN
GAINESVILLE, FL 32605

03067-006-000
ALACHUA DEVELOPMENT CO LLC
16469 BRIDLEWOOD CIR
DELRAY BEACH, FL 33445

03067-060-034
TARROBAL JOEL CONRAD W & RIA C
14387 NW 160TH LN
ALACHUA, FL 32615

03067-061-037
TAOPO EDWIN & MIDNITTE
14327 NW 160TH LANE
ALACHUA, FL 32615

03067-061-052
GIRALDO & MARTINEZ H/W
14344 NW 160TH LN
ALACHUA, FL 32615

03067-061-055
AMA GAINESVILLE INVESTMENTS
7475 SW 70TH LN
GAINESVILLE, FL 32608

03067-061-058
COBTY MAJIB & MARIE N
14325 NW 161ST AVE
ALACHUA, FL 32615

03067-061-065
HEWITT THOMAS C
14328 NW 161ST AVE
ALACHUA, FL 32615

03067-061-068
FLYNN PAUL S & LINDA
14388 NW 161ST AVE
ALACHUA, FL 32615

03067-062-071
AMA GAINESVILLE INVESTMENTS
7475 SW 70TH LN
GAINESVILLE, FL 32608

03067-001-000
TARA FOREST LLC
7717 NW 20TH LN
GAINESVILLE, FL 32605

03067-006-010
LOWES HOME CENTERS INC
1000 LOWES BOULEVARD TAXDEPT
MOORESVILLE, NC 28117

03067-061-035
YOUNG MACK H & GEORGIA MAE
14367 NW 160TH LANE
ALACHUA, FL 32615

03067-061-050
BUONSIGNORE MICHAEL W & MAMI
14304 NW 160TH LN
ALACHUA, FL 32615

03067-061-053
FABIANO CHRISTOPHER & GAYLE CRUZ
14364 NW 160TH LN
ALACHUA, FL 32615

03067-061-056
BROWN WYNDELL A & LATOSHA L
14365 NW 161ST AVE
ALACHUA, FL 32615

03067-061-059
THOMAS CURTIS L & CANDACE M
14305 NW 161ST AVE
ALACHUA, FL 32615

03067-061-066
MYLEK DENNIS JAMES & EDITH
14348 NW 161ST AVE
ALACHUA, FL 32615

03067-062-069
YOUNG RAMONE R
14385 NW 162ND PL
ALACHUA, FL 32615

03067-062-072
AMA GAINESVILLE INVESTMENTS
7475 SW 70TH LN
GAINESVILLE, FL 32608

03067-005-000
TARA FOREST LLC
7717 NW 20TH LN
GAINESVILLE, FL 32605

03067-060-033
COOK DAVID P JR
14392 NW 159TH LN
ALACHUA, FL 32615

03067-061-036
WILSON TANGELA M
14347 NW 160TH LN
ALACHUA, FL 32615

03067-061-051
WOODARD TERRI M
14324 NW 160TH LN
ALACHUA, FL 32615

03067-061-054
MATHIS STANLEY P & ANTOINETTE L
14384 NW 160TH AVE
ALACHUA, FL 32615

03067-061-057
NGUYEN TONY M & TOMOKO S
14345 NW 161ST AVE
ALACHUA, FL 32615

03067-061-064
SANDERS BRYAN & AMANDA
14308 NW 161ST AVE
ALACHUA, FL 32615

03067-061-067
LEVY SETH G & MONIQUE DE SOUZA E
14368 NW 161ST AVE
ALACHUA, FL 32615

03067-062-070
AKRIDGE MICHAEL D & SHATEKA
14365 NW 162ND PL
ALACHUA, FL 32615

03067-062-073
AMA GAINESVILLE INVESTMENTS
7475 SW 70TH LN
GAINESVILLE, FL 32608

JUL 08 2024

03067-062-082
AMA GAINESVILLE INVESTMENTS
7475 SW 70TH LN
GAINESVILLE, FL 32608

03067-062-085
PATEL KALPESH
16273 NW 143RD WAY
ALACHUA, FL 32615

03067-062-088
DEJESUS BERMAN
14290 NW 163RD PL
ALACHUA, FL 32615

03067-062-091
AMA GAINESVILLE INVESTMENTS
7475 SW 70TH LN
GAINESVILLE, FL 32608

03067-062-094
AMA GAINESVILLE INVESTMENTS THREE
7475 SW 70TH LN
GAINESVILLE, FL 32608

03067-062-097
AMA GAINESVILLE INVESTMENTS
7475 SW 70TH LN
GAINESVILLE, FL 32608

03067-062-100
AMA GAINESVILLE INVESTMENTS
7475 SW 70TH LN
GAINESVILLE, FL 32608

03067-062-103
AMA GAINESVILLE INVESTMENTS
7475 SW 70TH LN
GAINESVILLE, FL 32608

03067-062-106
AMA GAINESVILLE INVESTMENTS
7475 SW 70TH LN
GAINESVILLE, FL 32608

03067-601-004
ALACHUA DEVELOPMENT CO LLC
16469 BRIDLEWOOD CIR
DELRAY BEACH, FL 33445

03067-062-083
AMA GAINESVILLE INVESTMENTS
7475 SW 70TH LN
GAINESVILLE, FL 32608

03067-062-086
WILLIAMS RAYMOND A & SHARON J
16293 NW 143RD WAY
ALACHUA, FL 32615

03067-062-089
SORRELL ALBERT L & PAMELA E
14304 NW 163RD PL
ALACHUA, FL 32615

03067-062-092
AMA GAINESVILLE INVESTMENTS
7475 SW 70TH LN
GAINESVILLE, FL 32608

03067-062-095
AMA GAINESVILLE INVESTMENTS THREE
7475 SW 70TH LN
GAINESVILLE, FL 32608

03067-062-098
AMA GAINESVILLE INVESTMENTS
7475 SW 70TH LN
GAINESVILLE, FL 32608

03067-062-101
AMA GAINESVILLE INVESTMENTS
7475 SW 70TH LN
GAINESVILLE, FL 32608

03067-062-104
AMA GAINESVILLE INVESTMENTS
7475 SW 70TH LN
GAINESVILLE, FL 32608

03067-063-000
TARA BAYWOOD LLC
7717 NW 20TH LN
GAINESVILLE, FL 32605

03076-000-000
SHARMA LATIKA
4870 DEER LAKE DR E STE 2318
JACKSONVILLE, FL 32246

03067-062-084
AMA GAINESVILLE INVESTMENTS
7475 SW 70TH LN
GAINESVILLE, FL 32608

03067-062-087
ODUM RONNIE & LEEANNE J
14282 NW 163RD PL
ALACHUA, FL 32615

03067-062-090
CRISWELL JOHNATHAN
14324 NW 163RD PL
ALACHUA, FL 32615

03067-062-093
AMA GAINESVILLE INVESTMENTS
7475 SW 70TH LN
GAINESVILLE, FL 32608

03067-062-096
AMA GAINESVILLE INVESTMENTS
7475 SW 70TH LN
GAINESVILLE, FL 32608

03067-062-099
AMA GAINESVILLE INVESTMENTS
7475 SW 70TH LN
GAINESVILLE, FL 32608

03067-062-102
AMA GAINESVILLE INVESTMENTS
7475 SW 70TH LN
GAINESVILLE, FL 32608

03067-062-105
AMA GAINESVILLE INVESTMENTS
7475 SW 70TH LN
GAINESVILLE, FL 32608

03067-601-000
ALACHUA DEVELOPMENT CO LLC
16469 BRIDLEWOOD CIR
DELRAY BEACH, FL 33445

03080-000-000
DESUE & WHITLEY
823 PINE ST
STARKE, FL 32091

MAILED

JUL 08 2024

03080-001-000
HAILE ELAINE D
802 OAK ST
STARKE, FL 32091

03081-002-000
KIRKLAND MARY L
1275 NE 136TH TER #1
NORTH MIAMI, FL 33161

03081-000-000
BAKER & LUNDY
14317 NW 165TH PL
ALACHUA, FL 32615

03081-003-000
RESHARD SHARON BARNES
PO BOX 2134
ALACHUA, FL 32616

03081-001-000
SMITH H E
18125 NW 42ND PL
OPA LOCKA, FL 33055

MAILED
JUL 08 2024

Antoinette Endelicato
5562 NW 93rd Avenue
Gainesville, FL 32653

Richard Gorman
5716 NW 93rd Avenue
Alachua, FL 32653

President
TCMOA
1000 Turkey Creek
Alachua, FL 32615

Jeannette Hinsdale
P.O. Box 1156
Alachua, FL 32616

Tamara Robbins
PO Box 2317
Alachua, FL 32616

Jean Calderwood
14095 NW 174th Ave
Alachua, FL 32615

Carrie Luke
16611 NW 138th Ave.
Alachua, FL 32615

Joseph & Phyllis Strickland
14103 NW 156th Place
Alachua, FL 32615

Dan Rhine
288 Turkey Creek
Alachua, FL 32615

Peggy Arnold
410 Turkey Creek
Alachua, FL 32615

Linda Dixon, AICP
Assistant Director Planning
PO Box 115050
Gainesville, FL 32611

Lynn Coullias
7406 NW 126th Ave
Alachua, FL 32615

Michele L. Lieberman
County Manager
12 SE 1st Street
Gainesville, FL 32601

Lisia Jenkins
P.O. Box 1071
Alachua, FL 32616

Dena Courtney
P.O. Box 1215
High Springs, FL 32655

Lynn Herten
19005 NW 138th Ave
Alachua, FL 32615

Tom Gorman
9210 NW 59th Street
Alachua, FL 32653

David Forest
23 Turkey Creek
Alachua, FL 32615

Craig Parenteau
FL Department of Environmental Protection
4801 Camp Ranch Road
Gainesville, FL 32641

Lynda Coon
7216 NW 126 Avenue
Alachua, FL 32615

Bonnie Flynn
16801 NW 166th Drive
Alachua, FL 32615

Shasta Schoellhorn
15907 NW 188th St.
Alachua, FL 32615

George & Joan Walker
12910 NW 151 Rd
Alachua, FL 32615

MAILED

JUL 08 2024



City of Alachua

Planning & Community Development Department

Staff Report

City Commission Hearing Date: Quasi-Judicial Hearing

July 22, 2024

SUBJECT:	A request for consideration of the final plat of Tara Baywood Phase 2, which proposes the subdivision of a ±6.64 acre subject property into a total of 67 single family attached lots, with associated right-of-way and common areas
APPLICANT/AGENT:	Logan Peters, P.E. of JBPro, Inc.
PROPERTY OWNER:	Tara Baywood, LLC
LOCATION:	North of Lowe's Home Improvement, west of Baywood subdivision, south of Tara Forest East
PARCEL ID NUMBERS:	03067-063-000
FLUM DESIGNATION:	Medium Density Residential
ZONING:	Residential Single Family- 6 (RSF-6)
OVERLAY:	NA
ACREAGE:	±6.64 acres
PROJECT PLANNER:	Adam Hall, AICP, Principal Planner
RECOMMENDATION:	Staff recommends that the City Commission: 1. Approve the Final Plat of Tara Baywood Phase 2 ("Final Plat"); 2. Approve the "Subdividers Agreement for Tara Baywood Phase 2" ("Subdividers Agreement"); and, 3. Authorize the Mayor and City Attorney to sign the Final Plat and Subdividers Agreement;

RECOMMENDED MOTION:

Based upon the competent substantial evidence presented at this hearing, the presentation before this Commission, and Staff's recommendation, this Commission finds the application to be consistent with the City of Alachua Comprehensive Plan and in compliance with the Land Development Regulations and therefore this Commission:

1. Approve the Final Plat of Tara Baywood Phase 2 ("Final Plat");
2. Approve the "Subdividers Agreement for Tara Baywood Phase 2" ("Subdividers Agreement"); and,

SUMMARY

This application is a request by Logan Peters, P.E., of JBPro, Inc., applicant and agent Tara Baywood, LLC, property owner, for consideration of the final plat of Tara Baywood Phase 2, which proposes the subdivision of the ±6.64 acre subject property into a total of 66 lots, with associated right-of-way and common areas.

The subject property consists of Parcel Number 03067-063-000, and is located west of Baywood Subdivision, and north of Lowe's Home Improvement Store.

Development within the proposed subdivision will connect to potable water and wastewater facilities. Stormwater for the proposed development will be conveyed to two proposed stormwater retention areas. An analysis of the development's impact on other public facilities, including transportation, potable water, sanitary sewer, solid waste, and public schools, is provided within this report. The proposed subdivision will connect to the City's existing roadway system at NW 163rd Place, and NW 161st Ave.

Section 2.4.10(G)(5) of the City's Land Development Regulations (LDRs) establishes the requirements for a final plat. An analysis of the application's compliance with the applicable standards of this section has been provided within this report.

The preliminary plat for Tara Baywood was originally approved by the City Commission on June 8, 2020, and received an extension of the development order per §252.363 , F.S., on October 26, 2023. The phasing schedule for the preliminary plat was amended by the City Commission on November 15, 2021. The construction plans for Tara Baywood Phase 1 and 2 were approved administratively (as per Section 2.4.10(G)(3) of the City's Land Development Regulations (LDRs)) on July 20, 2022.

Illustration 1. Sheet 1, Tara Baywood Preliminary Plat

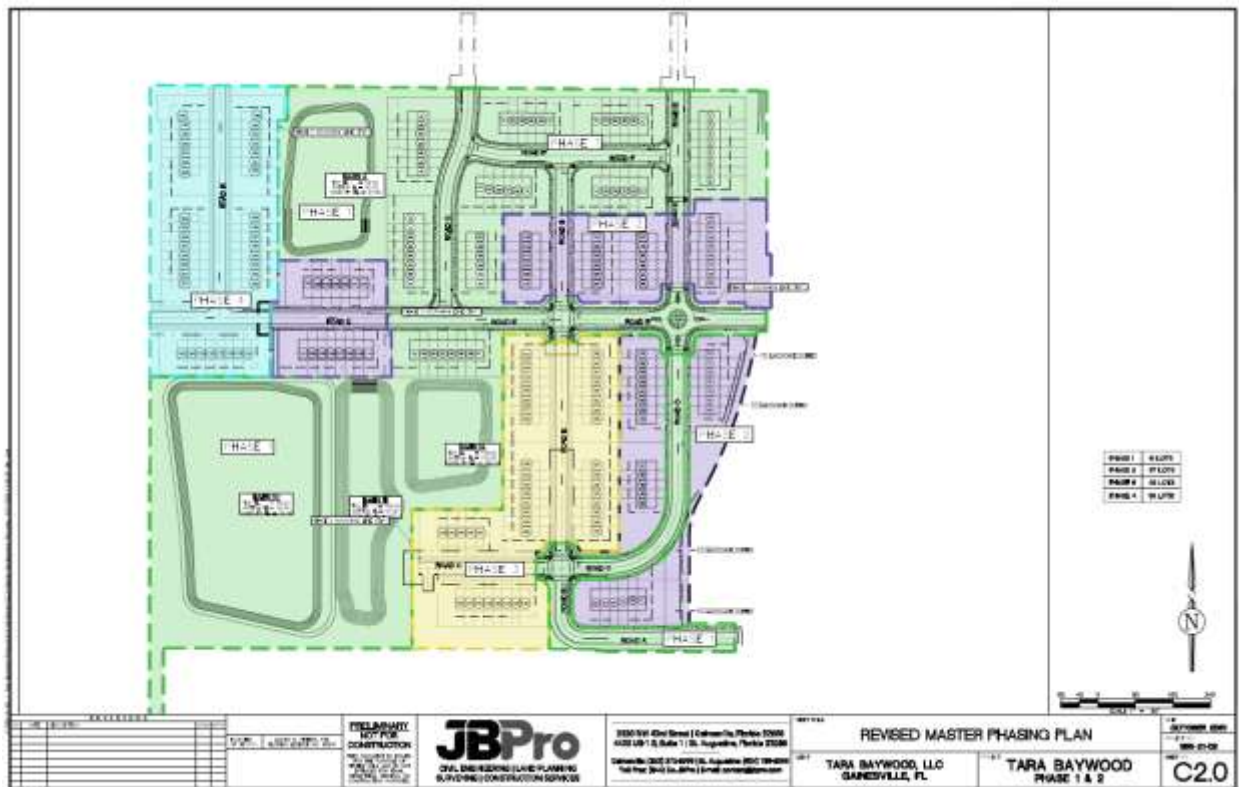
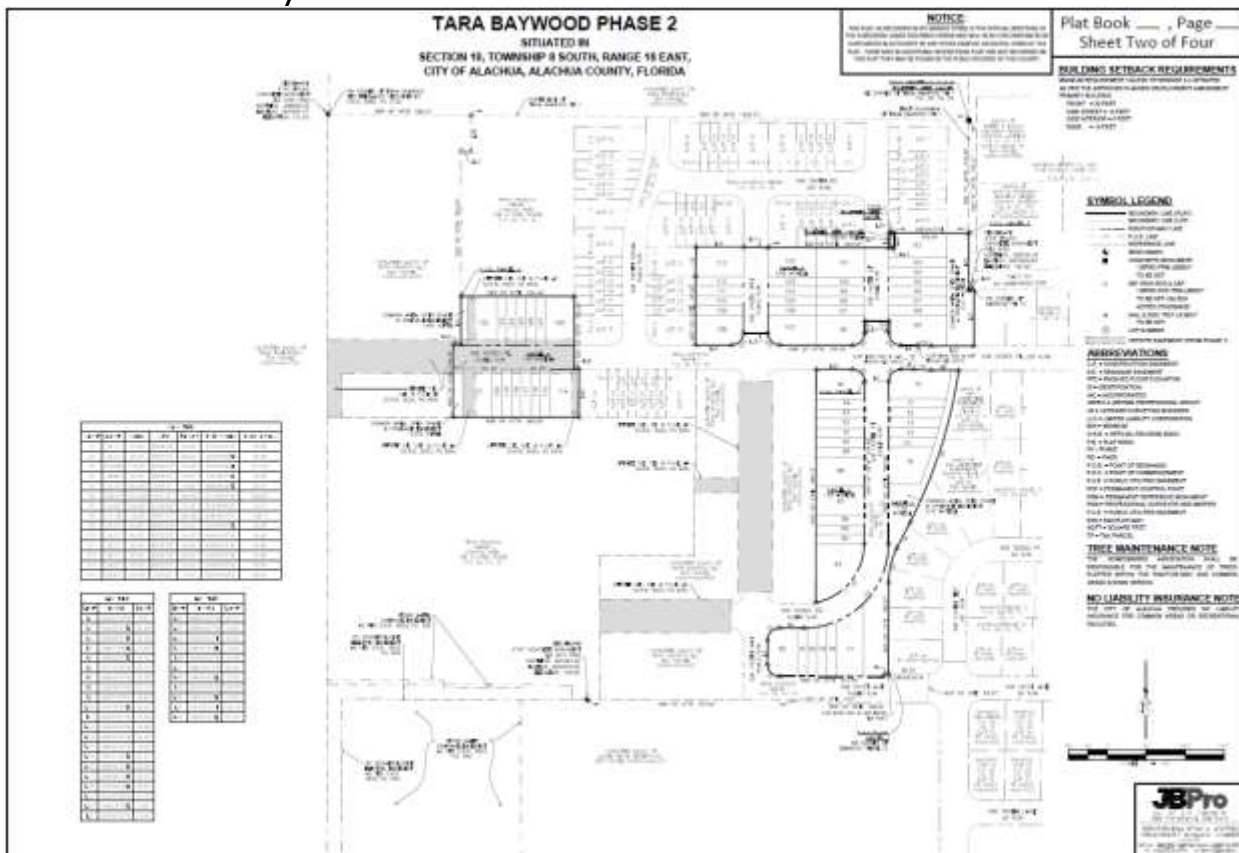


Illustration 2. Tara Baywood Phase 1 Final Plat



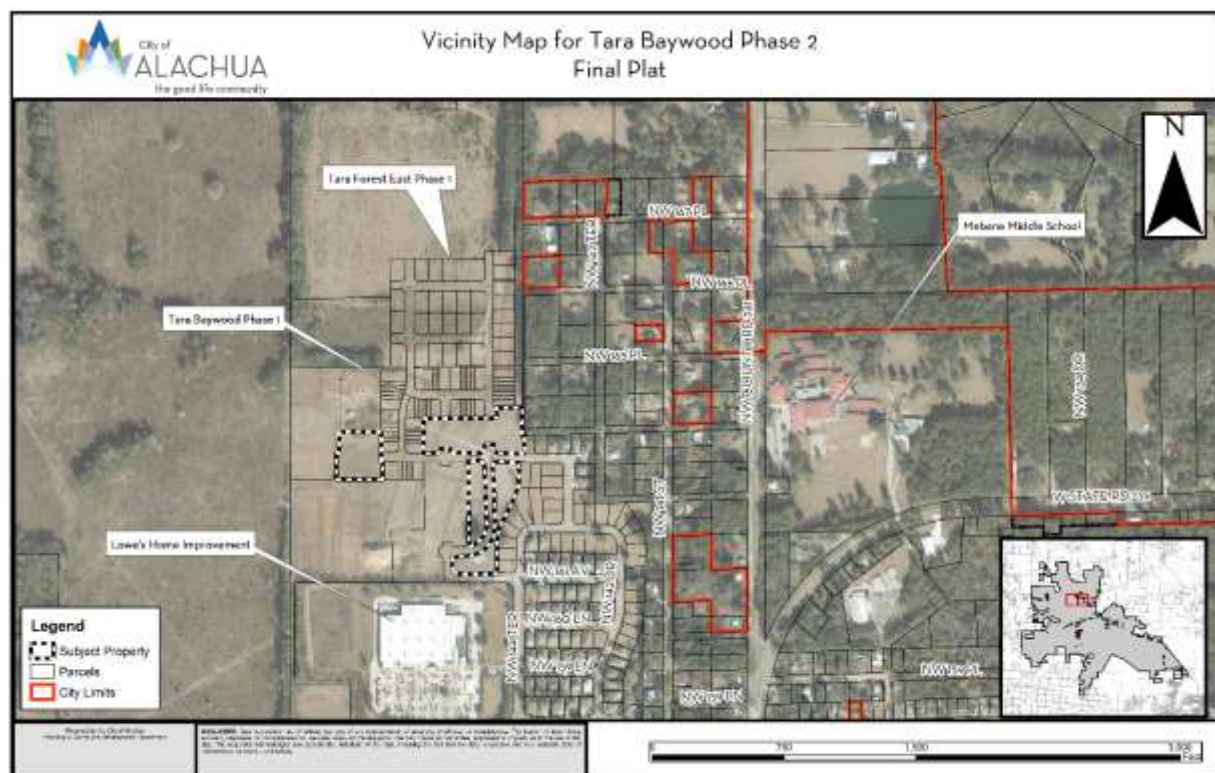
SURROUNDING USES

The existing uses, Future Land Use Map (FLUM) Designations, and zoning districts of the surrounding area are identified in Table 1. Map 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. 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 Residential Lands	Medium Density Residential	Residential Single Family-6 (RSF-6)
South	Lowe's Home Improvement Store	Commercial	Commercial Intensive (CI)
West	Vacant Lands	Medium Density Residential	Residential Single Family-6 (RSF-6)
East	Single Family Residential (Baywood Subdivision)	Medium Density Residential	Residential Single Family - 6 (RSF-6)

Map 1. Vicinity Map



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.

Future Land Use Element

GOAL 1: Future Land Use Map 2025:

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 of Alachua shall establish three Residential land use categories to ensure an orderly urban growth pattern that makes the best use of available lands for residential development.

Policy 1.2.c: Medium Density Residential (4 to 8 dwelling units per acre): The Medium Density Residential land use category allows residential development at a density of 4 dwelling units per acre to 8 dwelling units per acre, as well as small-scale neighborhood commercial and mixed use developments. The following uses are allowed in the Medium Density Residential land use category:

1. Single family attached and 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 quadplexes;
6. Apartments and townhomes;
7. Live/work units;
8. Residential Planned Unit Developments;
9. Traditional Mixed-use Neighborhood Planned Developments; and,
10. Supporting community services such as schools, houses of worship, parks, and community centers

Analysis of Consistency with Goal 1, Objective 1.2, and Policy 1.2.c: The proposed final plat would comply with this Policy as the maximum number of dwelling units per acre would not be exceeded, and the uses proposed are consistent with the uses allowed under this policy.

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 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 of Consistency with Objective 5.1 and Policies 5.1.a - e: Based on the environmental assessment provided by the applicant, there are no significant environmental resources that would limit or impact development, except for the presence or potential presence of gopher tortoises. As a condition of approval, the applicant was required to provide a 100% gopher tortoise survey, which was completed on July 18, 2021 by Creative Environmental Solutions.

- 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.

Analysis of Consistency with Objective 5.2: The subject property is located within the City's potable water and wastewater service areas, as defined in Policies 1.2.a and 4.2.a of the Community Facilities and Natural Groundwater Aquifer Recharge Element of the Comprehensive Plan, and will be required to connect to the City of Alachua's potable water and wastewater system.

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 of Consistency with Goal 9 and Policy 9.2: The subject property is within the potable water and wastewater service area. Any development of the subject property will be required to connect to the potable water and wastewater systems at the time of development.

Housing Element

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.

Analysis of Consistency with Policy 1.1.a: This project would support additional housing within the City, thereby furthering Policy 1.1.a.

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.

Analysis of Consistency with Policy 1.2.b: An analysis of the impacts to recreation facilities has been provided within this report. The proposed rezoning would not result in a failure of the City's adopted level of service for recreation and park area.

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 of Consistency with Objective 1.1: An analysis of the impacts to transportation facilities has been provided within this report. The proposed development would not result in a decrease in the level of service for transportation facilities monitored for concurrency.

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 . 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 of Consistency with Policy 1.2.a: The subject property is located within the wastewater service area, and any future development on the subject property will be required to connect to the 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 of Consistency with Objective 2.1.a: An analysis of the impacts to solid waste facilities has been provided within this report. The proposed development would not result in a decrease in the level of service for solid waste disposal 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 of Consistency with Policy 4.1.b: 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 the 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, and location and habitat requirements for any listed species identified. De minimus threshold

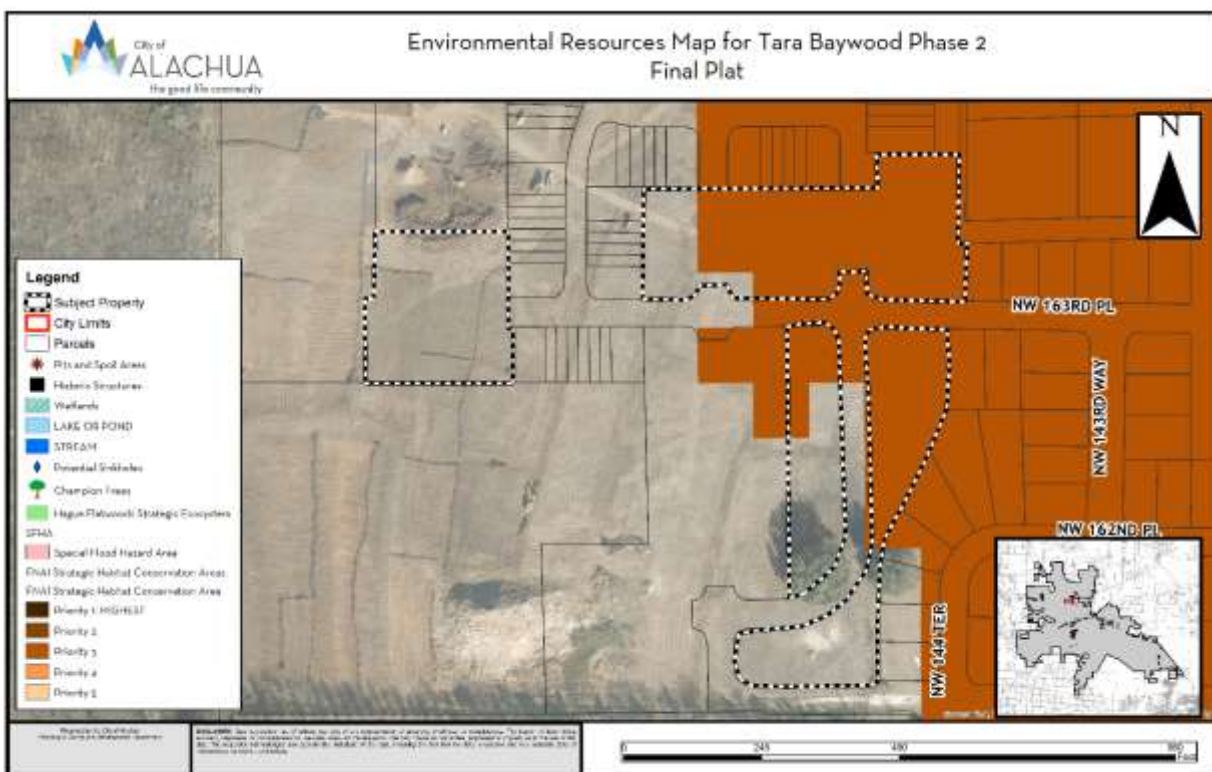
for properties required to complete the inventory shall be established in the City's Land Development Regulations.

Policy 1.3.e: The City's land use designations shall provide for the protection of threatened and endangered species.

Analysis of Consistency with Objective 1.3 and Policies 1.3.a - e: Based on the environmental assessment provided by the applicant, there are no significant environmental resources that would limit or impact development, except for the presence or potential presence of gopher tortoises. As a condition of approval, the applicant was required to provide a 100% gopher tortoise survey, which was completed on July 18, 2021.

ENVIRONMENTAL CONDITIONS ANALYSIS

Map 4. Environmental Features



Wetlands

According to National Wetlands Inventory, no potential wetlands are located on the subject property. Any wetlands identified must be delineated and protected in accordance with the applicable protection standards.

Evaluation: No wetlands have been identified on subject property. If wetlands are identified on subject property at a later time, the 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; therefore, there are no issues related to wetland protection.

Strategic Ecosystems

Strategic Ecosystems were identified by an ecological inventory project in a report prepared for Alachua County Department of Growth Management 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 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

Based on the environmental assessment provided by the applicant, there are no significant environmental resources that would limit or impact development, except for the presence or potential presence of gopher tortoises. 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: As a condition of the preliminary plat previously approved, the applicant was required to submit a 100% gopher tortoise survey for the subject property, which was completed on July 18, 2021. Phase 2 includes Priority 3 lands as described above.

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. If a soil is

assigned to a dual hydrologic group (A/D, B/D, or C/D), the first letter is for drained areas and the second is for undrained areas.

Table 2. Soil Analysis

Soil Type	Hydrologic Group	Drainage Class	Dwellings without basements	% of Subject Property (may not total to 100% due to rounding)
Fort Meade Fine Sand, 0 to 5 % slopes	A	Well drained	Not limited	1.5
Millhopper sand, 0 to 5 percent slopes	A	Moderately well drained	Not limited	0.3
Lochloosa fine sand, 2 to 5 % slopes	A	Somewhat poorly drained	Not limited	3.6
Lochloosa fine sand, 5 to 8 % slopes	B	Somewhat poorly drained	Not limited	56.9
Kendrick sand, 2 to 5 % slopes	B	Well drained	Not limited	9.9
Norfolk loamy fine sand, 5 to 8 % slopes	B	Well drained	Not limited	8.3

Evaluation: The soil types located within the subject property will not pose any significant limitations for dwellings without basements.

Flood Potential

Panels 0140D and 0120D 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 geologic features located on the subject property which 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

Section 2.4.10(G)(5)(d) of the City’s Land Development Regulations (LDRs) establishes the standards with which all final plats must be found to be compliant. The application has been reviewed for compliance with the standards of Section 2.4.10(G)(5)(d). An evaluation and findings of the application’s compliance with the applicable standards of Section 2.4.10(G)(5)(d) is provided below.

2.4.10(G)(5)(d) *Final plat standards*. The final plat for subdivision shall:

- (i) Comply with the standards contained in Article 7, *Subdivision Standards*;

Evaluation & Findings: The application has been reviewed for and is found to be in compliance with the applicable standards of Article 7, *Subdivision Standards*. Compliance with Article 7 is demonstrated collectively within the Preliminary Plat, Construction Plans, and Final Plat.

- (ii) Be in substantial conformance with the preliminary plat, and the construction plans;

Evaluation & Findings: The application has been reviewed for and is found to be in substantial conformance with the preliminary plat and construction plans.

- (iii) Be consistent with all other relevant provisions of these LDRs;

Evaluation & Findings: The application has been reviewed for and is found to be in compliance with all other applicable provisions of the LDRs, including but not limited to: Article 3, *Zone Districts*; Article 4, *Use Regulations*; Article 5, *Density, Intensity, and Dimensional Standards*; and Article 6, *Development Standards*.

- (iv) Be consistent with all other relevant City ordinances and regulations;

Evaluation & Findings: An evaluation of the application's consistency with the City's Comprehensive Plan has been provided within this report. The application is consistent with all other relevant City ordinances and regulations.

- (v) Address the provision of required public improvements in the following ways:
 - a. Submittal of a subdivider agreement in accordance with Subsection 2.4.10(G)(4) of this section, Subdivider agreement;
 - b. Provide the City with surety device in accordance with Section 7.4, Improvement guarantees for public improvements;

Evaluation & Findings: A subdivider agreement has been prepared in accordance with Subsection 2.4.10(G)(4.) The subdivider agreement (included within the supporting application materials attached as Exhibit "A" to this report) establishes the requirements for the construction of infrastructure, inspection of infrastructure during construction, and the maintenance guarantee for infrastructure improvements. The foregoing provisions within the subdivider agreement meet the requirements of Sections 2.4.10(G)(4) and 7.4 of the LDRs.

- (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.

Evaluation & Findings: The face of the plat provides all certificates as listed in Subsection 2.4.10(G)(5)(d)(vi).

PUBLIC FACILITIES IMPACT

The analysis of each public facility provided below represents an analysis of the impacts which would be generated by the proposed development, which consists of 67 single-family attached residential units.

At present, the impacts which would be generated by the proposed development are acceptable and are not anticipated to degrade the Level of Service (LOS) of any public facility. A final plat is a final development order so concurrency will be reserved, if the Plat is approved by the City Commission.

Table 2. Affected Comprehensive Plan Roadway Segment¹

Segment Number ^{2,3}	Segment Description	Lanes	Functional Classification	Area Type	LOS
5 (107)	US 441 (From SR 235 to I-75)	4/D	Principle Arterial	COMM	D
12	CR 241 (From NW SR 235 to North City Limit)	2/U	Major Collector	COMM	D

¹ Source: City of Alachua Comprehensive Plan, Traffic Circulation Element.
² For developments generating 1,000 trips or greater, affected roadway segments are identified as all those wholly or partially located within .1 mile of the development's ingress/egress, or to the nearest intersecting major street, whichever is greater, and all roadway segments for which the proposed development's impacts are 5% or greater on the Maximum Service Volume (MSV) of the roadway [Section 2.4.14(H)(2)(b) of the LDRs].
³ FDOT roadway segment number shown in parenthesis. For the purposes of concurrency management, COA Comprehensive Plan segments that make up a portion of a larger FDOT roadway segment will be evaluated together when determining post development roadway capacity.

Table 3. Potential Trip Generation¹

	Land Use	AADT (Enter/Exit)	AM Peak Hour (Enter/Exit)	PM Peak Hour (Enter/Exit)
Tara Baywood Phase 2 Final Plat	Single Family Housing (Attached) ² (ITE Code 215)	482 (241/241)	37 (9/28)	41 (25/16)

¹ Source: ITE Trip Generation, 10th Edition.
² Formulas: AADT - 7.20 trips per dwelling unit x 67 dwelling units (50% entering/50% exiting); AM Peak Hour - 0.55 trips per dwelling unit x 67 dwelling units (25% entering/75% exiting); PM Peak Hour - .61 trips per dwelling unit x 67 dwelling units (62% entering/38% exiting).

Table 4. Potential Impact on Affected Comprehensive Plan Roadway Segments

AADT Analysis	US 441 (from SR 235 to I-75) ¹	CR 241 (From NW SR 235 to North City Limit)
Maximum Service Volume ²	39,000	15,120
Existing Traffic ³	25,096	1,578
Reserved Trips ⁴	3,107	0
Available Capacity ⁴	10,797	13,542
Potential Impact Generated by Proposed Final Plat ⁵	386	96
Residual Capacity after Proposed Plat⁶	10,411	13,446
PM Peak Hour Traffic Analysis	US 441 (from SR 235 to I-75) ¹	CR 241 (From NW SR 235 to North City Limit)
Maximum Service Volume ²	3,510	1,359
Existing Traffic ³	2,198	150
Reserved Trips ⁴	268	0
Available Capacity ⁴	1,044	1,209
Potential Impact Generated by Proposed Final Plat ⁵	33	8
Residual Capacity after Proposed Plat⁶	1,011	1,201
¹ FDOT roadway segment number shown in parenthesis. For the purposes of concurrency management, COA Comprehensive Plan segments that make up a portion of a larger FDOT roadway segment will be evaluated together when determining post development roadway capacity. ² 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. ³ Florida Department of Transportation, District Two, Level of Service Reporting Tool 2019, accessed April 7, 2021 ⁴ Source: City of Alachua June 2024 Development Monitoring Report. ⁵ Trip distribution: US 441 (from SR 235 to I-75): 80% ; CR 241 (from SR 235 to NCL): 20% ⁶ The application is for a Final Development Order. Facility capacity and concurrency will be reserved.		

Evaluation: It is anticipated that the proposed development will not adversely affect the Level of Service (“LOS”) for the affected roadway segment, and the potential impact of 67 single-family residential dwellings is therefore acceptable. This analysis is based on the maximum development potential of 67 single-family residential dwellings.

Potable Water Impacts

Table 5. Potable Water Impacts

System Category	Gallons Per Day
Current Permitted Capacity*	2,300,000
Less Actual Potable Water Flows*	1,548,250
Reserved Capacity*	401,945
Potential Potable Water Demand from Proposed Development **	18,425
Residual Capacity	331,380
Percentage of Permitted Design Capacity Utilized	85.59%
<i>Sources:</i> * City of Alachua June 2024 Development Monitoring Report **City of Alachua Comprehensive Plan Potable Water Level of Service of 275 gallons/du/ day	

Evaluation: The proposed development would increase the maximum potential demand from the development of the subject property to 18,425 gallons per day. This analysis is based on the maximum development potential of 67 single-family residential dwellings that would be permitted by the proposed Final Plat. Policy 4.1.c.3, of the Community Facilities Element of the City's Comprehensive Plan requires that no development orders be issued until additional capacity becomes available or funds to increase facility capacity are committed. The City is currently working on a new well-field project that has been funded and has initiated the process to increase permitted design capacity. It is anticipated that the proposed development will not adversely affect the Level of Service ("LOS") for potable water facilities, and the impacts are therefore acceptable.

Sanitary Sewer Impacts

Table 6. Sanitary Sewer Impacts

System Category	Gallons Per Day
Treatment Plant Current Permitted Capacity*	1,500,000
Less Actual Treatment Plant Flows*	764,000
Reserved Capacity*	376,009
Projected Potential Wastewater Demand from Proposed Development **	16,750
Residual Capacity	343,241
Percentage of Permitted Design Capacity Utilized	77.11%
<i>Sources:</i> *City of Alachua June 2024 Development Monitoring Report **City of Alachua Comprehensive Plan Potable Water Level of Service of 250 gallons/du/ day	

Evaluation: The proposed development would increase the maximum potential demand from the development of the subject property to 16,750 gallons per day. This analysis is based on the maximum development potential of 67 single-family residential dwellings that would be permitted by the proposed Final Plat. It is anticipated that the proposed development will not adversely affect the Level of Service ("LOS") for sanitary sewer facilities, and the impacts are therefore acceptable.

Recreational Impacts

Table 7a. 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	10.83
Potential Demand Generated by Development ³	0.86
Residual Recreational Capacity After Impacts	68.71
<i>Sources:</i> 1 City of Alachua June 2024 Development Monitoring Report. 2 2020 US Census; Policy 1.2.b, Recreation Element (Formula: 10,574 persons / [5 acres/1,000 persons]) 3 US Census Bureau; Policy 1.2.b, Recreation Element (Formula: 2.58 persons per dwelling x 67 dwellings / [5 acres/1,000 persons])	

Table 7b. Improved Passive Park Space Analysis

Minimum Improved Passive Park Space Required to Serve Existing Population & Reserved Capacity ¹	11.36 acres
Acreage Required to Serve Demand Generated by Development ²	0.17 acres
Total Area Required to Serve Existing Population, Reserved Capacity, & Demand Generated by Development	11.53 acres
Existing Improved Passive Park Space ¹	34.82 acres
Improved, Passive Park Space Utilized by Existing Population, Reserved Capacity, & Demand Generated by Development³	33.11 %
¹ Source: City of Alachua June 2024 Development Monitoring Report. ² Formula: Recreation Demand Generated by Development (0.86 acres) x 20%. ³ Formula: Total Improved Passive Park Space / (Acreage Required to Serve Existing Population + Reserved Capacity + Acreage Required to Serve Demand Generated by Development).	

Evaluation: The proposed development would increase the maximum potential demand from the development of the subject property by 0.86 acres, and for passive park space by 0.17 acres. It is anticipated that the proposed development will not adversely affect the Level of Service (“LOS”) of recreational facilities; therefore, the impacts are acceptable.

Solid Waste Impacts

Table 8. Solid Waste Impacts

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
Projected Solid Waste Demand from Application ³	691.44	126.19
New River Solid Waste Facility Capacity⁴	50 years	
Sources: ¹ 2020 US Census; Policy 2.1.a, CFNGAR Element (Formula: 10,574 persons x 0.73 tons per year) ² City of Alachua June 2024 Development Monitoring Report ³ Policy 2.1.a, CFNGAR Element (Formula: 2.58 persons per dwelling x 67 dwellings x 0.73 tons per year) ⁴ New River Solid Waste Facility, April 2024		

Evaluation: The proposed development would increase the maximum potential demand from the development of the subject property by approximately 126.19 tons per year. It is anticipated that the proposed development will not adversely affect the Level of Service (“LOS”) of solid waste; therefore, the impacts are acceptable.

Public School Impact

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. The development is anticipated to generate a demand for 8 student stations (4 elementary, 2 middle, and 2 high school). According to the School Capacity Review report submitted to the City by the School Board of Alachua County on May 15, 2024, the students generated by the proposed development can be reasonably accommodated for the five, ten, and twenty year planning periods at the elementary, middle, and high school levels.

EXHIBIT "A"
TO TARA BAYWOOD PHASE 2
FINAL PLAT
STAFF REPORT

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

City of Alachua

PUBLIC SCHOOL STUDENT GENERATION CALCULATION FORM

PROJECT #

APPLICATION DATE

05/07/2024

NAME & DESCRIPTION OF PROJECT

Tara Baywood - Phase 2

PROJECT ADDRESS (Contact 911 Addressing @ 352.338.7361)

N/A

Tax Parcel Numbers

03067-063-000

Acreage

6.64

DEVELOPMENT DATA (check all that apply)

☐ Single Family

☒ Multi Family

☐ Exempt (See exemptions on page 2)

Number of Units

Number of Units

67

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	0	units X 0.12 Elementary School Multiplier	0	Student Stations
MIDDLE	0	units X 0.06 Middle School Multiplier	0	Student Stations
HIGH	0	units X 0.09 High School Multiplier	0	Student Stations

MULTI FAMILY RESIDENTIAL DEVELOPMENT STUDENT GENERATION CALCULATIONS

ELEMENTARY	67	units X 0.06 Elementary School Multiplier	4	Student Stations
MIDDLE	67	units X 0.03 Middle School Multiplier	2	Student Stations
HIGH	67	units X 0.03 High School Multiplier	2	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 : Tara Baywood - Phase 2

PROJECT #: 398-21-02

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

4

- ☒ Capacity Available
☐ Capacity Available in 5 yrs*
☐ Capacity Available in Adjacent SCSA

Available Capacity 368

Available Capacity

Available Capacity

Middle SCSA

Mebane

Capacity Required

2

- ☒ Capacity Available
☐ Capacity Available in 5 yrs*
☐ Capacity Available in Adjacent SCSA

Available Capacity 406

Available Capacity

Available Capacity

High SCSA

Santa Fe

2

- ☒ Capacity Available
☐ Capacity Available in 5 yrs*
☐ Capacity Available in Adjacent SCSA

Available Capacity 142

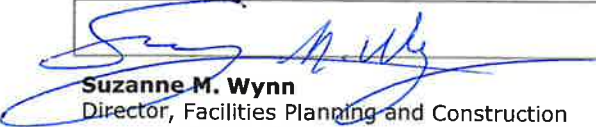
Available Capacity

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:

5/15/2024

City of Alachua Staff

A complete application for the development project was accepted on

Date:

January 18, 2024

Signed:

Adam

Printed Name:

Hall

Digitally signed by Adam Hall
DN: cn=Adam Hall, o=City of
Alachua, ou=Planning and
Community Development,
email=ahall@cityofalachua.com,
c=US
Date: 2024.05.08 15:24:15 -0400

MEMORANDUM

JOB NO. 22-0159.13



To: Adam Hall
From: Austin Blazs
Date: March 11, 2024
RE: Plat Review Comments per Section 177, Part 1, and the City of Alachua requirements:

Per 177.041, a title opinion letter is required with all plat submittals. This surveyor did not receive a copy of the title opinion letter to review along the proposed plat.

Plat:

1. No comments.

Austin Blazs, PSM 7401



City of Alachua

MIKE DAROZA
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN

February 6, 2024

Sent by electronic mail to logan.peters@jbpro.com

Logan Peters, P.E.
JBPro
3530 NW 43rd Street
Gainesville, FL 32606

RE: Project Assistance Team (PAT) Summary: Tara Baywood Phase 2 Final Plat

Dear Ms Peters:

On January 18, 2024, the City of Alachua received your application for the Final Plat of Phase 2 of Tara Baywood. Preliminary Plat for Tara Baywood received approval from the City Commission on June 8, 2020. Phase 2 of the Tara Baywood project consists of a total of 67 lots with associated common areas and road right-of-way.

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 has been scheduled for Thursday, February 8, 2024 at 11 AM.

Please address all insufficiencies in writing and provide an indication as to how they have been addressed by **5:00 PM on Thursday, February 22, 2024**. A total of four (4) copies of the application package 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.

Please address the following:

1. Concurrency Analysis
 - a. Provide analysis of project's impact on transportation segment 5 (US 441 from SR 235 to I-75).
2. Compliance with Construction Plans
 - a. Minimum FFEs appear to vary with buildings. Verify minimum FFEs will not conflict with approved Construction Plans for Tara Baywood Phase 1 and 2. Previous discussion indicated that each building would be built with same finished floor elevation.
3. Article 7, Subdivision Standards
 - a. A note must be added to the plat that the HOA shall be responsible for maintenance of trees planted in rights-of-way and common areas in conformance with Subdividers Agreement and Section 7.8.1.

4. Draft Covenants, Conditions, & Restrictions (CCRs)
 - a. Per Section 7.7.2 (C) a statement must be included that the City provides no liability insurance for common areas or recreational facilities.
5. Miscellaneous
 - a. Health Department signature block is not required as project is serviced by City water and wastewater.
 - b. Display or note setbacks on the plat.
 - c. Street names have been submitted to e911 for verification.
 - d. Darken R/W labels on plat as some are difficult to read or are under hatching.
6. Public Services / Fire Rescue / Engineering Review Comments
 - a. The applicant must address all comments provided by Austin Blazs, PSM, of CHW, Inc. in a letter dated February 5, 2024.

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

Attachments

- c: Mike DaRoza, City Manager *(by electronic mail)*
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, AICP Candidate, Planner *(by electronic mail)*
Project File

Date: February 5, 2024
Re: Plat Review for Tara Baywood Phase 2
For: The City of Alachua

Plat Review Comments per Section 177, Part 1, and the City of Alachua requirements:

Per 177.041, a title opinion letter was not provided to this surveyor for review.

Plat:

1. Per City of Alachua requirements, item “f”, listed on Final Plat Application, the Vicinity Map should be no less than 1” = 2000’ and needs to show the acreage of the land being subdivided.
2. Per City of Alachua requirements, item “g”, the boundary survey prepared by R.M. Barrineau was completed in 2019, which is more than two years old.
3. Please add R/W dimensions to NW 145th Way and NW 144th St.
4. Per City of Alachua requirements, item “t”, building setback lines need to be shown on the plat.

Austin Blazs, PSM 7401



City of Alachua

MIKE DAROZA
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN

January 23, 2024

Sent by electronic mail to logan.peters@jbpro.com

Logan Peters, P.E.
JBPro
3530 NW 43rd Street
Gainesville, FL 32606

RE: Completeness Review: Tara Baywood Phase 2 Final Plat

Dear Ms Peters:

On January 18, 2024, the City of Alachua received your application for the Final Plat of Phase 2 of Tara Baywood. Preliminary Plat for Tara Baywood received approval from the City Commission on June 8, 2020. Phase 2 of the Tara Baywood project consists of a total of 67 lots with associated common areas and road right-of-way.

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, subject to the submission of Item 1 listed below.** Please address the following deficiencies no later than 5:00 PM on Wednesday, January 31, 2024.

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, 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 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 of the in-depth review will be discussed at a Planning Assistance Team (PAT) Meeting.

Please address the following:

1. **Final Plat Application Attachment #11, Mailing Labels:** No mailing labels were provided with the application for the persons and organizations on file with the City to receive

notice. These are available on the City's website or you may contact the staff planner to receive them.

2. **Final Plat Application - Preliminary Plat Condition:** Condition 2 of the Approved Preliminary Plat for Tara Baywood requires that a 100% gopher tortoise survey be provided for the area subject to the application. Please note that this will be a PAT Comment.

If you have any questions, please contact me at 386-418-6100 x 1603 or via e-mail at ahall@cityofalachua.com.

Sincerely,



Adam Hall, AICP
Principal Planner

c: Mike DaRoza, City Manager *(by electronic mail)*
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, AICP

January 5, 2023

Sent by electronic mail to logan.peters@jbpro.com

Logan Peters, P.E.
JBPro
3530 NW 43rd Street
Gainesville, FL 32606

RE: Completeness Review: Tara Baywood Phase 2 Final Plat

Dear Ms Peters:

On December 21, 2022, the City of Alachua received your application for the Final Plat of Phase 2 of Tara Baywood. Preliminary Plat for Tara Baywood received approval from the City Commission on June 8, 2020. Phase 2 of the Tara Baywood project consists of a total of 67 lots with associated common areas and road right-of-way.

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** as the following information is needed to begin the review of the application. Please address the following deficiencies no later than **5:00 PM on Tuesday, January 31, 2023**.

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 forty-five (45) calendar days, 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 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 of the in-depth review will be discussed at a Planning Assistance Team (PAT) Meeting.

Please address the following:

1. **Final Plat Application Section B:** Authorized agent affidavit has not been provided from Tara Baywood, LLC authorizing listed applicant to act as agent on their behalf for this application.
2. **Final Plat Application Attachment #3, Draft of Surety Instrument:** A draft surety instrument has not been provided. At a minimum, the type of surety instrument to be provided (e.g., letter of credit, performance bond, or cash deposit) must be known. Note - City templates and required information for a letter of credit and/or performance bond may be provided upon request. Staff notes that applicant is indicating that no surety may be required based on a separate LDR Text Amendment application.
3. **Final Plat Application Attachment #4, Certified Cost of Construction:** A certified cost of construction, signed and sealed by a registered professional engineer, of the cost for the construction of all public and private infrastructure improvements, has not been provided. Staff notes that applicant is indicating that no surety may be required based on a separate LDR Text Amendment application. The certified cost of construction must be provided prior to scheduling of any public hearing for this application.
4. **Final Plat Application Attachment #11, Mailing Labels:** No mailing labels were provided with the application.
5. **Final Plat Application - Preliminary Plat Condition:** Condition 2 of the Approved Preliminary Plat for Tara Baywood requires that a 100% gopher tortoise survey be provided for the area subject to the application.
6. **General Requirement - Digital Submission of Application:** Electronic submittal of application and all materials not provided to City.

If you have any questions, please contact me at 386-418-6100 x 1603 or via e-mail at ahall@cityofalachua.com.

Sincerely,



Adam Hall, AICP
Principal Planner

c: Mike DaRoza, City Manager *(by electronic mail)*
Kathy Winburn, AICP, Planning & Community Development Director *(by electronic mail)*
Justin Tabor, AICP, Principal Planner *(by electronic mail)*
Project File



City of
ALACHUA

THE GOOD LIFE COMMUNITY

FOR OFFICE USE ONLY

Case #: _____
Application Fee: \$ _____
Filing Date: _____
Completeness Date: _____
Review Type: CC

Major Subdivision – Final Plat Application

Reference City of Alachua Land Development Regulations (LDRs) Section 2.4.10

A. PROJECT

1. Project Name: Tara Baywood Phase 2
2. Preliminary Plat Approval Date: June 8, 2020
3. Construction Plans Approval Date: October 4th 2020
4. Phase/Unit Number (if applicable): Phase 2
5. Number of proposed lots/dwelling units: 67 Units
6. Housing Type (i.e., attached/detached units): Attached Single Family Residential
7. Address of Subject Property: N/A
8. Parcel ID Number(s): 03067-063-000
9. Existing Use of Property: Non-Agricultural Acreage
10. Future Land Use Map Designation: Medium Density Residential 4 to 8 units per acre
11. Zoning Designation: RSF-6
12. Acreage: 35.32

B. APPLICANT

1. Applicant's Status ☐ Owner (title holder) ☒ Agent
2. Name of Applicant(s) or Contact Person(s): Logan B. Peters P.E. Title: Project Manager
Company (if applicable): JBPro
Mailing address: 3530 NW 43rd Street
City: Gainesville State: FL ZIP: 32606
Telephone: 352-375-8999 FAX: 352-375-0833 e-mail: logan.peters@jbpro.com
3. If the applicant is agent for the property owner*:
Name of Owner (title holder): Tara Baywood, LLC
Mailing Address: 7717 NW 20th Lane
City: Gainesville State: FL ZIP: 32605

** Must provide executed Authorized Agent Affidavit or other acceptable documentation (as deemed acceptable by the City in its sole discretion) which authorizes 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: _____
2. Has the applicant discussed possible utility/infrastructure fees with the Public Services Department?
If no, contact the Public Services Department at 386-418-6140. ☒ Yes ☐ No

D. ATTACHMENTS

1. Plat, to include the following information and be prepared in accordance with the following criteria:
 - a. Sheet Size: 24" X 36" with 3" left margin and ½" top, bottom, and right margins.
 - b. Graphic scale, not to exceed one (1) inch equal to 50 feet.
 - c. Name of subdivision shall be shown in bold legible letters, as required by Chapter 177, Florida Statutes. The name of the subdivision shall be shown on each sheet included and shall have legible lettering of the same size and type including the words "section," "unit," "replat," "amended," etc.
 - d. Name and address of subdivider.
 - e. North arrow, graphic scale, and date of plat drawing.
 - f. Vicinity map showing location with respect to existing streets, landmarks, etc., and acreage of the subdivision. The vicinity map shall be drawn to show clearly the required information, but shall not less than one (1) inch to 2,000 feet.
 - g. Exact boundary line of the property, determined by a boundary survey, giving distances to the nearest one-hundredth foot and angles to the nearest minute, shall be balanced and closed with an apparent error of closure not to exceed one in 5,000. Survey shall be signed and sealed by the surveyor, and shall be no older than two (2) years.
 - h. Legal description of the property to be subdivided.
 - i. Acreage of adjacent land. If adjacent land is within a subdivision, identify the subdivision name, and recording information.
 - j. Location of streams, lakes, wetlands, and required buffers from such areas, and location of land designated as a special flood hazard area on FEMA FIRM panels.
 - k. Bearing and distance to permanent control points on the nearest existing street lines of bench marks or other permanent reference monuments [not less than three (3)].
 - l. When the City corporate limits traverse, are adjacent to, or are within 500 feet of the property, the boundary shall be accurately tied to the boundary lines of the subdivision by distance and angles.
 - m. The closest lot corner shall be accurately tied to the boundary lines of the subdivision by distance and angles.
 - n. Location, dimensions, and purpose of any land reserved or dedicated for public or common use.
 - o. Exact locations, width, and names of all streets within and adjacent to the subdivision.
 - p. Street right-of-way lines must show deflection angles of intersection, radii, and lines of tangents.
 - q. Lot lines, dimensions, and bearings must be shown to the nearest one hundredth (1/100) foot.
 - r. Lots must be numbered in numerical order. Additional phases of existing subdivisions shall continue numbering from previous phases.
 - s. Location and description of required permanent reference monuments and markers.
 - t. Building setback lines.
 - u. Covenants and restrictions notice in accordance with Chapter 177.091(28), Florida Statutes.
 - v. Dedication to the public by the owners of the land involved of all streets, drainage easements, and other rights-of-way however designated and shown on the plat for perpetual use for public purposes, including vehicular access rights where required.
 - w. If the property is encumbered by a mortgage, the owner of the mortgage shall join in the dedication or in some other manner subordinate the mortgagee's interest to the dedication of public right-of-way.
2. Title certification as required by Chapter 177.041, Florida Statutes.
3. Draft of proposed surety instrument for all public and private infrastructure improvements in accordance with the requirements set forth in Sections 6.10 and 7.4 of the LDRs (surety instrument shall be submitted to the City upon approval of the draft document and prior to any public hearing).
4. Cost of construction for all public and private infrastructure improvements (including but not limited to earthwork, stormwater, utilities (water and sewer lines / mains, electric system infrastructure, gas lines, etc.) roadways (streets, sidewalks, etc.) and landscaping in rights-of-way and common areas), signed and sealed by a registered professional engineer.
5. Proposed covenants and restrictions, if any. If the subdivision shall be subject to existing covenants and restrictions, an amendment to such covenants and restrictions shall be provided.
6. Concurrency Impact Analysis showing the impact on public facilities, including potable water, sanitary sewer, transportation, solid waste, recreation (for residential development), stormwater, and public schools (for residential development) in accordance with Section 2.4.14 of the LDRs.

7. 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).
8. Legal description of the property to be platted with tax parcel number: (1) on 8.5" x 11" paper; and (2) electronic file in Word format.
9. Legal descriptions and sketches for all off-site public utilities easements and legal descriptions and sketches of all property to be deeded to the City.
10. For residential subdivisions, City of Alachua Public School Student Generation Form.
11. One (1) set of mailing 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's web site) – and all persons/organizations registered to receive notice of development applications (current list may be obtained from the Planning & Community Development Department).
12. Proof of ownership (i.e., copy of deed).
13. Proof of payment of taxes.
14. Traffic Impact Analysis or Statement, as deemed applicable to the project by the City of Alachua in its sole discretion.
15. Environmental Assessment or Study, as deemed applicable to the project by the City of Alachua in its sole discretion.
16. Environmental Resource Permit (or Letter of Exemption) from the Suwannee River Water Management District (SRWMD) or Self-Certification for a Stormwater Management System in Uplands Serving Less than 10 Acres of Total Project Area and Less than 2 Acres of Impervious Surfaces from the Florida Department of Environmental Protection pursuant to Section 403.814(12), Florida Statutes.
17. If access is from a County Road, access management permit from Alachua County Public Works.
18. If access is from a State Road, access management permit from Florida Department of Transportation.

All applicable 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.

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.

Logan Peters
Signature of Applicant

Logan B. Peters, P.E.

Typed or printed name and title of applicant

Signature of Co-applicant

Typed or printed name and title of co-applicant

STATE OF FLORIDA
COUNTY OF ALACHUA

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

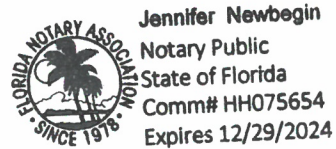
day of December 19, 2022, by Logan Peters who executed the same

and has _____ produced _____ as identification or ☒ is personally known to me.

Jennifer Newbegin
Signature of Notary

Print Name: Jennifer Newbegin
Notary Public, State of Florida

My Commission Expires: 12/29/2024



July 12, 2024

City of Alachua
P.O. Box 9
Alachua, FL 32616

Re: Proposed plats of Tara Baywood – Phase 2

Ladies and Gentlemen:

Pursuant to the requirements for the platting of lands in Alachua County, Florida, and the recording of said plats, this letter is written as a statement of the condition of the title of said lands as of the date of this opinion. I have examined the legal description for the proposed plat of the development, more particularly described in the enclosed Exhibit "A" (the "Property"), and find it to be accurate and further find that title to the Property as of the date of this opinion is vested in Tara Baywood, LLC, a Florida limited liability company. My examination of the title further reflects the lands to be free of liens and encumbrances except as follows:

1. All matters contained on the Plat of Tara Baywood Phase 1, as recorded in Plat Book 38, Page 55, to the extent the plated roadways provide access.
2. Terms and conditions as set forth in that certain Declaration of Covenants, Conditions and Restrictions by and between Lowe's Home Centers, Inc., a North Carolina corporation and Alachua Development Co., LLC, a Florida limited liability company recorded August 7, 2008 in O.R. Book 3823, Page 517, Public Records of Alachua County, Florida.
3. Non-Exclusive Drainage Easement and Off-Site Maintenance Agreement by and between the City of Alachua, a political subdivision of the State of Florida, Alachua Development Co., LLC, a Florida limited liability company and Baywood Master Association, Inc., a Florida corporation, recorded August 7, 2008, in O.R. Book 3823, Page 550, Public Records of Alachua County, Florida.
4. Baywood Master Association Declaration of Covenants, Conditions, Restrictions and Easements, recorded January 16, 2009 in O.R. Book 3529, Page 1130; Amendment to Baywood Master Association Declaration of Covenants, Conditions, Restrictions, and Easements recorded August 7, 2008 in O.R. Book 3823, Page 482, Public Records of Alachua County, Florida.
5. Recorded Notice of Environmental Resource Permit recorded 04/13/2022 in O.R. Book 4995, Page 2119, Public Records of Alachua County, Florida.
6. Construction, Drainage and Public Utility Easements recorded 07/19/2022 in O.R. Book 5023, Page 824, Public Records of Alachua County, Florida.

7. Storm Water Discharge Easement Agreement recorded 07/21/2022 in O.R. Book 5024, Page 188, Public Records of Alachua County, Florida.
8. Recorded Notice of Environmental Resource Permit recorded 06/14/2024 in O.R. Book 5164, Page 2532, Public Records of Alachua County, Florida.
10. Taxes for the year 2024 and all subsequent years.

Sincerely yours,

A handwritten signature in black ink, appearing to read 'Denise Lowry Hutson', with a large, stylized flourish extending to the right.

Denise Lowry Hutson

EXHIBIT "A"

A PORTION OF THE S.E. 1/4 OF SECTION 10, TOWNSHIP 8 SOUTH, RANGE 18 EAST, IN THE CITY OF ALACHUA, ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE S.W. CORNER OF BAYWOOD PHASE 1C, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 29, PAGES 17 AND 18 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE N.89° 56' 50" E., ALONG THE SOUTH BOUNDARY OF SAID BAYWOOD PHASE 1C, A DISTANCE OF 85.50 FEET; THENCE DEPARTING SAID SOUTH BOUNDARY, S. 04° 52' 19" W., A DISTANCE OF 60.27 FEET TO A POINT ON THE NORTHERLY BOUNDARY OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3823, PAGE 513 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE ALONG THE NORTHERLY BOUNDARY OF SAID LANDS THE FOLLOWING FIVE (5) CALLS: N. 89° 54' 58" W. A DISTANCE OF 280.91 FEET; THENCE N. 01° 44' 31" W., A DISTANCE OF 4.97 FEET; THENCE N. 89° 55' 41" W., A DISTANCE OF 421.90 FEET TO A POINT ON A CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 115.00 FEET, A CENTRAL ANGLE OF 03° 47' 06" AND A CHORD BEARING AND DISTANCE OF N. 88° 15' 26" W., 7.60 FEET; THENCE WESTERLY, ALONG THE ARC OF SAID CURVE AND NORTHERLY BOUNDARY, A DISTANCE OF 7.60 FEET TO THE END OF SAID CURVE; THENCE N. 89° 54' 28" W., A DISTANCE OF 499.80 FEET TO A POINT ON THE EAST BOUNDARY OF A 30 FOOT NON-EXCLUSIVE ELECTRIC EASEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 3819, PAGE 825 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE DEPARTING THE NORTHERLY BOUNDARY OF LANDS DESCRIBED IN SAID OFFICIAL RECORDS BOOK 3823, PAGE 513, ALONG THE EAST BOUNDARY OF SAID 30 FOOT EASEMENT AND THE SOUTHERLY PROJECTION THEREOF, S. 00° 04' 34" W., A DISTANCE OF 576.90 FEET TO A POINT ON THE NORTH BOUNDARY OF BAYWOOD CENTRE AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 28, PAGE 91 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE DEPARTING THE SOUTHERLY PROJECTION OF THE EAST BOUNDARY OF SAID 30 FOOT EASEMENT, ALONG THE NORTH BOUNDARY OF SAID BAYWOOD CENTRE, S. 89° 57' 21" W., A DISTANCE OF 29.75 FEET TO A POINT ON THE WEST BOUNDARY OF THE S.E. 1/4 OF SAID SECTION 10; THENCE DEPARTING THE NORTH BOUNDARY OF SAID BAYWOOD CENTRE, ALONG SAID WEST BOUNDARY, N. 00° 04' 30" E., A DISTANCE OF 1786.13 FEET TO THE N.W. CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2082, PAGE 2132 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE DEPARTING THE WEST BOUNDARY OF THE S.E. 1/4 OF SAID SECTION 10, ALONG THE NORTH BOUNDARY OF SAID LANDS, S. 89° 26' 48" E., A DISTANCE OF 1324.74 FEET TO THE N.E. CORNER OF SAID LANDS AND A POINT ON THE EAST BOUNDARY OF THE WEST 1/2 OF THE S.E. 1/4 OF SAID SECTION 10; THENCE ALONG SAID EAST BOUNDARY, S. 00° 01' 22" W., A DISTANCE OF 351.01 FEET TO THE N.W. CORNER OF LOT 2, BLOCK 15, OF ALACHUA REALTY CO.'S ADDITION TO THE CITY OF ALACHUA, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 'A', PAGE 100 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE DEPARTING SAID EAST BOUNDARY, ALONG THE NORTHERLY BOUNDARY OF SAID BLOCK 15 OF SAID ALACHUA REALTY CO.'S ADDITION TO THE CITY OF ALACHUA, N. 88° 22' 19" E., A DISTANCE OF 9.89 FEET TO THE N.W. CORNER OF AFOREMENTIONED BAYWOOD PHASE 1C; THENCE ALONG THE WESTERLY BOUNDARY OF SAID BAYWOOD PHASE 1C, THE FOLLOWING TEN (10) COURSES: S. 00° 03' 52" W., A DISTANCE OF 115.81 FEET; THENCE N. 89° 55' 23" W., A DISTANCE OF 87.57 FEET TO THE BEGINNING OF A CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 275.00 FEET, A CENTRAL ANGLE OF 05° 55' 28" AND A CHORD BEARING AND DISTANCE OF N. 87° 00' 29" W., 28.42 FEET; THENCE WESTERLY, ALONG THE ARC OF SAID CURVE AND WESTERLY BOUNDARY, A DISTANCE OF 28.44 FEET TO THE END OF SAID CURVE; THENCE S. 08° 59' 15" W., A DISTANCE OF 50.15 FEET TO THE BEGINNING OF A CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 325.00 FEET, A CENTRAL ANGLE OF 06° 18' 13" AND A CHORD BEARING AND DISTANCE OF S. 86° 50' 30" E., 35.74 FEET; THENCE EASTERLY, ALONG THE ARC OF SAID CURVE AND WESTERLY BOUNDARY, A DISTANCE OF 35.76 FEET TO THE END OF SAID CURVE; THENCE S. 89° 55' 23" E., A DISTANCE OF 57.15 FEET TO THE BEGINNING OF A CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 1012.50 FEET, A CENTRAL ANGLE OF 18° 41' 51" AND A CHORD BEARING AND DISTANCE OF S.17° 43' 23" W., 328.95 FEET; THENCE SOUTHERLY, ALONG THE ARC OF SAID CURVE

AND WESTERLY BOUNDARY, A DISTANCE OF 330.41 FEET TO THE END OF SAID CURVE; THENCE S. $27^{\circ} 12' 36''$ W., A DISTANCE OF 60.70 FEET TO THE BEGINNING OF A CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 154.50 FEET, A CENTRAL ANGLE OF $27^{\circ} 04' 06''$ AND A CHORD BEARING AND DISTANCE OF S. $13^{\circ} 38' 50''$ W., 72.31 FEET; THENCE SOUTHERLY, ALONG THE ARC OF SAID CURVE AND WESTERLY BOUNDARY, A DISTANCE OF 72.99 FEET TO THE END OF SAID CURVE; THENCE S. $00^{\circ} 04' 10''$ W., A DISTANCE OF 189.27 FEET TO THE POINT OF BEGINNING.



Tara Baywood - Phase 2
 Engineers Opinion of Probable Cost (Private Improvements)
 Date: 7/11/2024

Item #	FDOT TITLE	UNIT	UNIT COST	QTY	TOTAL
General					
1	MOBILIZATION & GENERAL CONDITIONS	LS	\$40,000.00	1	\$40,000.00
2	GEOTECHNICAL TESTING	LS	\$8,000.00	1	\$8,000.00
			SUBTOTAL		\$48,000.00
Demolition, Erosion Control, Tree Protection					
3	REMOVAL OF EXISTING UTILITIES AND CONNECTIONS	LS	\$6,000.00	1	\$6,000.00
5	INLET PROTECTION SYSTEMS	EA	\$121.79	6	\$730.74
			SUBTOTAL		\$6,730.74
Earthwork					
6	REGULAR EXCAVATION, SWALES AND BASINS	CY	\$6.48	32,887	\$213,109.51
7	EMBANKMENT	CY	\$7.42	28,096	\$208,469.77
8	RETENTION WALL, CONC. MASONRY BLOCK	LS	\$10,000.00	1	\$10,000.00
9	TEMPORARY GRAVEL CONSTRUCTION ENTRANCE	EA	\$1,500.00	1	\$1,500.00
			SUBTOTAL		\$433,079.28
Survey Staking					
76	Set PRMs, PCPs, & Lot Corners	LS	\$8,125.00	1	\$8,125.00
			SUBTOTAL		\$8,125.00
Entire Project					
77	CONSTRUCTION CONTIGENCY (10%)			0	\$48,107.93
			SUBTOTAL		\$48,107.93
	Total Construction Estimate				\$544,042.94



Tara Baywood - Phase 2
 Engineers Opinion of Probable Cost (Public Improvements)
 Date: 7/11/2024

Item #	FDOT TITLE	UNIT	UNIT COST	QTY	TOTAL
Roadway and Sidewalk					
10	ASPHALTIC CONC, 1.25" SP-9.5 PAVEMENT	TN	\$99.90	90	\$8,954.39
11	6" LIMEROCK BASE GROUP 04	SY	\$8.35	1,636	\$13,663.64
12	12" STABILIZED SUBGRADE	SY	\$4.59	1,636	\$7,510.91
14	CONCRETE SIDEWALK, 4"	SY	\$43.71	639	\$27,928.53
16	TYPE F CURB AND GUTTER	LF	\$24.66	66	\$1,630.36
17	MIAMI CURB AND GUTTER	LF	\$23.86	989	\$23,606.85
19	STRIPING AND SIGNAGE	LS	\$9,000.00	1	\$9,000.00
			SUBTOTAL		\$92,294.66
Wastewater					
36	4" PVC SEWER LATERAL	LF	\$12.80	2,310	\$29,568.00
37	4" CLEANOUT	EA	\$34.61	66	\$2,284.26
41	8" PVC	LF	\$22.36	350	\$7,826.00
42	SANITARY MANHOLE	EA	\$3,035.46	1	\$3,035.46
			SUBTOTAL		\$42,713.72
Water System					
43	2" PVC	LF	\$3.50	486	\$1,701.00
44	8" PVC	LF	\$22.36	175	\$3,913.00
45	12" PVC	LF	\$28.05	402	\$11,276.10
48	3/4" SINGLE WATER METER	EA	\$490.00	8	\$3,920.00
49	3/4" DUAL WATER METER	EA	\$726.00	29	\$21,054.00
50	3" BLOWOFF ASSEMBLY	EA	\$4,842.89	1	\$4,842.89
51	SAMPLE POINT	EA	\$346.75	1	\$346.75
52	4" SLEEVE	LF	\$13.30	486	\$6,463.93
53	2" GATE VALVE AND BOX	EA	\$200.00	37	\$7,400.00
61	8"x2" SADDLE	EA	\$152.89	6	\$917.34
62	12"x2" SADDLE	EA	\$452.39	31	\$14,024.09
73	FIRE HYDRANT ASSEMBLY	EA	\$4,149.17	1	\$4,149.17
74	MISC, PRESSURE TESTING AND BACTERIOLOGICAL TESTING	LS	\$4,000.00	1	\$4,000.00
			SUBTOTAL		\$84,008.27
Entire Project					
77	CONSTRUCTION CONTIGENCY (10%)			0	\$21,901.66
			SUBTOTAL		\$21,901.66
	Total Construction Estimate				\$240,918.31



Tara Forest East - Phase 2
Engineers Opinion of Probable Cost
Date: 7/8/2021

Item #	FDOT ID	FDOT TITLE	UNIT	UNIT COST	QTY	TOTAL
Roadway and Sidewalk						
1	0522-1	CONCRETE SIDEWALK (front of lots), 4"	SY	\$43.71	780.00	\$34,093.80
2	0999-25	CONSTRUCTION CONTIGENCY (10%)			0	\$3,409.38
		Total Construction Estimate				\$37,503.18

TARA BAYWOOD – PHASE 2

CITY OF ALACHUA MUNICIPAL SYSTEM - CONCURRENCY IMPACT ANALYSIS

This Concurrency Impact Analysis considers the impact so 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 overall Major Subdivisions Preliminary Plat.

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 if 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 2022 Annual Concurrency Status Report. Table 3a shows the City's current utilization rate is 78.14% and a residual capacity of 502,726 gallons per day, therefore the City has 6.86% capacity for proposed developments. The City has not established a level of service for commercial uses.

Potable Water Available Capacity

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	1,390,833
Reserved Capacity ²	406,441
Residual Capacity	502,726
Percentage of Permitted Design Capacity Utilized	78.14%
ces 1 C A c c e v ces e e A 2 22 2 e 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 67 residential units. The total gallons per day for residential development of potable water will be 18,425 gallons. 18,425 gallons is .80% of the permitted capacity of potable water, leaving 484,301 gallons of residual capacity remaining.

Table 1 - Potable Water	Residential Units	Gallons Per Day
Single Family Detached	67	18,425
Totals	67	18,425
Based off a LOS of 275 gallons per day		
Sources:		
1. City of Alachua December 2023 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. Policy 1.1.d of the CFNGAR Element states that if the City's 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 the City's current utilization rate is 73.26% and a residual capacity of 401,090 gallons per day, therefore the City has 11.74% capacity for proposed developments. The City has not established a level of service for commercial uses.

Wastewater Available Capacity

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	719,250
Reserved Capacity ²	379,660
Residual Capacity	401,090
Percentage of Permitted Design Capacity Utilized	73.26%
¹ City of Alachua Comprehensive Plan CFNGAR ² F.A.C. Ch. 64E-6	

Wastewater Project Impact

Table 2 below 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 67 residential units in phase 2. The total gallons per day for residential development of residential wastewater will be 16,750 gallons. 16,750 gallons is 1.12% of the permitted capacity of residential wastewater, leaving 384,340 gallons of residual capacity remaining.

Table 2 – Wastewater	Residential Units	Gallons Per Day
Single Family Detached & Attached	67	16,750
Totals	67	16,750
Based off a LOS of 250 gallons per day		
Sources:		
4. City of Alachua December 2023 Development Monitoring Report		
5. City of Alachua Comprehensive Plan CFNGAR		
6. 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 nonresidential uses can vary substantially between different use types, therefore a LOS Standard for nonresidential uses is not adopted in the Comprehensive Plan.

Solid Waste Available Capacity

Table 6a. Solid Waste Impacts - Final Development Orders		
System Category	Lbs Per Day	Tons Per Year
Existing Demand ¹	43,376.00	7,916.12
Reserved Capacity ²	47,870.93	8,736.44
Ne River Solid Waste Facility Capacity	50 years	
1 e c c s ess Rese c ve s d s es		
2 21 c 21 C AR e e		
1 e s s 3 s e e		
2 e 1		
3 e R ve d s e Ass c A 2 22		

Solid Waste Project Impact

Table 3 utilizes a .73 tons level of service per day for residential solid waste. The proposed development will utilize 691.44 lbs per day for each residential unit, with a total of 67 residential units. $67 \text{ DU} \times 2.58 \text{ Persons/DU}^2 \times 0.73 \text{ tons/person/yr}^3 = 67 \times 2.58 \times .73 = 126.19 \text{ Tons/yr} = 252,375.6 \text{ lbs/yr}$.

Table 3 – Solid Waste	Residential Units	Pounds Per Day	Pounds Per year
Single Family Detached	67	691.44	252,375.6
Totals	67	691.44	252,375.6
Based off a LOS of .73 tons per capita per day			

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. 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	54.22
Proposed Demand	0.86
Available Recreation Acreage¹	69.97

Usage Calculations by proposed uses within the development

$$67 \text{ DU} * 2.58 \text{ Persons/DU}^2 * 5 \text{ acres/1,000 Person}^3 = .86 \text{ Acres}$$

Result: Adequate recreation space exists for the proposed project.

F. Transportation

The development is proposing 67 single family units.

Average Annual Daily Traffic Generator Average Rate = 7.32 per dwelling unit.

$$67 \text{ units} * 7.32 = 490.44 = \mathbf{491 \text{ AM Peak Hour Trips Per Day}}$$

$$\text{Available capacity remaining} = 12,392 \text{ trips} - 491 \text{ trips} = 11,901 \text{ trips}$$

PM Peak Hour Generator Average Rate = .67 per dwelling unit. 59% entering and 41% exiting.

$$67 \text{ units} * .67 = 44.89 = \mathbf{45 \text{ PM Peak Hour Trips Per Day}}$$

$$\text{Available capacity remaining} = 1,008 \text{ trips per day} - 45 \text{ trips per day} = 963 \text{ trips per day}$$

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	Percentage of Capacity Utilized
State Roads		Min LOS Std: D					
U.S. Hwy 441 (107, 5)	From SR 235 to I-75	AADT	39,000	22,581	4,027	12,392	68.23%
		Peak Hour	3,510	2,145	357	1,008	71.28%

TARA BAYWOOD

ANALYSIS OF CONSISTENCY WITH THE CITY OF ALACHUA COMPREHENSIVE PLAN

I. FUTURE LAND USE ELEMENT:

Policy 1.2.a: Medium Density Residential - The Medium Density Residential land use category allows residential development at a density of 4 dwelling units per acre to 8 dwelling units per acre, as well as small-scale neighborhood commercial and mixed-use developments.

The following uses are allowed in the Medium Density Residential land use category:

1. Single family attached and 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 quadplexes;
6. Apartments and townhomes;
7. Live/work units;
8. Residential Planned Unit Developments;
9. Traditional Mixed-use Neighborhood Planned Developments; and, 10. Supporting community services such as schools, houses of worship, parks, and community centers

Response: The land use allows 4 to 8 dwelling units per acre. Therefore, under the Medium Density Residential the development is allowed 282.56 units. The development is proposing 67 units, which is a density of .53 units per acre. That density is well below the maximum allowed density of 8 dwelling units per acre. The development will consist of single family detached units. Therefore, the proposed plat is it is consistent with Future Land Use Element Policy 1.2.a.

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.

Response: All Heritage and Champion trees will be protected in accordance with City of Alachua Land Development Regulations section 6.2.1- Tree Protection Landscaping Standards.

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.

Response: Tree protection will follow and be in compliance City of Alachua Land Development Regulations Section 6.2.1- Tree protection landscaping standards.

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.

Response: The proposed development plan will conform to the City of Alachua Land Development Regulations Section 6.7 for Open Space Standards.

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.

Response: The proposed development plan will conform to the City's Open Space Standards of the City of Alachua Land Development Regulations Section 6.7.4.

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.

Response: There are no wetlands, seasonal flooding or habitat located on the property.

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.

Response: There are no active or inactive wetlands on the property.

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.

Response: The proposed development does not have a significant impact on the level of service for roadways, potable water, sanitary sewer, stormwater, solid waste, public schools, or recreation below an acceptable level. Therefore, the development meets the level of service required for FLUE Policy 5.2.a.

Policy 7.1.a: The City shall require utility easements as part of the development review process.

Response: Utility easements will be granted in accordance with Future Land Use Element Policy 7.1.a.

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.

Response: The proposed development will connect to the City's potable water and wastewater system. Therefore, it is consistent with FLUE Policy 9.2.

II. TRANSPORTATION ELEMENT:

Policy 1.4.a: The City shall require any development which must obtain site plan or subdivision approval to provide additional right-of-way width for bicycle and pedestrian ways along all proposed collector and arterial streets.

Response: There are no new collectors or arterial roadways planned as part of this amendment. US 441, which is classified as a Major Collector has ample right-of-way for bicycle and pedestrian facilities. Therefore it is consistent with Transportation Policy 1.4.a.

Policy 1.4.c: The City shall require pedestrian paths within subdivisions and within new developments to be connected to paths outside the development.

Response: The future development will include pedestrian paths that connect to lands outside of the development.

Policy 1.5.c: To the extent feasible, the City shall require new developments which are compatible with adjacent existing development to interconnect with one another through one of the following methods:

- 1. Through the extension of a public street from one project to another;*
- 2. Through the extension of a sidewalk from one project to another;*
- 3. Through the extension of a multi-purpose trail from one project to another.*

Response: The proposed development will comply with this requirement.

III.COMMUNITY FACILITIES AND NATURAL GROUNDWATER RECHARGE ELEMENT:

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 included remodeling of existing developments or additions of less than 33% to existing developments.

Response: 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.

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 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.*
- 2. 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.*
- 3. 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.*

Response: The proposed future 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.

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.

Response: Any proposed roadways within the future development will be designed in accordance with Community Facilities and Natural Groundwater Recharge Element Policy 3.1.b.

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.*

Response: 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.

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 included remodeling of existing developments or additions of less than 33% to existing developments.

Response: 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.

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.

Response: The proposed development will connect to the City's potable water facilities at the expense of the owner / developer. Therefore, it is consistent with Community Facilities and Natural Groundwater Recharge Element Policy 4.2.b.

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

Response: The stormwater management design calculations for the proposed development will document the stormwater system design for pre-development flow vs. post-development flow.

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*

Response: 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

IV. CONSERVATION AND OPEN SPACE ELEMENT:

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.

Response: Future development of the property will address open space locations and contiguity per Policy 1.2.j

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.

Response: Heritage and Champion trees will be protected in accordance with the City of Alachua Land Development Regulations.

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.

Response: An environmental assessment of the property including an inventory of listed species has been performed.

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>	<i>50' average 35' minimum</i>
<i>Wetlands greater than 0.5 acre that do not support the animal species described above.</i>	<i>75' average 50' minimum</i>
<i>Areas where the animal species described above have been documented within 300 feet of a wetland.</i>	<i>100' average 75' minimum</i>

Response: Wetlands do not exist on the subject property. This property is planned to be a part of a larger Community Development District known as Tara Forest. The required wetland buffer per Policy 1.10.g will be adhered to with the future development.

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 Florida 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.

Response: Wetlands do not exist on the subject property. This property is planned to be a part of a larger Community Development District known as Tara Forest. The required wetland buffer per Policy 1.10.g will be adhered to with the future development.

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)
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.	50' average 35' minimum
Surface waters 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 surface water	100' average 75' minimum

Response: The subject property does not contain surface waters.

Tara Bay Wood Legal Descriptions

DESCRIPTION - BY THIS FIRM

FIVE PARCELS OF LAND SITUATED IN SECTION 10, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL 1:

COMMENCE AT THE SOUTHWEST CORNER OF BAYWOOD PHASE 1C AS PER THE PLAT RECORDED IN PLAT BOOK 29, PAGE 17 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, ALSO BEING A POINT ON THE NORTHERLY RIGHT-OF-WAY OF NORTHWEST 161ST AVENUE, ALSO BEING THE POINT OF BEGINNING; THENCE RUN SOUTH 63°07'23" WEST ALONG SAID NORTHERLY RIGHT-OF-WAY, A DISTANCE OF 13.41 FEET; THENCE RUN NORTH 89°54'57" WEST ALONG SAID NORTHERLY RIGHT-OF-WAY, A DISTANCE OF 213.49 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 25.00 FEET, WITH A CHORD BEARING AND DISTANCE OF NORTH 44°54'57" WEST, 35.36 FEET; THENCE RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 39.27 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY OF NORTHWEST 145TH WAY; THENCE RUN NORTH 00°05'03" EAST ALONG SAID EASTERLY RIGHT-OF-WAY, A DISTANCE OF 50.00 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 25.00 FEET, WITH A CHORD BEARING AND DISTANCE OF NORTH 45°05'03" EAST, 35.36 FEET; THENCE RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 39.27 FEET TO A POINT ON THE SOUTHERN RIGHT-OF-WAY OF NORTHWEST 162ND ROAD; THENCE RUN SOUTH 89°54'57" EAST ALONG SAID SOUTHERN RIGHT-OF-WAY A DISTANCE OF 50.00 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 175.00 FEET, WITH A CHORD BEARING AND DISTANCE OF NORTH 45°05'03" EAST, 247.49 FEET; THENCE RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 274.89 FEET TO A POINT ON THE EASTERN RIGHT-OF-WAY OF NORTHWEST 144TH STREET; THENCE RUN NORTH 00°05'03" EAST ALONG SAID EASTERN RIGHT-OF-WAY, A DISTANCE OF 334.65 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 25.00 FEET, WITH A CHORD BEARING AND DISTANCE OF NORTH 44°38'31" EAST, A DISTANCE OF 35.08 FEET; THENCE RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 38.88 FEET TO A POINT ON THE SOUTHERN RIGHT-OF-WAY OF NORTHWEST 163RD PLACE; THENCE RUN NORTH 89°11'58" EAST ALONG SAID NORTHERN RIGHT-OF-WAY, A DISTANCE OF 27.26 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 325.00 FEET, WITH A CHORD BEARING AND DISTANCE OF SOUTH 86°50'30" EAST, 35.74 FEET; THENCE CONTINUE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE AND ALONG SAID SOUTHERN RIGHT-OF-WAY, A DISTANCE OF 35.76 FEET; THENCE RUN SOUTH 89°55'23" EAST ALONG SAID SOUTHERN RIGHT-OF-WAY, A DISTANCE OF 57.15 FEET TO A POINT ON THE WESTERLY BOUNDARY OF BAYWOOD PHASE 1C AND TO THE BEGINNING OF A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 1012.50 FEET, WITH A CHORD BEARING AND DISTANCE OF SOUTH 17°43'23" WEST, 328.95 FEET; THENCE DEPARTING SAID SOUTHERN RIGHT-OF-WAY, RUN SOUTHWESTERLY ALONG THE ARC

OF SAID CURVE AND ALONG SAID WESTERLY BOUNDARY, A DISTANCE OF 330.41 FEET; THENCE RUN SOUTH 27°12'36" WEST ALONG SAID WESTERLY BOUNDARY, A DISTANCE OF 60.70 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 154.50 FEET, WITH A CHORD BEARING AND DISTANCE OF SOUTH 13°38'50" WEST, 72.31 FEET; THENCE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE AND ALONG SAID WESTERLY BOUNDARY, A DISTANCE OF 72.99 FEET; THENCE RUN SOUTH 00°04'10" WEST ALONG SAID WESTERLY BOUNDARY, A DISTANCE OF 189.27 FEET TO THE SOUTHWEST CORNER OF BAYWOOD PHASE 1C AND THE POINT OF BEGINNING.

CONTAINING 1.52 ACRES, MORE OR LESS.

PARCEL 2:

COMMENCE AT THE NORTHEAST CORNER OF TARA BAYWOOD PHASE 1 PER THE PLAT RECORDED IN PLAT BOOK 38, PAGE 55 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE RUN SOUTH 00°01'22" WEST, A DISTANCE OF 351.01 FEET; THENCE RUN NORTH 88°22'19" EAST, A DISTANCE OF 9.89 FEET; THENCE RUN SOUTH 00°03'52" WEST, A DISTANCE OF 115.81 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY OF NORTHWEST 163RD PLACE; THENCE RUN NORTH 89°55'23" WEST ALONG SAID NORTH RIGHT-OF-WAY, A DISTANCE OF 87.57 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 275.00 FEET, WITH A CHORD BEARING AND DISTANCE OF NORTH 87°00'29" WEST, 28.42 FEET; THENCE RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE AND ALONG SAID NORTH RIGHT-OF-WAY, A DISTANCE OF 28.44 FEET; THENCE DEPARTING SAID NORTH RIGHT-OF-WAY, RUN SOUTH 08°59'15" WEST, A DISTANCE OF 50.15 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY OF NORTHWEST 163RD PLACE; THENCE RUN SOUTH 89°11'58" WEST ALONG SAID SOUTH RIGHT-OF-WAY, A DISTANCE OF 27.26 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 25.00 FEET, WITH A CHORD BEARING AND DISTANCE OF SOUTH 44°38'31" WEST, 35.08 FEET; THENCE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 38.88 FEET; THENCE RUN NORTH 89°54'44" WEST, A DISTANCE OF 50.00 FEET TO A POINT ON THE WEST RIGHT-OF-WAY OF NORTHWEST 144TH STREET AND THE POINT OF BEGINNING; THENCE RUN SOUTH 00°05'03" WEST ALONG SAID WEST RIGHT-OF-WAY, A DISTANCE OF 334.65 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 125.00 FEET, WITH A CHORD BEARING AND DISTANCE OF SOUTH 39°18'57" WEST, 158.11 FEET; THENCE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 171.18 FEET; THENCE RUN NORTH 00°05'03" EAST, A DISTANCE OF 482.13 FEET TO POINT ON THE SOUTH RIGHT-OF-WAY OF NORTHWEST 163RD PLACE; THENCE RUN SOUTH 89°54'57" EAST ALONG SAID SOUTH RIGHT-OF-WAY, A DISTANCE OF 75.00 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 25.00 FEET, WITH A CHORD BEARING AND DISTANCE OF SOUTH 44°54'57" EAST, 35.36 FEET; THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 39.27 FEET TO THE POINT OF BEGINNING.

CONTAINING 1.03 ACRES, MORE OR LESS.

PARCEL 3:

COMMENCE AT THE NORTHEAST CORNER OF TARA BAYWOOD PHASE 1 PER THE PLAT RECORDED IN PLAT BOOK 38, PAGE 55 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE RUN SOUTH 00°01'22" WEST ALONG THE EAST BOUNDARY OF SAID TARA BAYWOOD PHASE 1, A DISTANCE OF 233.30 FEET TO THE POINT OF BEGINNING; THENCE RUN SOUTH 00°01'22" WEST, A DISTANCE OF 117.71 FEET; THENCE RUN NORTH 88°22'19" EAST ALONG SAID EAST BOUNDARY, A DISTANCE OF 9.89 FEET; THENCE RUN SOUTH 00°03'52" WEST ALONG SAID EAST BOUNDARY, A DISTANCE OF 115.81 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY OF NORTHWEST 163RD PLACE; THENCE RUN NORTH 89°55'23" WEST ALONG SAID NORTH RIGHT-OF-WAY, A DISTANCE OF 87.57 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 275.00 FEET, WITH A CHORD BEARING AND DISTANCE OF NORTH 87°00'29" WEST, 28.42 FEET; THENCE RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE AND ALONG SAID NORTH RIGHT-OF-WAY, A DISTANCE OF 28.44 FEET; THENCE RUN NORTH 89°51'25" WEST ALONG SAID NORTH RIGHT-OF-WAY, A DISTANCE OF 34.64 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 25.00 FEET, WITH A CHORD BEARING AND DISTANCE OF NORTH 44°54'57" WEST, 35.36 FEET; THENCE RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 39.27 FEET TO A POINT ON THE EAST RIGHT-OF-WAY OF NORTHWEST 144TH STREET; THENCE RUN NORTH 00°05'03" EAST ALONG SAID EAST RIGHT-OF-WAY, A DISTANCE OF 25.00 FEET; THENCE DEPARTING SAID EAST RIGHT-OF-WAY, RUN NORTH 89°54'57" WEST, A DISTANCE OF 50.00 FEET TO THE WEST RIGHT-OF-WAY LINE OF NORTHWEST 144TH STREET; THENCE RUN SOUTH 00°05'03" WEST ALONG SAID WEST RIGHT-OF-WAY, A DISTANCE OF 25.00 FEET TO THE BEGINNING OF CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 25.00 FEET, WITH A CHORD BEARING AND DISTANCE OF SOUTH 45°05'03" WEST, 35.36 FEET; THENCE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 39.27 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY OF NORTHWEST 163RD PLACE; THENCE RUN NORTH 89°54'57" WEST ALONG SAID NORTH RIGHT-OF-WAY, A DISTANCE OF 150.00 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 25.00 FEET, WITH A CHORD BEARING AND DISTANCE OF NORTH 44°54'57" WEST, 35.36 FEET; THENCE RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 39.27 FEET; THENCE RUN NORTH 89°54'57" WEST, A DISTANCE OF 50.00 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 25.00 FEET, WITH A CHORD BEARING AND DISTANCE OF SOUTH 45°05'03" WEST, 35.36 FEET; THENCE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 39.27 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY OF NORTHWEST 163RD PLACE; THENCE RUN NORTH 89°54'57" WEST, A DISTANCE OF 75.00 FEET; THENCE DEPARTING SAID NORTH RIGHT-OF-WAY, RUN NORTH 00°05'03" EAST, A DISTANCE OF 141.50 FEET; THENCE RUN NORTH 01°01'24" EAST, A DISTANCE OF 61.01 FEET; THENCE RUN SOUTH 89°54'57" EAST, A DISTANCE OF 99.00 FEET; THENCE RUN SOUTH 88°46'12" EAST, A DISTANCE OF 50.01 FEET; THENCE RUN SOUTH 89°54'57" EAST, A DISTANCE OF 260.00 FEET; THENCE RUN NORTH 00°05'03" EAST, A DISTANCE OF 30.25 FEET; THENCE RUN SOUTH 89°54'57" EAST, A DISTANCE OF 155.54 FEET TO THE POINT OF BEGINNING. CONTAINING 2.66 ACRES, MORE OR LESS.

"TOGETHER WITH" PARCEL:

COMMENCE AT THE NORTHEAST CORNER OF TARA BAYWOOD PHASE 1 PER THE PLAT RECORDED IN PLAT BOOK 38, PAGE 55 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE RUN SOUTH 00°01'22" WEST ALONG THE EAST BOUNDARY OF SAID TARA BAYWOOD PHASE 1, A DISTANCE OF 233.30 FEET; THENCE DEPARTING SAID EAST BOUNDARY, RUN NORTH 89°54'57" WEST, A DISTANCE OF 155.54 FEET TO THE POINT OF BEGINNING; THENCE RUN SOUTH 00°05'03" WEST, A DISTANCE OF 30.25 FEET; THENCE RUN NORTH 89°54'57" WEST, A DISTANCE OF 10.00 FEET; THENCE RUN NORTH 00°05'03" EAST, A DISTANCE OF 30.25 FEET; THENCE RUN SOUTH 89°54'57" EAST, A DISTANCE OF 10.00 FEET TO THE POINT OF BEGINNING.
CONTAINING 302.50 SQUARE FEET, MORE OR LESS.

PARCEL 4:

COMMENCE AT THE NORTHEAST CORNER OF TARA BAYWOOD PHASE 1 PER THE PLAT RECORDED IN PLAT BOOK 38, PAGE 55 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE RUN NORTH 89°26'48" WEST ALONG THE NORTH LINE OF SAID TARA BAYWOOD PHASE 1, A DISTANCE OF 1029.73 FEET; THENCE DEPARTING SAID NORTH LINE, RUN SOUTH 00°05'03" WEST, A DISTANCE OF 73.48 FEET; THENCE RUN NORTH 89°54'57" WEST, A DISTANCE OF 20.00 FEET; THENCE RUN SOUTH 00°05'03" WEST, A DISTANCE OF 300.00 FEET TO THE POINT OF BEGINNING; THENCE RUN SOUTH 89°54'57" EAST, A DISTANCE OF 234.40 FEET; THENCE RUN SOUTH 00°05'03" WEST, A DISTANCE OF 150.00 FEET; THENCE RUN SOUTH 89°54'57" EAST, A DISTANCE OF 10.00 FEET; THENCE RUN SOUTH 00°05'03" WEST, A DISTANCE OF 100.00 FEET; THENCE RUN NORTH 89°54'57" WEST, A DISTANCE OF 260.00 FEET; THENCE RUN NORTH 00°05'03" EAST, A DISTANCE OF 150.00 FEET; THENCE RUN SOUTH 89°54'57" EAST, A DISTANCE OF 15.60 FEET; THENCE RUN NORTH 00°05'03" EAST, A DISTANCE OF 100.00 FEET TO THE POINT OF BEGINNING.
CONTAINING 1.42 ACRES, MORE OR LESS.

TOTAL ALL 5 PARCELS: 6.64 ACRES, MORE OR LESS.

City of Alachua

PUBLIC SCHOOL STUDENT GENERATION CALCULATION FORM

PROJECT #

APPLICATION DATE

05/07/2024

NAME & DESCRIPTION OF PROJECT

Tara Baywood - Phase 2

PROJECT ADDRESS (Contact 911 Addressing @ 352.338.7361)

N/A

Tax Parcel Numbers

03067-063-000

Acreage

6.64

DEVELOPMENT DATA (check all that apply)

☐ Single Family

☒ Multi Family

☐ Exempt (See exemptions on page 2)

Number of Units

Number of Units

67

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	0	units X 0.12 Elementary School Multiplier	0	Student Stations
MIDDLE	0	units X 0.06 Middle School Multiplier	0	Student Stations
HIGH	0	units X 0.09 High School Multiplier	0	Student Stations

MULTI FAMILY RESIDENTIAL DEVELOPMENT STUDENT GENERATION CALCULATIONS

ELEMENTARY	67	units X 0.06 Elementary School Multiplier	4.02	Student Stations
MIDDLE	67	units X 0.03 Middle School Multiplier	2.01	Student Stations
HIGH	67	units X 0.03 High School Multiplier	2.01	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 : Tara Baywood - Phase 2

PROJECT #: 398-21-02

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:

MICHELE L. LIEBERMAN
COUNTY MANAGER
12 SE 1ST STREET
GAINESVILLE, FL 32601

MICHELE L. LIEBERMAN
COUNTY MANAGER
12 SE 1ST STREET
GAINESVILLE, FL 32601

MICHELE L. LIEBERMAN
COUNTY MANAGER
12 SE 1ST STREET
GAINESVILLE, FL 32601

ANTOINETTE ENDELICATO
5562 NW 93RD AVENUE
GAINESVILLE, FL 32653

ANTOINETTE ENDELICATO
5562 NW 93RD AVENUE
GAINESVILLE, FL 32653

ANTOINETTE ENDELICATO
5562 NW 93RD AVENUE
GAINESVILLE, FL 32653

LINDA DIXON, AICP
ASSISTANT DIRECTOR OF
PLANNING
PO BOX 115050
GAINESVILLE, FL 32611

LINDA DIXON, AICP
ASSISTANT DIRECTOR OF
PLANNING
PO BOX 115050
GAINESVILLE, FL 32611

LINDA DIXON, AICP
ASSISTANT DIRECTOR OF
PLANNING
PO BOX 115050
GAINESVILLE, FL 32611

TAMARA ROBBINS
PO BOX 2317
ALACHUA, FL 32616

TAMARA ROBBINS
PO BOX 2317
ALACHUA, FL 32616

TAMARA ROBBINS
PO BOX 2317
ALACHUA, FL 32616

LYNDA COON
7216 NW 126 AVENUE
ALACHUA, FL 32615

LYNDA COON
7216 NW 126 AVENUE
ALACHUA, FL 32615

LYNDA COON
7216 NW 126 AVENUE
ALACHUA, FL 32615

JOSEPH & PHYLLIS STRICKLAND
14103 NW 156TH PLACE
ALACHUA, FL 32615

JOSEPH & PHYLLIS STRICKLAND
14103 NW 156TH PLACE
ALACHUA, FL 32615

JOSEPH & PHYLLIS STRICKLAND
14103 NW 156TH PLACE
ALACHUA, FL 32615

JEAN CALDERWOOD
14095 NW 174TH AVENUE
ALACHUA, FL 32615

JEAN CALDERWOOD
14095 NW 174TH AVENUE
ALACHUA, FL 32615

JEAN CALDERWOOD
14095 NW 174TH AVENUE
ALACHUA, FL 32615

LYNN HORTON
19005 NW 138TH AVENUE
ALACHUA, FL 32615

LYNN HORTON
19005 NW 138TH AVENUE
ALACHUA, FL 32615

LYNN HORTON
19005 NW 138TH AVENUE
ALACHUA, FL 32615

03067-000-000
TARA FOREST LLC
7717 NW 20TH LN
GAINESVILLE, FL 32605

03067-001-000
TARA FOREST LLC
7717 NW 20TH LN
GAINESVILLE, FL 32605

03067-005-000
TARA FOREST LLC
7717 NW 20TH LN
GAINESVILLE, FL 32605

03067-006-000
ALACHUA DEVELOPMENT CO LLC
16469 BRIDLEWOOD CIR
DELRAY BEACH, FL 33445

03067-006-010
LOWES HOME CENTERS INC
1000 LOWES BOULEVARD TAX DEPT
MOORESVILLE, NC 28117

03067-060-033
COOK DAVID P JR
14392 NW 159TH LN
ALACHUA, FL 32615

03067-060-034
TARROBAL JOEL CONRAD W & RIA C
14387 NW 160TH LN
ALACHUA, FL 32615

03067-061-035
YOUNG MACK H & GEORGIA MAE
14367 NW 160TH LANE
ALACHUA, FL 32615

03067-061-036
WILSON TANGELA M
14347 NW 160TH LN
ALACHUA, FL 32615

03067-061-037
TAOPO EDWIN & MIDNITTE
14327 NW 160TH LANE
ALACHUA, FL 32615

03067-061-050
BUONSIGNORE MICHAEL W & MAMI
14304 NW 160TH LN
ALACHUA, FL 32615

03067-061-051
WOODARD TERRI M
14324 NW 160TH LN
ALACHUA, FL 32615

03067-061-052
GIRALDO & MARTINEZ H/W
14344 NW 160TH LN
ALACHUA, FL 32615

03067-061-053
FABIANO CHRISTOPHER & GAYLE CRUZ
14364 NW 160TH LN
ALACHUA, FL 32615

03067-061-054
MATHIS STANLEY P & ANTOINETTE L
14384 NW 160TH AVE
ALACHUA, FL 32615

03067-061-055
AMA GAINESVILLE INVESTMENTS
7475 SW 70TH LN
GAINESVILLE, FL 32608

03067-061-056
BROWN WYNDELL A & LATOSHA L
14365 NW 161ST AVE
ALACHUA, FL 32615

03067-061-057
NGUYEN TONY M & TOMOKO S
14345 NW 161ST AVE
ALACHUA, FL 32615

03067-061-058
COBTY MAJIB & MARIE N
14325 NW 161ST AVE
ALACHUA, FL 32615

03067-061-059
THOMAS CURTIS L & CANDACE M
14305 NW 161ST AVE
ALACHUA, FL 32615

03067-061-064
SANDERS BRYAN & AMANDA
14308 NW 161ST AVE
ALACHUA, FL 32615

03067-061-065
HEWITT THOMAS C
14328 NW 161ST AVE
ALACHUA, FL 32615

03067-061-066
MYLEK DENNIS JAMES & EDITH
14348 NW 161ST AVE
ALACHUA, FL 32615

03067-061-067
LEVY SETH G & MONIQUE DE SOUZA B/
14368 NW 161ST AVE
ALACHUA, FL 32615

03067-061-068
FLYNN PAUL S & LINDA
14388 NW 161ST AVE
ALACHUA, FL 32615

03067-062-069
YOUNG RAMONE R
14385 NW 162ND PL
ALACHUA, FL 32615

03067-062-070
AKRIDGE MICHAEL D & SHATEKA
14365 NW 162ND PL
ALACHUA, FL 32615

03067-062-071
AMA GAINESVILLE INVESTMENTS
7475 SW 70TH LN
GAINESVILLE, FL 32608

03067-062-072
AMA GAINESVILLE INVESTMENTS
7475 SW 70TH LN
GAINESVILLE, FL 32608

03067-062-073
AMA GAINESVILLE INVESTMENTS
7475 SW 70TH LN
GAINESVILLE, FL 32608

03067-062-082
AMA GAINESVILLE INVESTMENTS
7475 SW 70TH LN
GAINESVILLE, FL 32608

03067-062-083
AMA GAINESVILLE INVESTMENTS
7475 SW 70TH LN
GAINESVILLE, FL 32608

03067-062-084
AMA GAINESVILLE INVESTMENTS
7475 SW 70TH LN
GAINESVILLE, FL 32608

03067-062-085
PATEL KALPESH
16273 NW 143RD WAY
ALACHUA, FL 32615

03067-062-086
WILLIAMS RAYMOND A & SHARON J
16293 NW 143RD WAY
ALACHUA, FL 32615

03067-062-087
ODUM RONNIE & LEEANNE J
14282 NW 163RD PL
ALACHUA, FL 32615

03067-062-088
DEJESUS BERMAN
14290 NW 163RD PL
ALACHUA, FL 32615

03067-062-089
SORRELL ALBERT L & PAMELA E
14304 NW 163RD PL
ALACHUA, FL 32615

03067-062-090
CRISWELL JOHNATHAN
14324 NW 163RD PL
ALACHUA, FL 32615

03067-062-091
AMA GAINESVILLE INVESTMENTS
7475 SW 70TH LN
GAINESVILLE, FL 32608

03067-062-092
AMA GAINESVILLE INVESTMENTS
7475 SW 70TH LN
GAINESVILLE, FL 32608

03067-062-093
AMA GAINESVILLE INVESTMENTS
7475 SW 70TH LN
GAINESVILLE, FL 32608

03067-062-094
AMA GAINESVILLE INVESTMENTS THREE
7475 SW 70TH LN
GAINESVILLE, FL 32608

03067-062-095
AMA GAINESVILLE INVESTMENTS THREE
7475 SW 70TH LN
GAINESVILLE, FL 32608

03067-062-096
AMA GAINESVILLE INVESTMENTS
7475 SW 70TH LN
GAINESVILLE, FL 32608

03067-062-097
AMA GAINESVILLE INVESTMENTS
7475 SW 70TH LN
GAINESVILLE, FL 32608

03067-062-098
AMA GAINESVILLE INVESTMENTS
7475 SW 70TH LN
GAINESVILLE, FL 32608

03067-062-099
AMA GAINESVILLE INVESTMENTS
7475 SW 70TH LN
GAINESVILLE, FL 32608

03067-062-100
AMA GAINESVILLE INVESTMENTS
7475 SW 70TH LN
GAINESVILLE, FL 32608

03067-062-101
AMA GAINESVILLE INVESTMENTS
7475 SW 70TH LN
GAINESVILLE, FL 32608

03067-062-102
AMA GAINESVILLE INVESTMENTS
7475 SW 70TH LN
GAINESVILLE, FL 32608

03067-062-103
AMA GAINESVILLE INVESTMENTS
7475 SW 70TH LN
GAINESVILLE, FL 32608

03067-062-104
AMA GAINESVILLE INVESTMENTS
7475 SW 70TH LN
GAINESVILLE, FL 32608

03067-062-105
AMA GAINESVILLE INVESTMENTS
7475 SW 70TH LN
GAINESVILLE, FL 32608

03067-062-106
AMA GAINESVILLE INVESTMENTS
7475 SW 70TH LN
GAINESVILLE, FL 32608

03067-063-000
TARA BAYWOOD LLC
7717 NW 20TH LN
GAINESVILLE, FL 32605

03067-601-000
ALACHUA DEVELOPMENT CO LLC
16469 BRIDLEWOOD CIR
DELRAY BEACH, FL 33445

03067-601-004
ALACHUA DEVELOPMENT CO LLC
16469 BRIDLEWOOD CIR
DELRAY BEACH, FL 33445

03076-000-000
SHARMA LATIKA
4870 DEER LAKE DR E STE 2318
JACKSONVILLE, FL 32246

03080-000-000
DESUE & WHITLEY
823 PINE ST
STARKE, FL 32091

03080-001-000
HAILE ELAINE D
802 OAK ST
STARKE, FL 32091

03081-000-000
BAKER & LUNDY
14317 NW 165TH PL
ALACHUA, FL 32615

03081-001-000
SMITH H E
18125 NW 42ND PL
OPA LOCKA, FL 33055

03081-002-000
KIRKLAND MARY L
1275 NE 136TH TER #1
NORTH MIAMI, FL 33161

03081-003-000
RESHARD SHARON BARNES
PO BOX 2134
ALACHUA, FL 32616

1/29/2020 2:14 PM
BOOK 4749 PAGE 2301

J.K. JESS IRBY, ESQ.

Clerk of the Court, Alachua County, Florida

ERECORDED Receipt# 933023

Doc Stamp-Mort: \$0.00

Doc Stamp-Deed: \$5,250.00

Intang. Tax: \$0.00

This instrument prepared by and
after recording return to:

Jeffrey P. Wieland, Esquire
Akerman LLP
420 S. Orange Ave., Suite 1200
Orlando, Florida 32801

Parcel Identification Number:
03067-006-000

-----[SPACE ABOVE THIS LINE FOR RECORDING DATA]-----

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED, made and effective as of the 28th day of January, 2020 by **ALACHUA DEVELOPMENT CO., LLC**, a Florida limited liability company, whose address is 16469 Bridlewood Circle, Delray Beach, FL 33445 (hereinafter referred to as "Grantor") to **TARA BAYWOOD, LLC**, a Florida limited liability company, whose address is 7717 NW 20th Lane, Gainesville, FL 32605 (hereinafter referred to as "Grantee"):

(Wherever used herein, the terms "Grantor" and "Grantee" shall be deemed to include all of the parties to this Special Warranty Deed and the successors and assigns of each party. The singular shall be deemed to include the plural, and vice versa, where the context so permits.)

WITNESSETH

THAT, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable considerations, the receipt and sufficiency of which is acknowledged, Grantor hereby grants, bargains, sells, conveys and confirms unto Grantee all that certain land situate in **Alachua County**, Florida, more particularly described on 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 the Grantor hereby covenants with Grantee that Grantor is lawfully seized of the land in fee simple; that Grantor has good right and lawful authority to sell and convey said land; that Grantor hereby warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under the Grantor, but against none other; and the land is free of all encumbrances except ad valorem real property taxes accruing subsequent to December 31, 2019, and easements, restrictions, reservations and encumbrances of public record; provided, however, reference thereto shall not serve to reimpose same.

IN WITNESS WHEREOF the Grantor has caused this Special Warranty Deed to be executed as of the day and year first above written.

Signed, sealed and delivered
in the presence of:

ALACHUA DEVELOPMENT CO., LLC,
a Florida limited liability company

By: Alachua Management Co., LLC,
a Florida limited liability company,
its Manager

By: *Marvin Smollar*
Marvin Smollar, Manager

Mary W Baker
Print Name: Mary W Baker

Richard C Voehringer
Print Name: Richard C Voehringer

(Seal)

STATE OF FLORIDA

COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 27th day of January, 2020 by Marvin Smollar, as Manager of Alachua Management Co., LLC, a Florida limited liability company, as Manager of ALACHUA DEVELOPMENT CO., LLC, a Florida limited liability company, on behalf of the limited liability company, who ☒ is personally known to me or ☐ has produced _____ as identification.

(Notary Stamp)

Mary W Baker
Signature of Notary Public
Print Name: _____
Notary Public, State of Florida
Commission Expires: _____

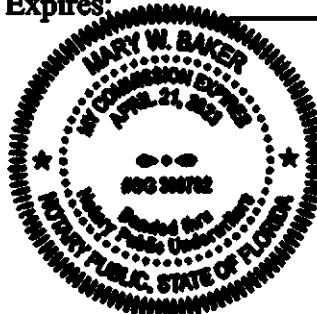


Exhibit "A"
Legal Description

A PORTION OF THE S.E. 1/4 OF SECTION 10, TOWNSHIP 8 SOUTH, RANGE 18 EAST, IN THE CITY OF ALACHUA, ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

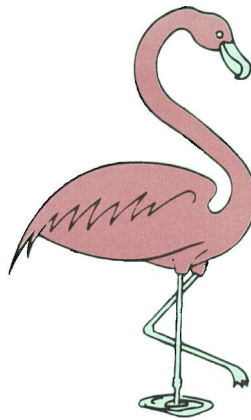
BEGINNING AT THE S.W. CORNER OF BAYWOOD PHASE 1C, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 29, PAGES 17 AND 18 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE N.89°56'50"E., ALONG THE SOUTH BOUNDARY OF SAID BAYWOOD PHASE 1C, A DISTANCE OF 85.50 FEET; THENCE DEPARTING SAID SOUTH BOUNDARY, S.04°52'19"W., A DISTANCE OF 60.27 FEET TO A POINT ON THE NORTHERLY BOUNDARY OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3823, PAGE 513 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE ALONG THE NORTHERLY BOUNDARY OF SAID LANDS THE FOLLOWING FIVE (5) CALLS: N.89°54'58"W. A DISTANCE OF 280.91 FEET; THENCE N.01°44'31"W., A DISTANCE OF 4.97 FEET; THENCE N.89°55'41"W., A DISTANCE OF 421.90 FEET TO A POINT ON A CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 115.00 FEET, A CENTRAL ANGLE OF 03°47'06" AND A CHORD BEARING AND DISTANCE OF N.88°15'26"W., 7.60 FEET; THENCE WESTERLY, ALONG THE ARC OF SAID CURVE AND NORTHERLY BOUNDARY, A DISTANCE OF 7.60 FEET TO THE END OF SAID CURVE; THENCE N.89°54'28"W., A DISTANCE OF 499.80 FEET TO A POINT ON THE EAST BOUNDARY OF A 30 FOOT NON-EXCLUSIVE ELECTRIC EASEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 3819, PAGE 825 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE DEPARTING THE NORTHERLY BOUNDARY OF LANDS DESCRIBED IN SAID OFFICIAL RECORDS BOOK 3823, PAGE 513, ALONG THE EAST BOUNDARY OF SAID 30 FOOT EASEMENT AND THE SOUTHERLY PROJECTION THEREOF, S.00°04'34"W., A DISTANCE OF 576.90 FEET TO A POINT ON THE NORTH BOUNDARY OF BAYWOOD CENTRE AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 28, PAGE 91 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE DEPARTING THE SOUTHERLY PROJECTION OF THE EAST BOUNDARY OF SAID 30 FOOT EASEMENT, ALONG THE NORTH BOUNDARY OF SAID BAYWOOD CENTRE, S.89°57'21"W., A DISTANCE OF 29.75 FEET TO A POINT ON THE WEST BOUNDARY OF THE S.E. 1/4 OF SAID SECTION 10; THENCE DEPARTING THE NORTH BOUNDARY OF SAID BAYWOOD CENTRE, ALONG SAID WEST BOUNDARY, N.00°04'30"E., A DISTANCE OF 1786.13 FEET TO THE N.W. CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2082, PAGE 2132 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE DEPARTING THE WEST BOUNDARY OF THE S.E. 1/4 OF SAID SECTION 10, ALONG THE NORTH BOUNDARY OF SAID LANDS, S.89°26'48"E., A DISTANCE OF 1324.74 FEET TO THE N.E. CORNER OF SAID LANDS AND A POINT ON THE EAST BOUNDARY OF THE WEST 1/2 OF THE S.E. 1/4 OF SAID SECTION 10; THENCE ALONG SAID EAST BOUNDARY, S.00°01'22"W., A DISTANCE OF 351.01 FEET TO THE N.W. CORNER OF LOT 2, BLOCK 15, OF ALACHUA REALTY CO.'S ADDITION TO THE CITY OF ALACHUA, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 'A', PAGE 100 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE

DEPARTING SAID EAST BOUNDARY, ALONG THE NORTHERLY BOUNDARY OF SAID BLOCK 15 OF SAID ALACHUA REALTY CO.S' ADDITION TO THE CITY OF ALACHUA, N.88°22'19"E., A DISTANCE OF 9.89 FEET TO THE N.W. CORNER OF AFOREMENTIONED BAYWOOD PHASE 1C; THENCE ALONG THE WESTERLY BOUNDARY OF SAID BAYWOOD PHASE 1C, THE FOLLOWING TEN (10) COURSES: S.00°03'52"W., A DISTANCE OF 115.81 FEET; THENCE N.89°55'23"W., A DISTANCE OF 87.57 FEET TO THE BEGINNING OF A CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 275.00 FEET, A CENTRAL ANGLE OF 05°55'28" AND A CHORD BEARING AND DISTANCE OF N.87°00'29"W., 28.42 FEET; THENCE WESTERLY, ALONG THE ARC OF SAID CURVE AND WESTERLY BOUNDARY, A DISTANCE OF 28.44 FEET TO THE END OF SAID CURVE; THENCE S.08°59'15"W., A DISTANCE OF 50.15 FEET TO THE BEGINNING OF A CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 325.00 FEET, A CENTRAL ANGLE OF 06°18'13" AND A CHORD BEARING AND DISTANCE OF S.86°50'30"E., 35.74 FEET; THENCE EASTERLY, ALONG THE ARC OF SAID CURVE AND WESTERLY BOUNDARY, A DISTANCE OF 35.76 FEET TO THE END OF SAID CURVE; THENCE S.89°55'23"E., A DISTANCE OF 57.15 FEET TO THE BEGINNING OF A CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 1012.50 FEET, A CENTRAL ANGLE OF 18°41'51" AND A CHORD BEARING AND DISTANCE OF S.17°43'23"W., 328.95 FEET; THENCE SOUTHERLY, ALONG THE ARC OF SAID CURVE AND WESTERLY BOUNDARY, A DISTANCE OF 330.41 FEET TO THE END OF SAID CURVE; THENCE S.27°12'36"W., A DISTANCE OF 60.70 FEET TO THE BEGINNING OF A CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 154.50 FEET, A CENTRAL ANGLE OF 27°04'06" AND A CHORD BEARING AND DISTANCE OF S.13°38'50"W., 72.31 FEET; THENCE SOUTHERLY, ALONG THE ARC OF SAID CURVE AND WESTERLY BOUNDARY, A DISTANCE OF 72.99 FEET TO THE END OF SAID CURVE; THENCE S.00°04'10"W., A DISTANCE OF 189.27 FEET TO THE POINT OF BEGINNING.

TARA FOREST EAST SUBDIVISION TRAFFIC STUDY

ALACHUA COUNTY, FLORIDA

September 2019



BUCKHOLZ TRAFFIC



BUCKHOLZ TRAFFIC
3585 KORI ROAD
JACKSONVILLE, FLORIDA 32257
(904) 886-2171 jwbuckholz@aol.com

September 10, 2019

Mr. Christopher A. Gmuer, P.E.
Gmuer Engineering
2603 NW 13th Street
Gainesville, Florida 32609

Re: Tara Forest East Traffic Study

Dear Mr. Gmuer:

Attached is the requested traffic study. If there are any questions or comments regarding this study, please contact me.

Sincerely,

Jeffrey W. Buckholz, P.E., PTOE
Principal

This item has been digitally signed and sealed by Jeffrey W. Buckholz, P.E. on 9/10/19. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

INTRODUCTION

The proposed Tara Forest East residential development will contain 338 single family homes and 213 townhomes and will be located on the west side of CR 241 approximately $\frac{3}{4}$ of a mile north of SR 235 in northern Alachua County, Florida. The development will have one access point on CR 241 and two access points on NW 147th Drive. CR 241 in the vicinity of the site is a two-lane undivided rural major collector with a posted speed limit of 55 mph. NW 147th Drive is a two-lane undivided local road with a posted speed limit of 20 mph. It intersects US 441 approximately $\frac{1}{2}$ mile to the south at an existing signalized intersection.

Figure 1 shows the site location and surrounding road network while Appendix A contains the proposed site plan. The development is expected to be complete by the end of 2028 with 100 units completed by the end of 2020; 200 units completed by the end of 2022; and 280 units completed by the end of 2024. The full build out year of 2028 was chosen as the design year for this study.

EXISTING TRAFFIC VOLUMES

Manual turning movement counts (see Appendix B) were conducted by Buckholz Traffic personnel during September of 2018 at the intersection of CR 241 with NW 172nd Avenue and NW 174th Avenue. The counts were conducted during weekday peak periods (6:30-8:30 AM and 3:45-5:45 PM). The data was collected at 15-minute intervals and includes a separate tabulation for trucks. Figure 2 provides a visual summary of existing weekday peak hour traffic counts at these two intersections. Figure 3 provides a similar visual summary for weekday peak period traffic flows. Also shown in Figure 3 are the directional percentages for the residential traffic currently using CR 241; a good indicator of the expected trip distribution for site traffic using the CR 241 driveway.

In addition, manual turning movement counts were conducted by Buckholz Traffic personnel during late August of 2019 at the US 441/NW 147th Drive intersection. The counts were conducted during weekday peak periods (6:45-8:45 AM and 3:45-6:00 PM). The data was collected at 15-minute intervals and includes a separate tabulation for trucks. Figure 4 provides a visual summary of existing weekday peak hour traffic counts at this intersection. Figure 5 provides a similar visual summary for weekday peak period traffic flows. Also shown in Figure 5 are directional percentages derived from the traffic counts. These percentages are a good indicator of the expected trip distribution for site traffic using the two NW 147th driveways.

Appendix C provides daily traffic volumes from the FDOT annual traffic counting program for CR 241 and US 441. The current Average Daily Traffic (ADT) on the portion of CR 241 in the vicinity of the site is about 3000 vehicles per day and the current ADT on US 441 near NW 147th Drive is 24,000 vehicles per day.

BUCKHOLZ TRAFFIC

TRIP GENERATION

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) and 220 (Multi-Family Low Rise). Tables 1 and 2 contain the daily, AM peak hour, and PM peak hour trip generation calculations for the development. During an average weekday the development is expected to generate 4758 trips (2379 entering and 2379 exiting) with 343 trips (84 entering and 259 exiting) occurring during the AM peak hour and 443 trips (279 entering and 164 exiting) occurring during the PM peak hour. All of these trips will be new trips.

SITE TRIP DISTRIBUTION AND TRAFFIC ASSIGNMENT

Peak hour site trips were directionally distributed based on percentages derived from Figures 3 and 5. The resulting weekday peak hour traffic assignments for the development are provided in Figure 6. The values contained in this figure were obtained by multiplying the trip generation results by the trip distribution percentages. Based on the arrangement of dwelling units within the site, it is estimated that 60% of site trips will use the two NW 147th entrances and 40% will use the CR 241 entrance.

2028 BUILD TRAFFIC VOLUMES

The expected weekday AM peak hour and PM peak hour background (No Build) traffic volumes and total (Build) traffic volumes at the CR 241/NW 172nd Avenue intersection and the CR 241/NW 174th Avenue intersection are graphically depicted in Figures 7 and 8. The 2028 background traffic volumes were obtained by multiplying the existing traffic volumes by the appropriate FDOT seasonal adjustment factor (0.99) and then by a corresponding annual growth factor obtained from nearby FDOT traffic counts on CR 241 (see Appendix C). The FDOT counts suggest that, since 2014, traffic volumes have actually been trending downward along CR 241. Consequently, a 0% annual growth rate was used in the analysis. The 2028 Build traffic volumes were then obtained by adding the traffic generated by the new development to the 2028 background traffic volumes.

The expected weekday AM peak hour and PM peak hour background (No Build) traffic volumes and total (Build) traffic volumes at the US 441/NW 147th Drive intersection are graphically depicted in Figures 9 and 10. The 2028 background traffic volumes were obtained by multiplying the existing traffic volumes by the appropriate FDOT seasonal adjustment factor (0.99) and then by a corresponding annual growth rate (5.0%) obtained from nearby FDOT traffic counts on US 441 (see Appendix C). The 2028 Build traffic volumes were then obtained by adding the traffic generated by the new development to the 2026 background traffic volumes.

BUCKHOLZ TRAFFIC

TURN LANE ANALYSIS

A formal analysis was conducted to determine if an exclusive right turn lane is warranted on CR 241 at the Site Drive. The methodology contained in NCHRP Report #279 was used to conduct the right turn lane analysis. As indicated in Figure 11, right turn volumes into the Site Drive will not be high enough during weekday peak hours to warrant an exclusive right turn lane on CR 241 under 2028 Build conditions. The right turn lane warrants contained in NCHRP Report #420 support this conclusion.

Using the 2028 Build traffic volumes, a formal analysis was also made to determine if an exclusive left turn lane is warranted on CR 241 at the Site Drive. The methodology contained in a paper written by M.D. Harmelink entitled: "Volume Warrants for Left Turn Storage Lanes at Unsignalized Grade Intersections" was used to conduct this evaluation. The results indicate that traffic volumes on CR 241 will not be high enough during the weekday PM peak hour to warrant a left turn lane at the site drive. The supporting analysis is provided in Figure 12.

UNSIGNALIZED INTERSECTION CAPACITY ANALYSIS

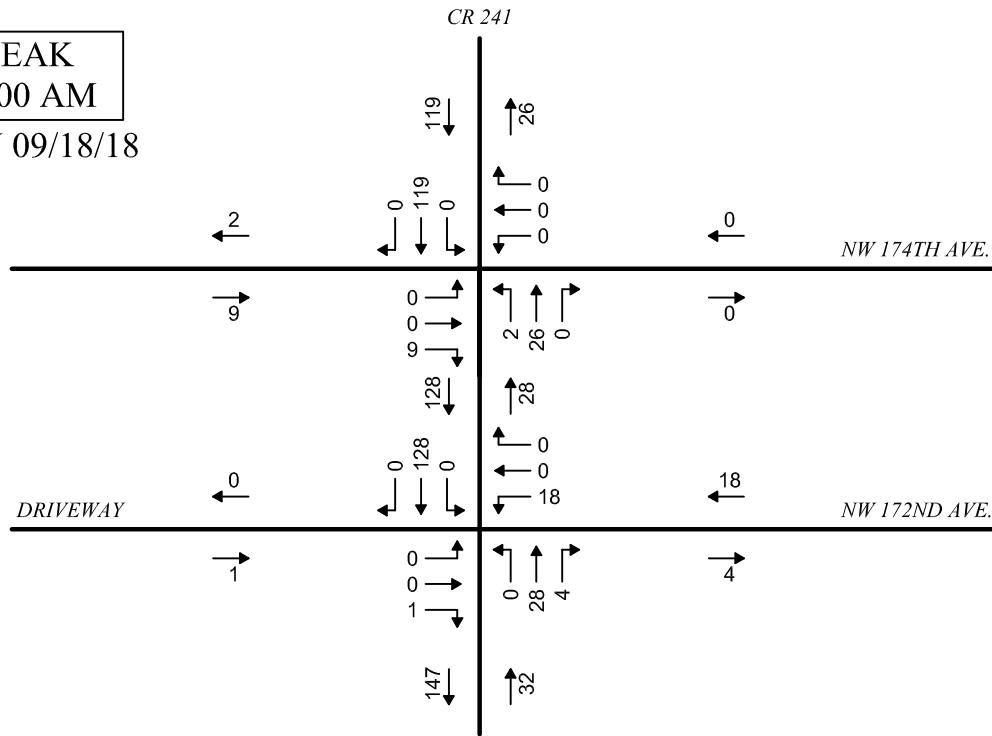
The unsignalized CR 241/Site Drive intersection, the unsignalized CR 241/NW 172nd Avenue intersection, and the unsignalized CR 241/NW 174th Avenue intersection were analyzed using the two-way stop control methodology contained in Chapter 19 of the Sixth Edition of the Highway Capacity Manual. Tables 3 and 4 contain the capacity analysis results with the supporting calculations provided in Appendix D. Under 2028 Build conditions all minor movements and each of these intersections are expected to operate at level of service B or better with minimal queuing and a volume-to-capacity ratio of well less than one.

SIGNALIZED INTERSECTION CAPACITY ANALYSIS

The signalized US 441/NW 147th Drive intersection was analyzed using the operational methodology contained in Chapter 19 of the Sixth Edition of the Highway Capacity Manual. Existing timings were used for the existing (2019) analysis and consultant timings were used for the 2028 BUILD analysis. Both the existing timings and the planned consultant timings are provided in Appendix E. Table 5 contains the capacity analysis results with the supporting calculations provided in Appendix F. Under 2028 Build conditions with optimized splits, the intersection is expected to operate at LOS C during the weekday AM peak hour and LOS E during the weekday PM peak hour.

BUCKHOLZ TRAFFIC

AM PEAK
7:00-8:00 AM
TUESDAY 09/18/18



PM PEAK
4:45-5:45 PM
MONDAY 09/17/18

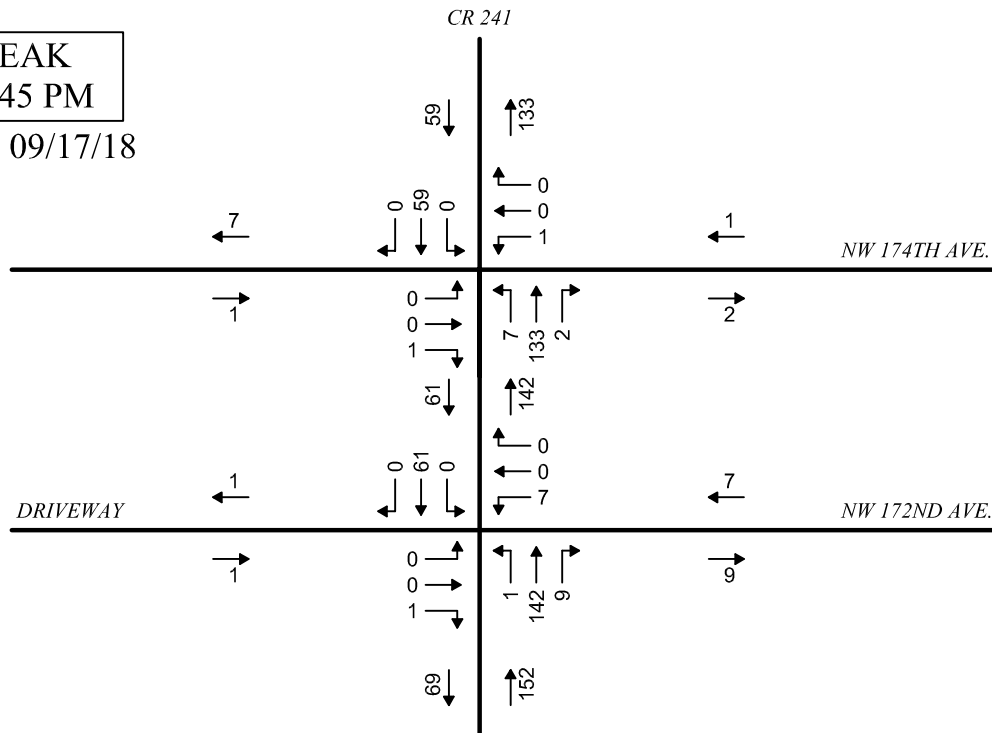
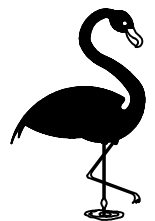


FIGURE 2

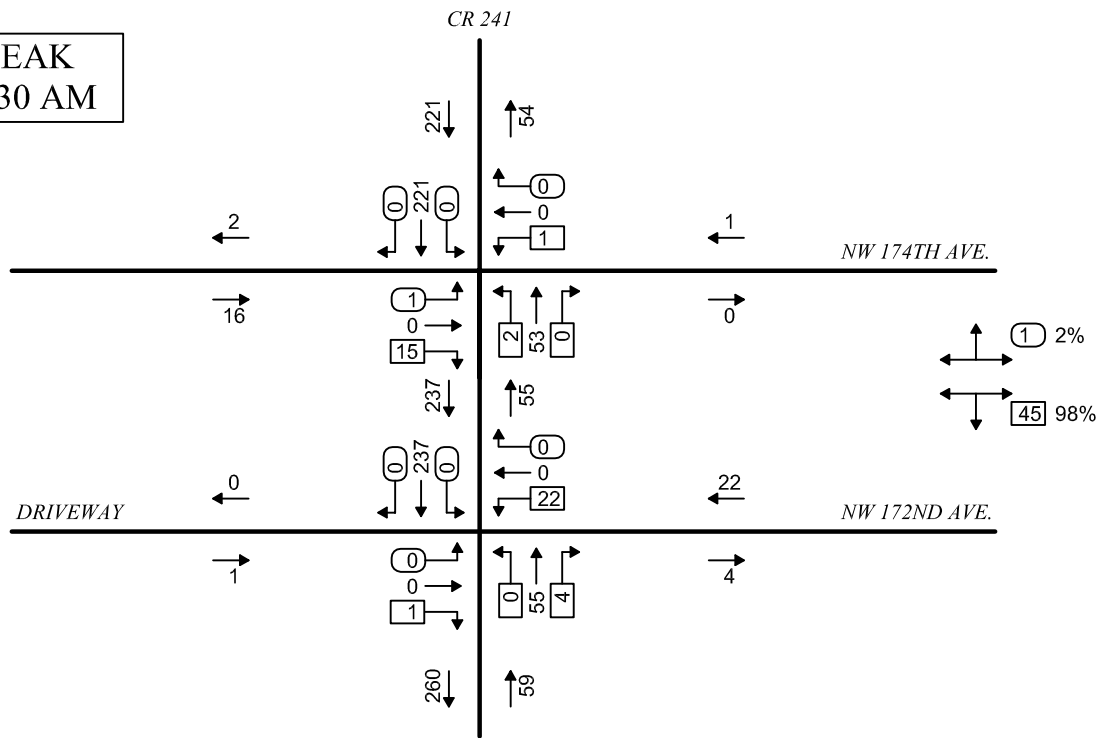
CR 241 TRAFFIC COUNTS

WEEKDAY PEAK HOURS



Buckholz Traffic

AM PEAK
6:30-8:30 AM



PM PEAK
3:45-5:45 PM

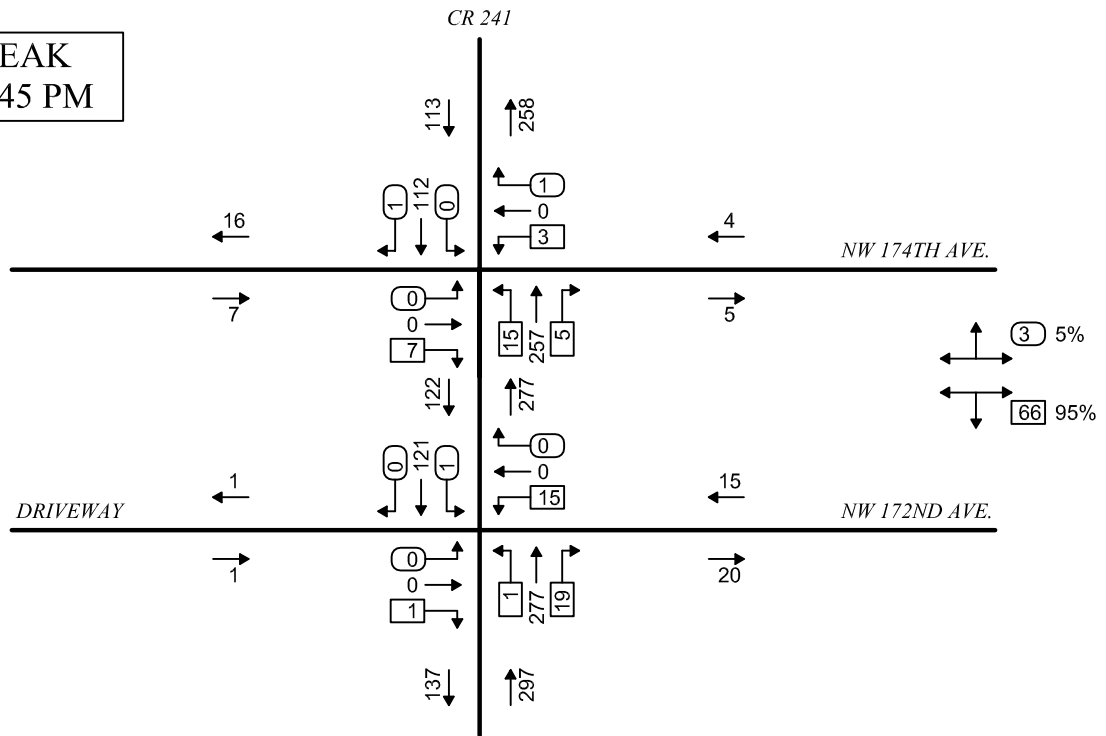


FIGURE 3

CR 241 TRAFFIC COUNTS

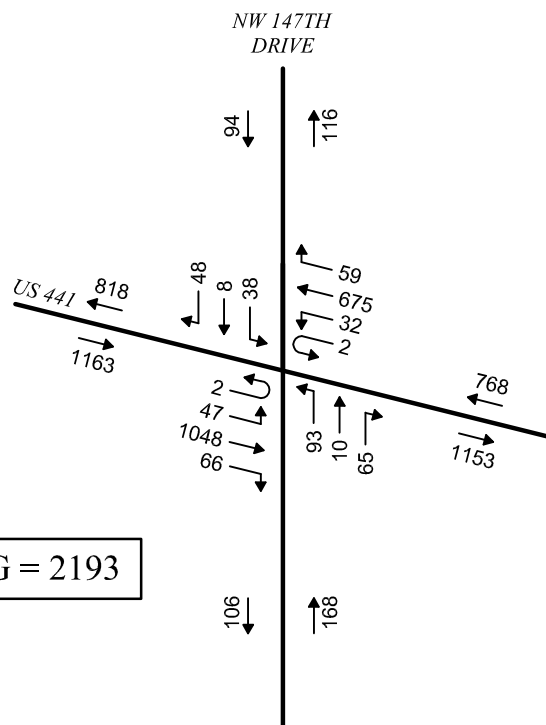
WEEKDAY PEAK PERIODS



Buckholz Traffic

AM PEAK HOUR

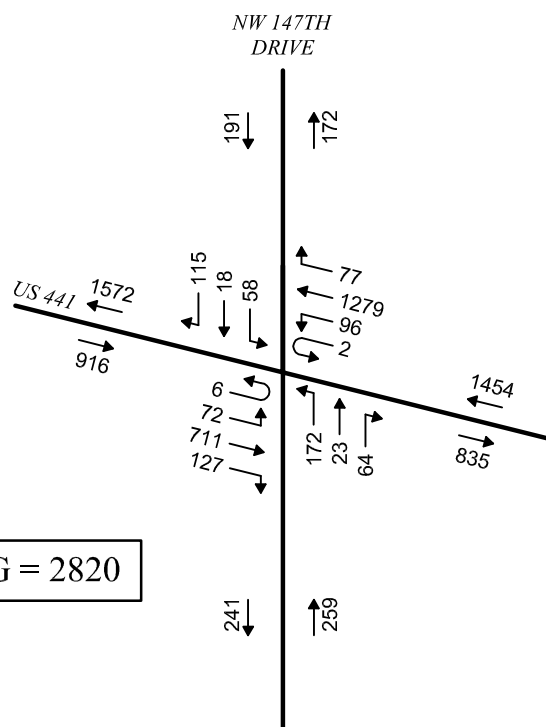
7:15-8:15 AM



TOTAL ENTERING = 2193

PM PEAK HOUR

4:45-5:45 PM



TOTAL ENTERING = 2820

FIGURE 4

US 441 / NW 147TH DRIVE
TRAFFIC COUNTS

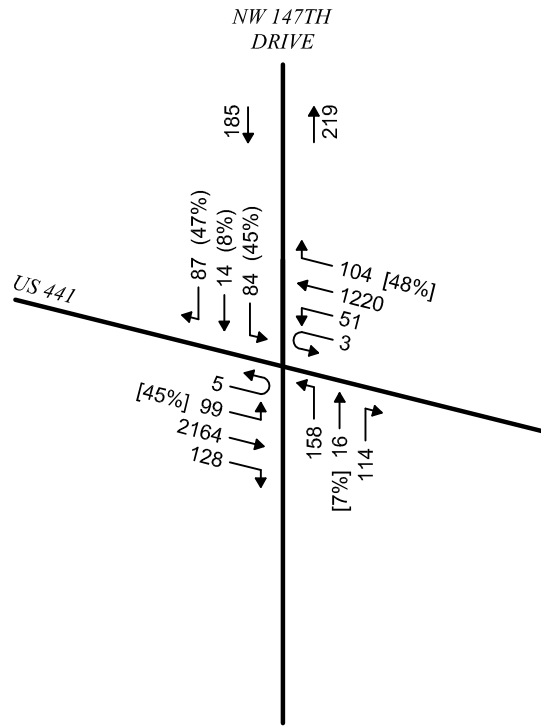
WEEKDAY PEAK HOURS



Buckholz Traffic

AM PEAK HOUR

6:45-8:45 AM



PM PEAK HOUR

3:45-6:00 PM

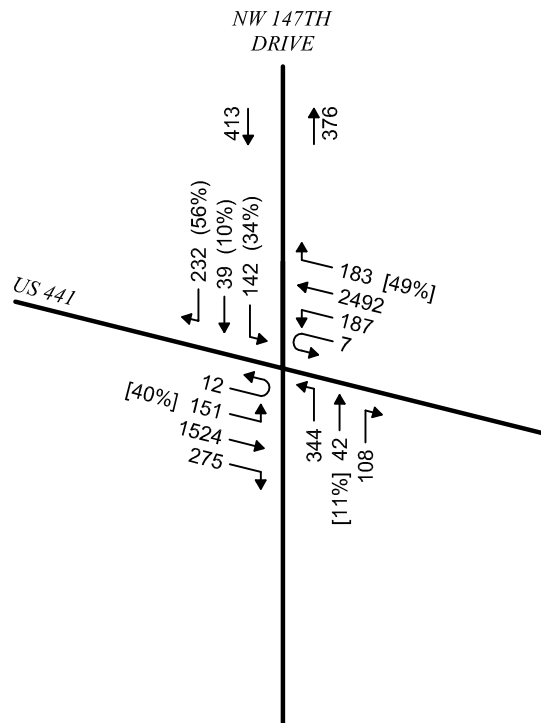


FIGURE 5

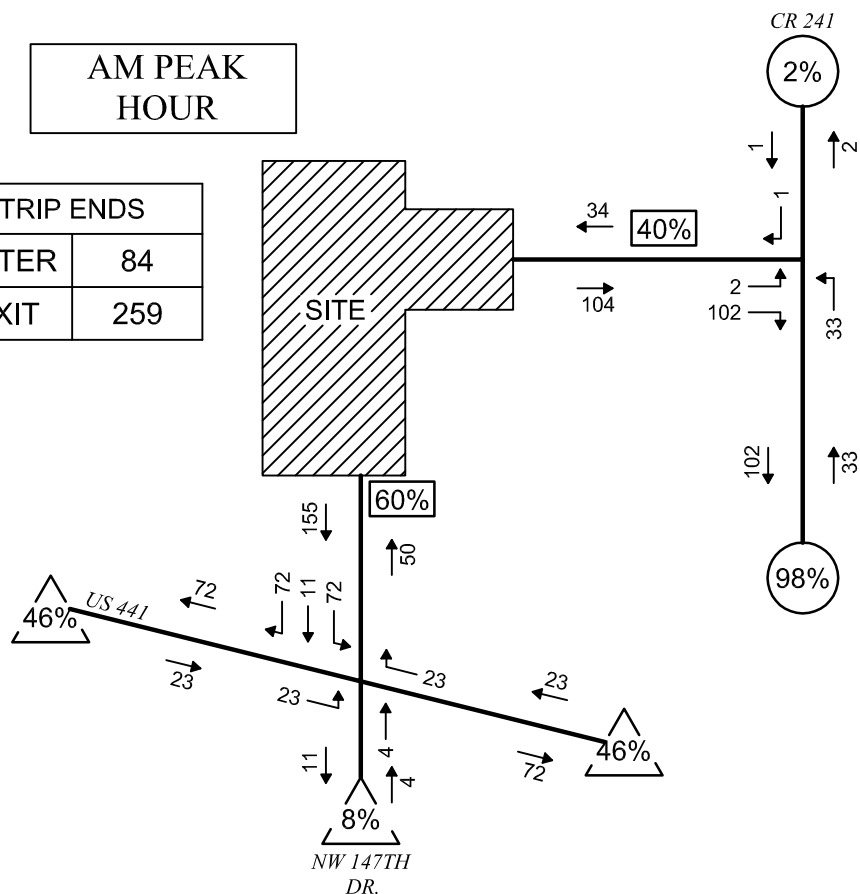
US 441 / NW 147TH DRIVE
TRAFFIC COUNTS

WEEKDAY PEAK PERIODS



Buckholz Traffic

TRIP ENDS	
ENTER	84
EXIT	259



TRIP ENDS	
ENTER	279
EXIT	164

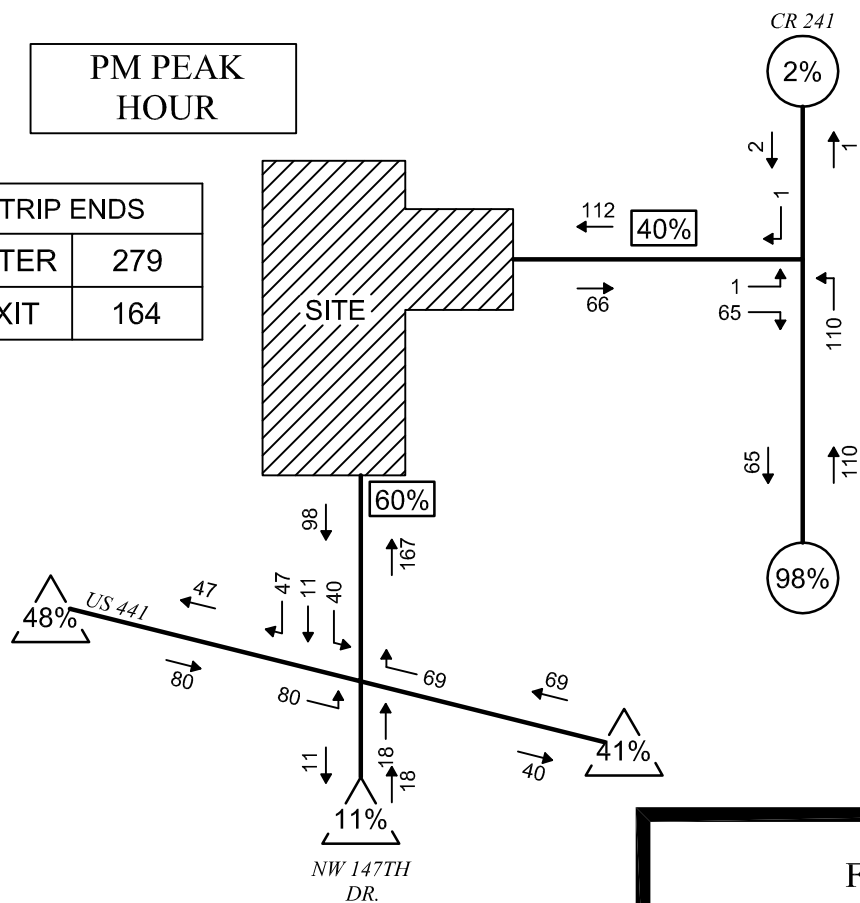


FIGURE 6

SITE TRAFFIC ASSIGNMENT



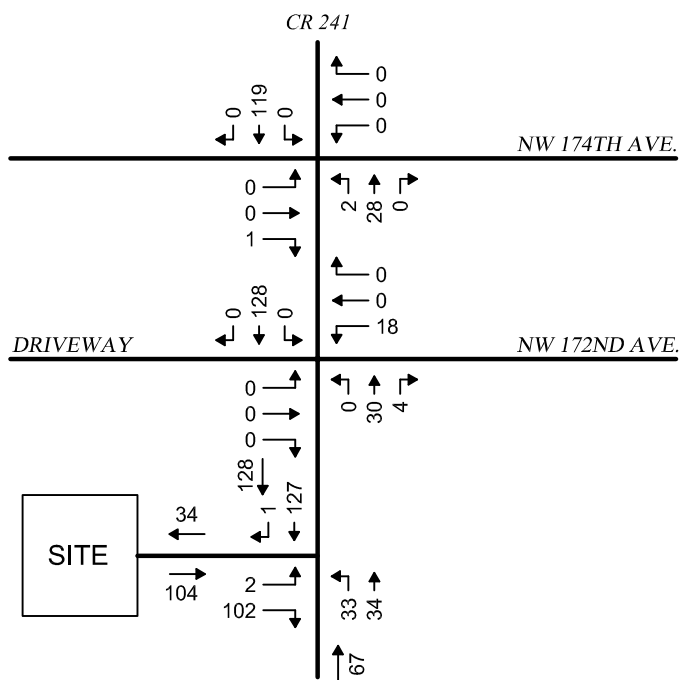
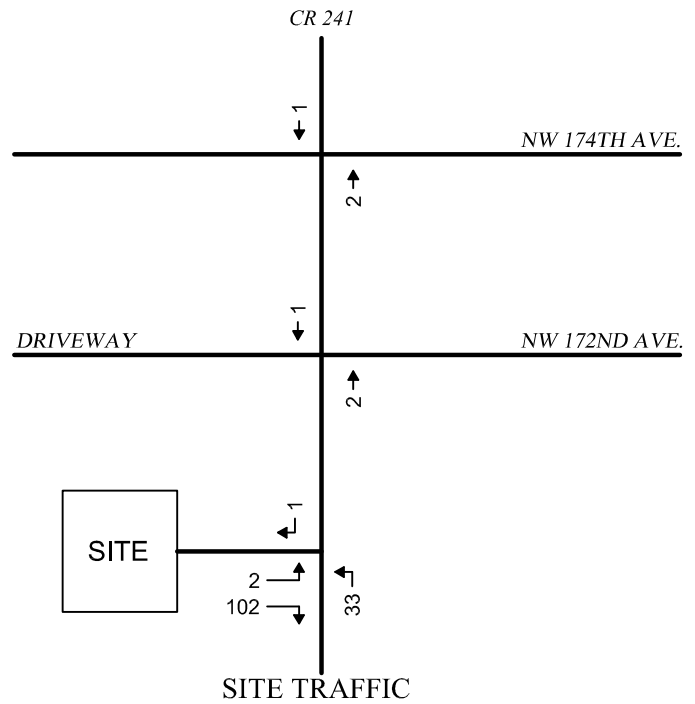
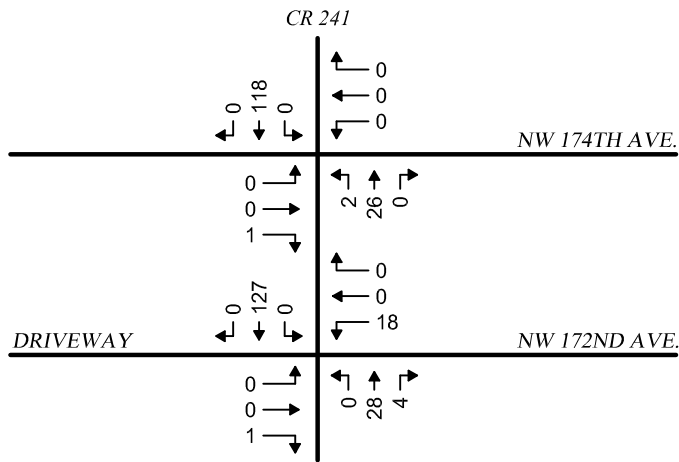
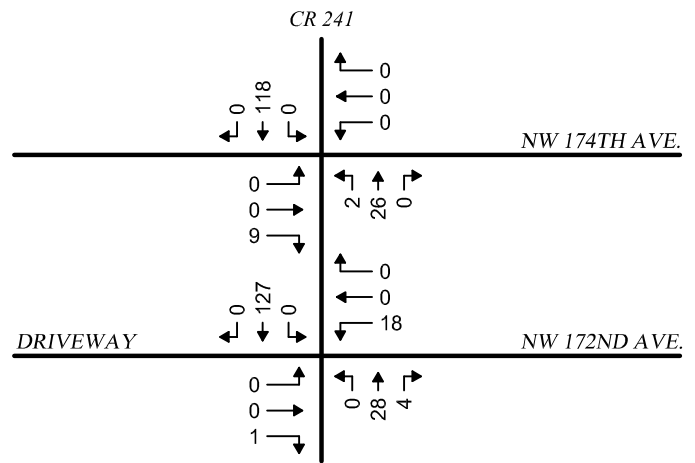
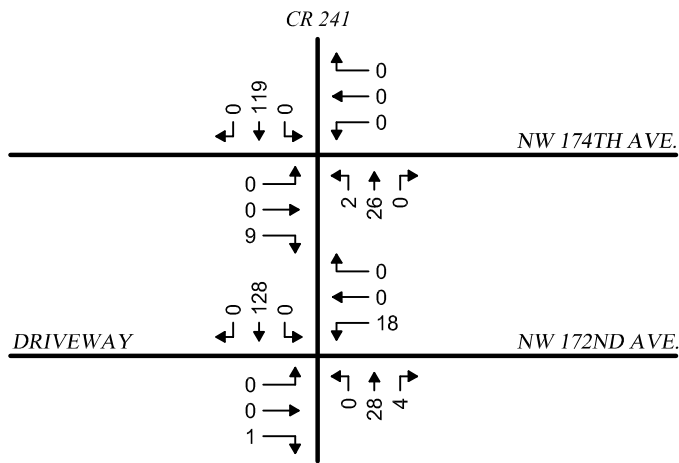
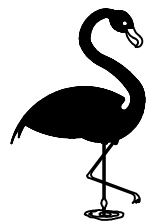
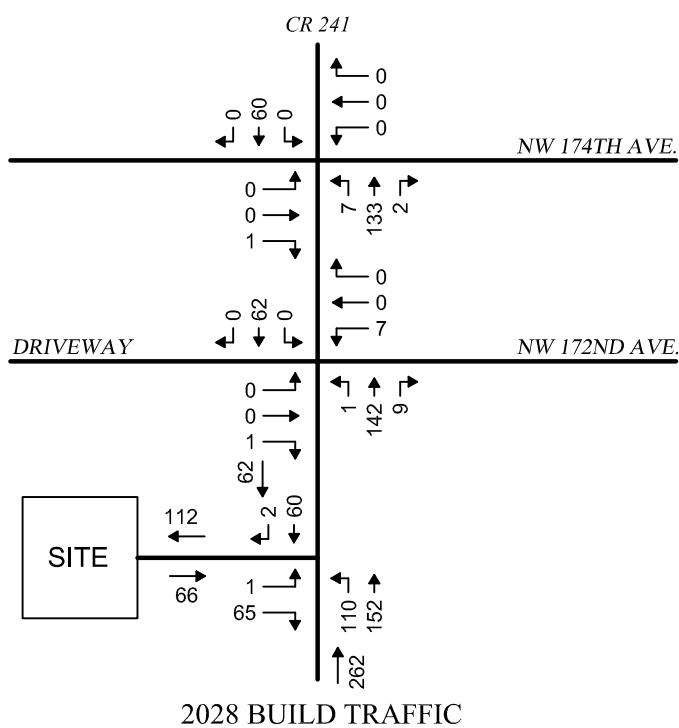
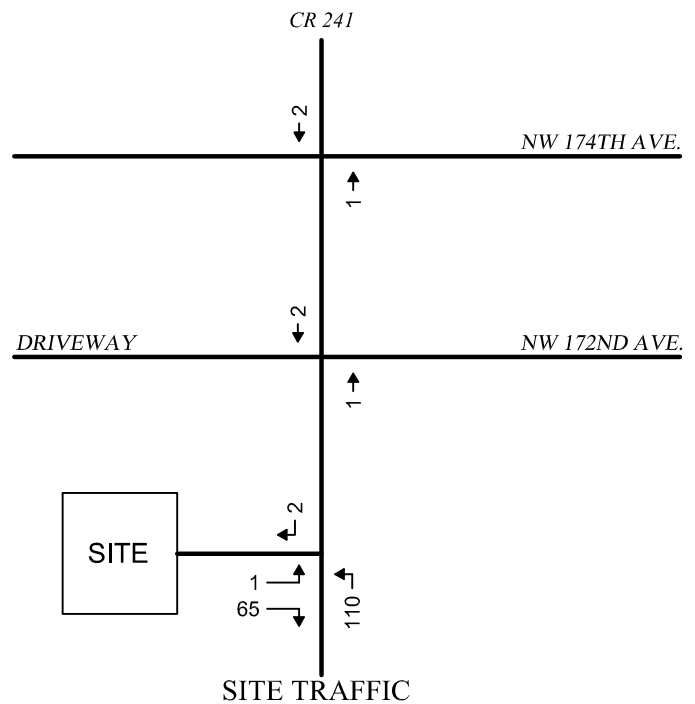
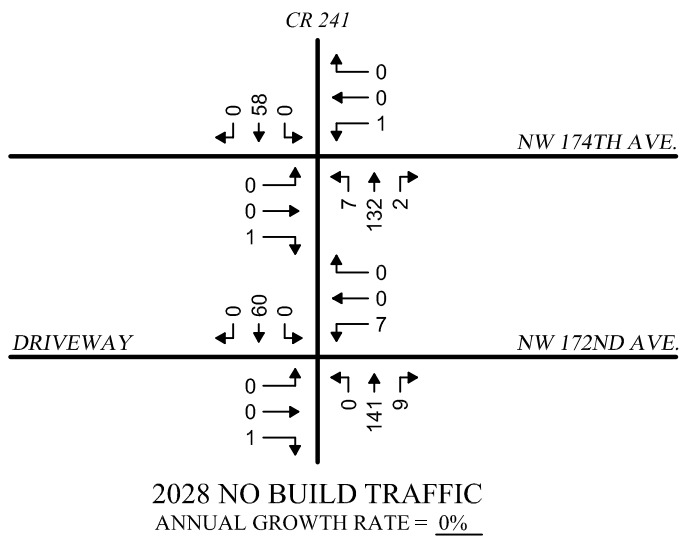
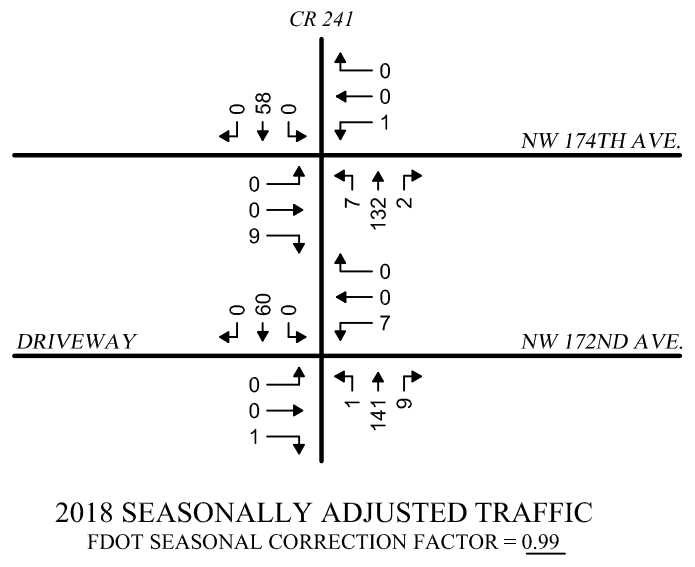
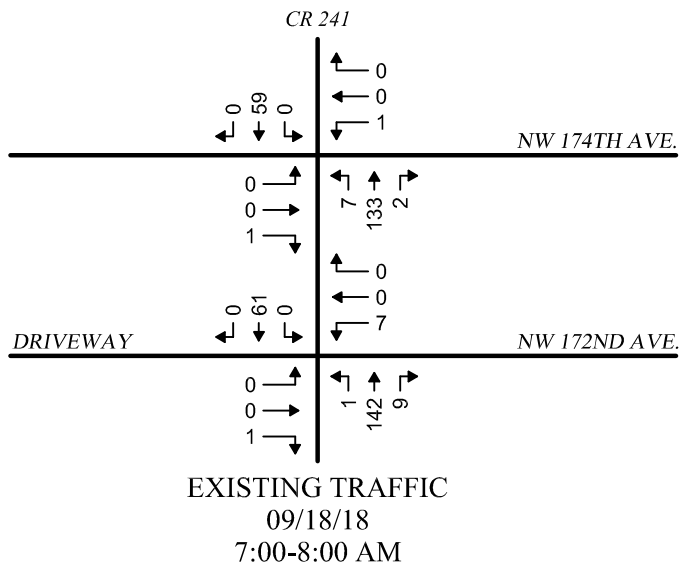


FIGURE 7

2028 BUILD TRAFFIC
CR 241

AM PEAK HOUR

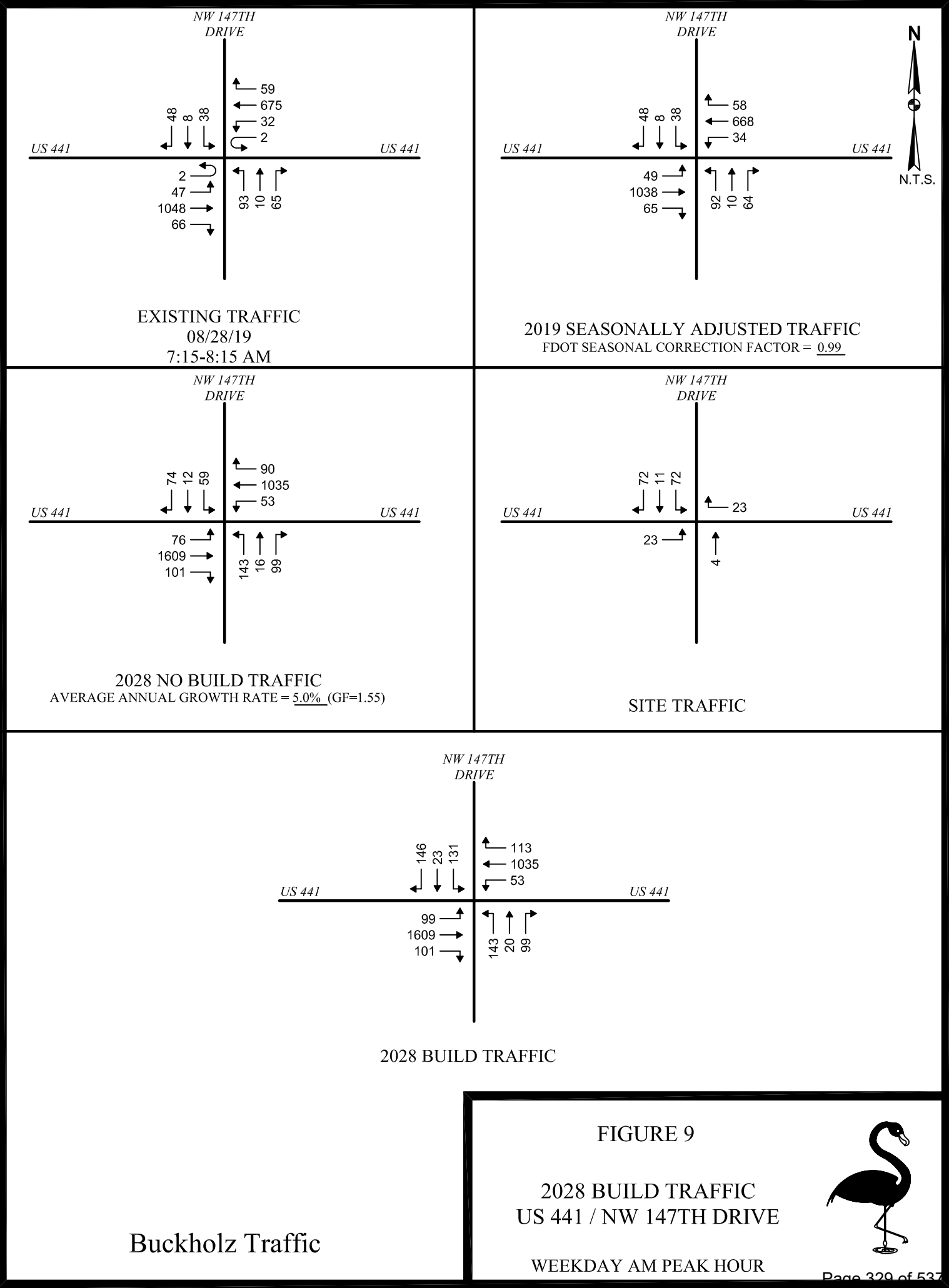


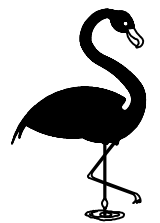
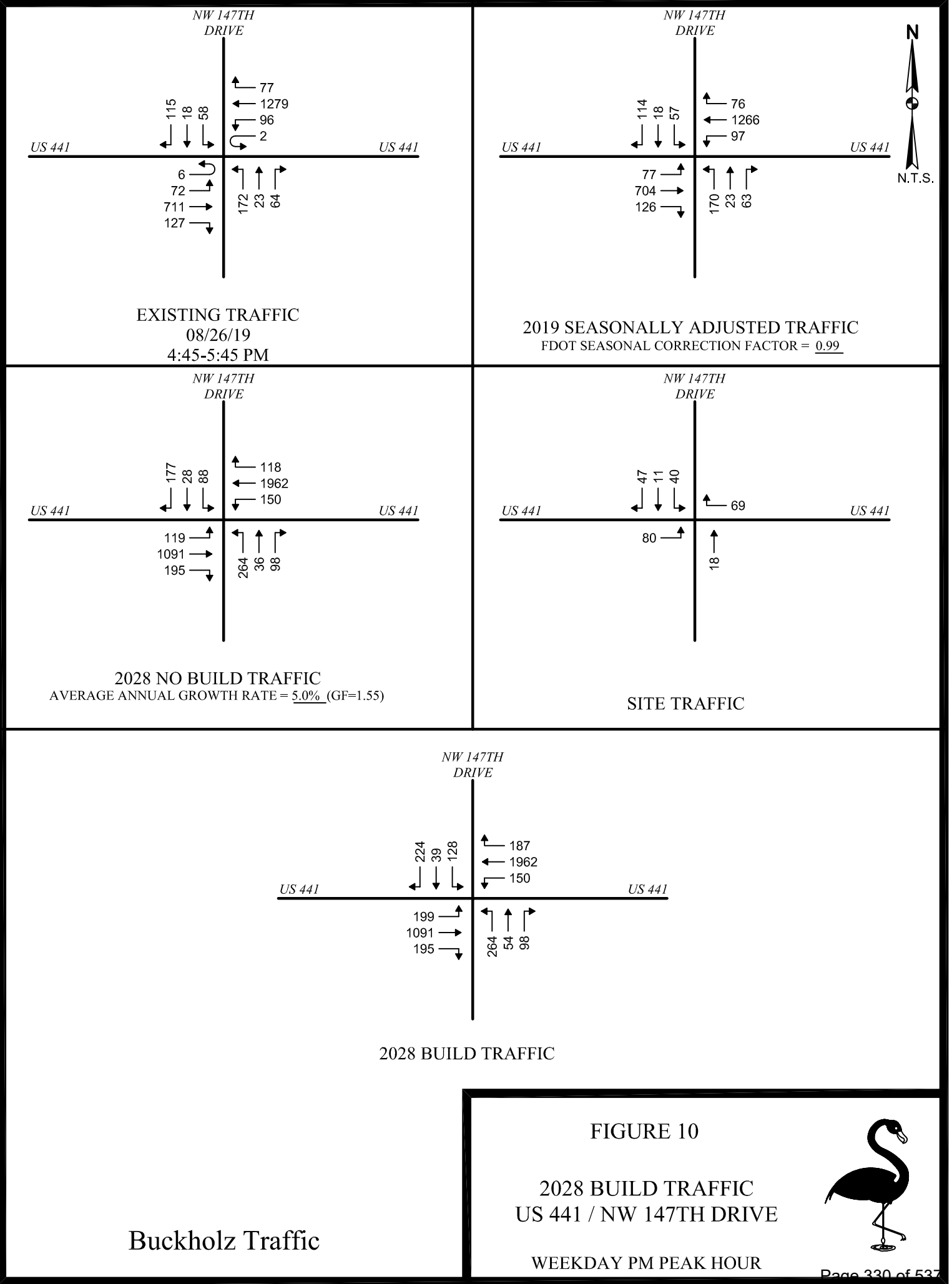


Buckholz Traffic

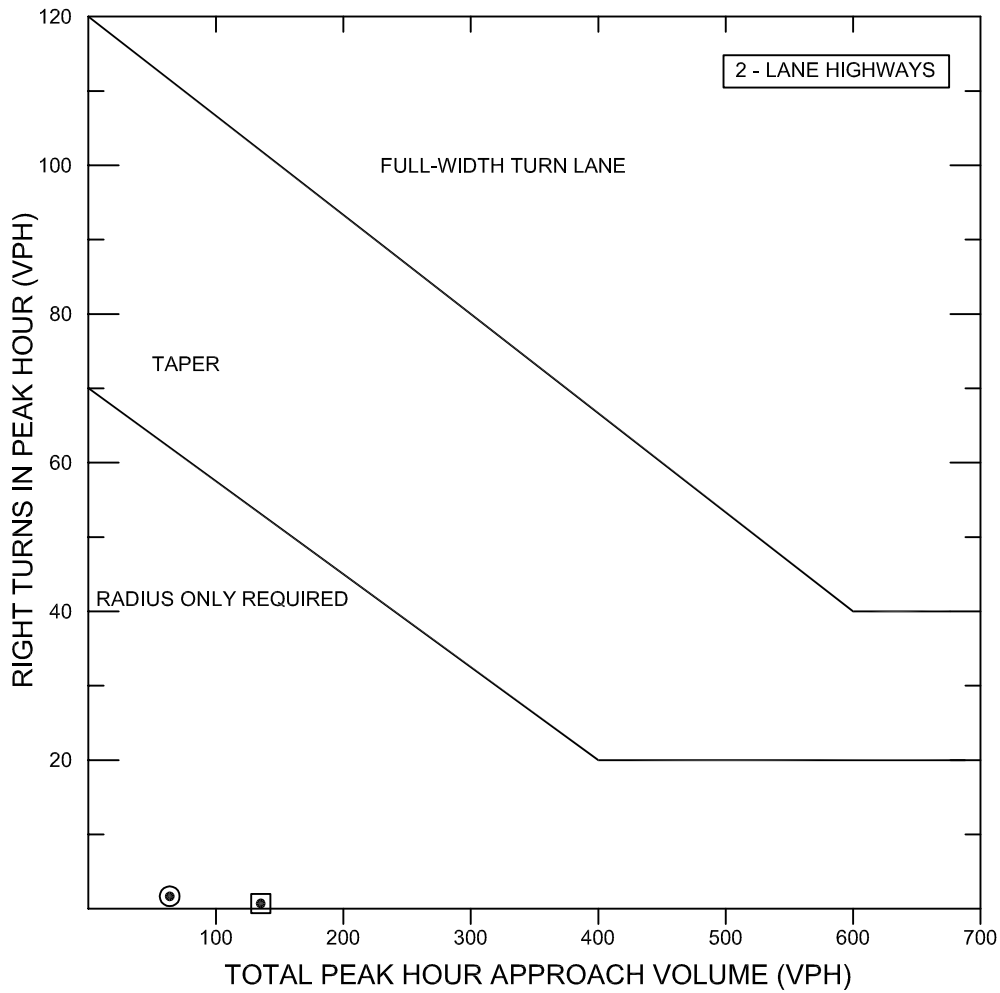
FIGURE 8
2028 BUILD TRAFFIC
CR 241
PM PEAK HOUR







CR 241 @ SITE DRIVE



NOMOGRAPH FOR RIGHT TURN LANES

SOURCE: TRANSPORTATION RESEARCH BOARD NCHRP REPORT #279

AM PEAK HOUR

V_A	128
V_R	1

PM PEAK HOUR

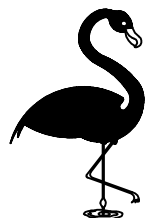
V_A	62
V_R	2

NCHRP 420	
MULTI-LANE	> 45 MPH

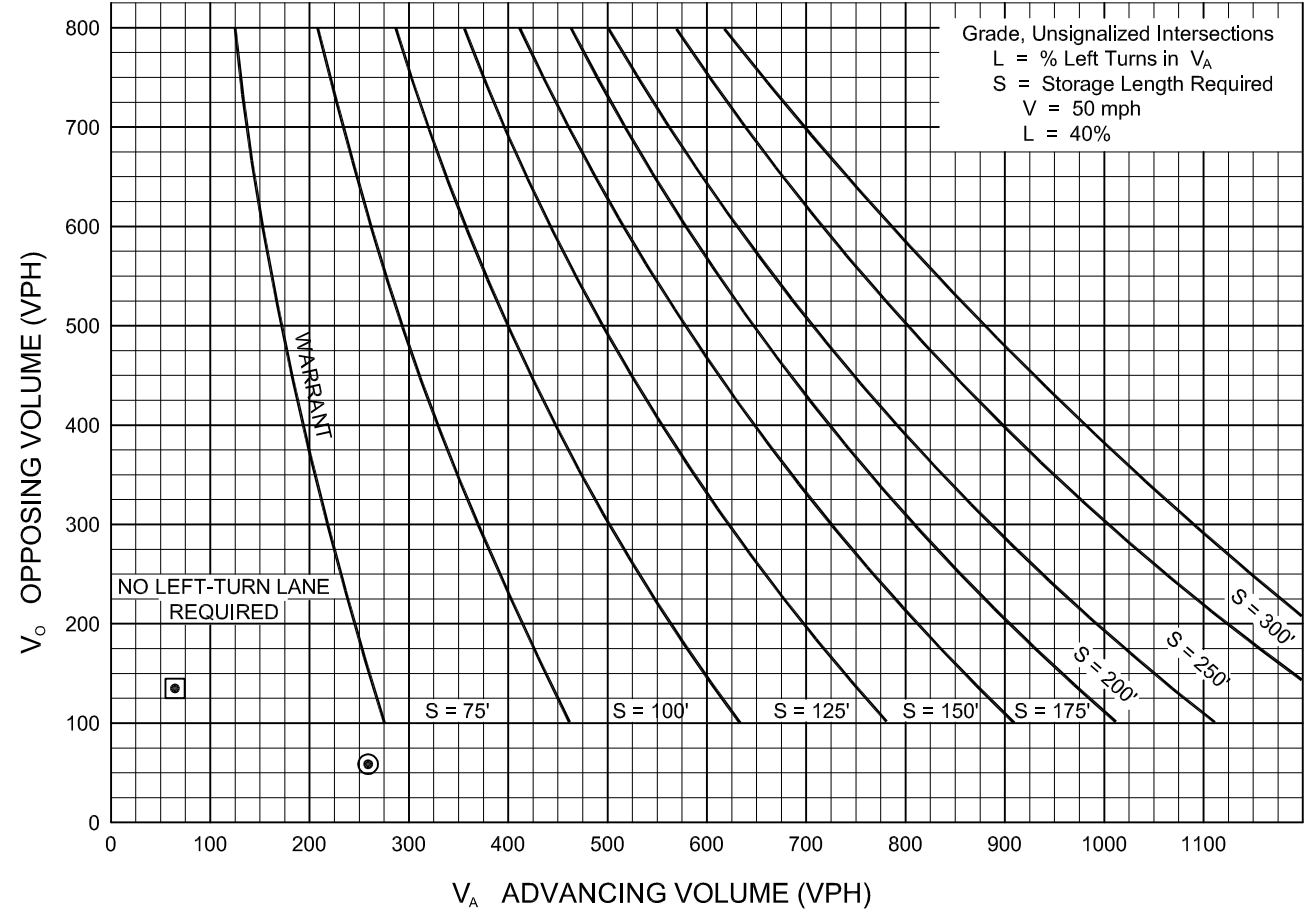
30
REQUIRED > 1 & 2

FIGURE 11

RIGHT TURN
LANE ANALYSIS



CR 241 @ SITE DRIVE



WARRANT FOR LEFT-TURN LANES ON TWO-LANE HIGHWAYS

▣ AM PEAK HOUR

$V_A = 67$
$V_O = 128$
$V_L = 33$
$\%LT = \frac{33}{67} = 49\%$

⊙ PM PEAK HOUR

$V_A = 262$
$V_O = 62$
$V_L = 110$
$\%LT = \frac{110}{262} = 42\%$

FIGURE 12

LEFT TURN
LANE ANALYSIS



SOURCE: HARMELINK

TABLE 1

TRIP GENERATION CALCULATIONS

SINGLE FAMILY DWELLING UNITS

Land Use Code 210

T = Number of Vehicle Trip Ends

X = Number of Dwelling Units = 338

<u>TIME PERIOD</u>	<u>TRIP GENERATION EQUATION</u>	<u>TOTAL TRIP ENDS</u>	<u>PERCENT ENTERING</u>	<u>PERCENT EXITING</u>	<u>TOTAL TRIP ENDS ENTERING</u>	<u>TOTAL TRIP ENDS EXITING</u>
WEEKDAY						
Daily	$\ln(T) = 0.92\ln(X) + 2.71$	3188	50%	50%	1594	1594
AM Peak Hour	$T = 0.71 (X) + 4.80$	245	25%	75%	61	184
PM Peak Hour	$\ln(T) = 0.96\ln(X) + 0.20$	327	63%	37%	206	121

SOURCE: Institute of Transportation Engineers, "Trip Generation", 10th Edition (2017)

BUCKHOLZ TRAFFIC

TABLE 2

TRIP GENERATION CALCULATIONS

MULTIFAMILY HOUSING (LOW-RISE)

Land Use Code 220

T = Number of Vehicle Trip Ends

X = Number of Dwelling Units = 213

<u>TIME PERIOD</u>	<u>TRIP GENERATION EQUATION</u>	<u>TOTAL TRIP ENDS</u>	<u>PERCENT ENTERING</u>	<u>PERCENT EXITING</u>	<u>TOTAL TRIP ENDS ENTERING</u>	<u>TOTAL TRIP ENDS EXITING</u>
WEEKDAY						
Daily	$T = 7.56 (X) - 40.86$	1570	50%	50%	785	785
AM Peak Hour	$\ln(T) = 0.95\ln(X) - 0.51$	98	23%	77%	23	75
PM Peak Hour	$\ln(T) = 0.89\ln(X) - 0.02$	116	63%	37%	73	43

SOURCE: Institute of Transportation Engineers, "Trip Generation", 10th Edition (2017)

BUCKHOLZ TRAFFIC

TABLE 3**UNSIGNALIZED INTERSECTION CAPACITY RESULTS****2026 BUILD CONDITIONS
WEEKDAY AM PEAK HOUR**

	CR 241 / NW 174TH AVENUE			
Movement	LOS	Delay	v/c Ratio	95th % Queue (vehicles)
Northbound Left Turn	A	7.5 sec/veh	0.00	1
Southbound Left Turn	A	7.3 sec/veh	0.00	1
Eastbound Approach	A	8.9 sec/veh	0.00	1
Westbound Approach	A	8.4 sec/veh	0.00	1
	CR 241 / NW 172ND AVENUE			
Movement	LOS	Delay	v/c Ratio	95th % Queue (vehicles)
Northbound Left Turn	A	7.5 sec/veh	0.00	1
Southbound Left Turn	A	7.3 sec/veh	0.00	1
Eastbound Approach	A	8.9 sec/veh	0.00	1
Westbound Approach	A	9.6 sec/veh	0.02	1
	CR 241 / SITE DRIVE			
Movement	LOS	Delay	v/c Ratio	95th % Queue (vehicles)
Northbound Left Turn	A	7.5 sec/veh	0.02	1
Eastbound Left Turn	A	9.9 sec/veh	0.00	1
Eastbound Right Turn	A	9.4 sec/veh	0.11	1

BUCKHOLZ TRAFFIC

TABLE 4**UNSIGNALIZED INTERSECTION CAPACITY RESULTS****2026 BUILD CONDITIONS
WEEKDAY PM PEAK HOUR**

CR 241 / NW 174TH AVENUE				
Movement	LOS	Delay	v/c Ratio	95th % Queue (vehicles)
Northbound Left Turn	A	7.3 sec/veh	0.00	1
Southbound Left Turn	A	7.5 sec/veh	0.00	1
Eastbound Approach	A	8.6 sec/veh	0.00	1
Westbound Approach	B	9.0 sec/veh	0.00	1
CR 241 / NW 172ND AVENUE				
Movement	LOS	Delay	v/c Ratio	95th % Queue (vehicles)
Northbound Left Turn	A	7.3 sec/veh	0.00	1
Southbound Left Turn	A	7.5 sec/veh	0.00	1
Eastbound Approach	A	8.6 sec/veh	0.00	1
Westbound Approach	B	10.0 sec/veh	0.01	1
CR 241 / SITE DRIVE				
Movement	LOS	Delay	v/c Ratio	95th % Queue (vehicles)
Northbound Left Turn	A	7.5 sec/veh	0.08	1
Eastbound Left Turn	B	12.2 sec/veh	0.00	1
Eastbound Right Turn	A	8.9 sec/veh	0.07	1

BUCKHOLZ TRAFFIC

TABLE 5
SUMMARY OF SIGNALIZED INTERSECTION CAPACITY RESULTS
US 441 / NW 147th Drive

2019 EXISTING CONDITIONS	AM PEAK HOUR				
	Highest v/c Ratio	Highest Queue Storage Ratio	Worst Movement Delay & LOS	Intersection Delay & LOS	Cycle Length (Coordinated)
Existing Timings	0.71 SBRT	1.03 NBT/RT	SBRT 83.4 sec/veh LOS F	11.3 sec/veh LOS B	150 sec
2019 EXISTING CONDITIONS	PM PEAK HOUR				
	Highest v/c Ratio	Highest Queue Storage Ratio	Worst Movement Delay & LOS	Intersection Delay & LOS	Cycle Length (Coordinated)
Existing Timings	0.83 SBRT	1.10 NBT/RT	SBRT 84.5 sec/veh LOS F	17.1 sec/veh LOS B	160 sec

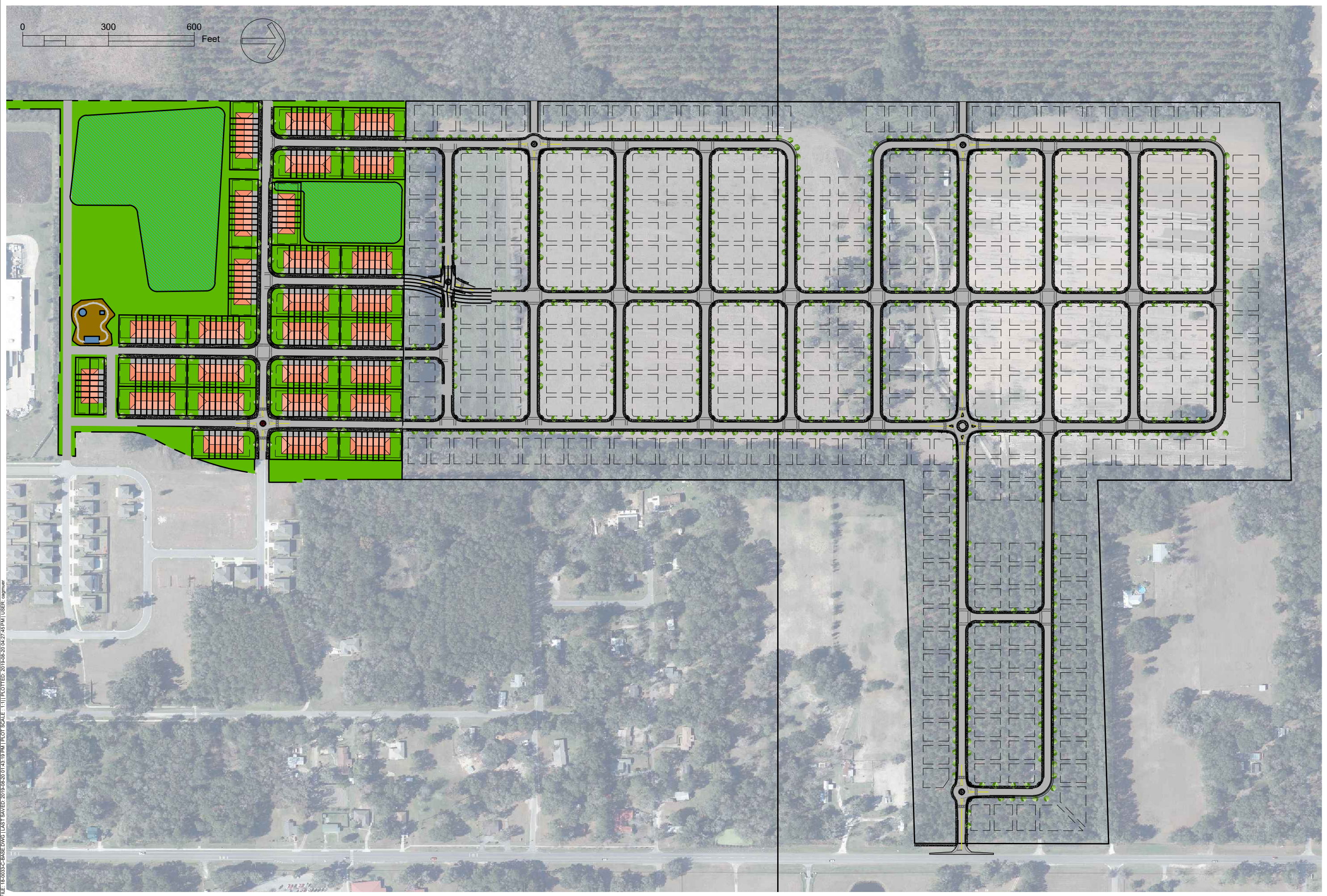
2026 BUILD CONDITIONS	AM PEAK HOUR				
	Highest v/c Ratio	Highest Queue Storage Ratio	Worst Movement Delay & LOS	Intersection Delay & LOS	Cycle Length (Coordinated)
With Planned Timings	1.16 SBRT	1.88 NBT/RT	SBRT 187.8 sec/veh LOS F NBT 115.6 sec/veh LOS F	28.3 sec/veh LOS C	130 sec
With Optimized Splits	0.95 EBT	1.37 NBRT	SBRT 66.9 sec/veh LOS E	26.7 sec/veh LOS C	130 sec
2026 BUILD CONDITIONS	PM PEAK HOUR				
	Highest v/c Ratio	Highest Queue Storage Ratio	Worst Movement Delay & LOS	Intersection Delay & LOS	Cycle Length (Coordinated)
With Planned Timings	1.34 WBT	1.67 NBT/RT 1.25 EBLT	WBT 190.1 sec/veh LOS F	104.3 sec/veh LOS F	160 sec
With Optimized Splits	1.21 WBT	1.78 NBT/RT 1.15 EBLT	WBT 127.2 sec/veh LOS F	75.8 sec/veh LOS E	160 sec

BUCKHOLZ TRAFFIC

APPENDIX A

SITE PLAN





FILE: 18-0033-C-BASE.DWG | LAST SAVED: 2019-08-20 01:43:18 PM | PLOT SCALE: 1"=111' | PLOTTED: 2019-08-20 04:27:45 PM | USER: cgmuer

DRAFT LAYOUT	TARA BAYWOOD SUBDIVISION	CLIENT: C.A. GMUER, PE C.A. GMUER, PE	DESIGN: QUALITY CONTROL: SITE PLAN APP # SERV PROJECT #	18-0033	 Gmuer ENGINEERING FL CA # 31533 gmuering.com (352) 281-4928 2803 NW 13th St, Box 314 Gainesville, FL 32609	ENGINEER OF RECORD: CHRISTOPHER A. GMUER FL PE # 71599 2019-08-20	PERMITTING / DESIGN REVISIONS: 2019-08-13 DRAFT BLOCK 2019-08-01 REVISED LAYOUT 2019-08-02 REVISED LAYOUT 2019-08-07 REVISED LAYOUT	PRICING: CONSTRUCTION:	PRELIMINARY BUDGETING

APPENDIX B

TURNING MOVEMENT COUNTS



AM PEAK PERIOD

TABLE B1
NW 140TH STREET (CR 241) / NW 172ND AVENUE INTERSECTION
MANUAL TURNING MOVEMENT COUNT
Weekday AM Peak Period

Tuesday, September 18, 2018

	CR 241 (Main Street)				NW 172nd Avenue				All
	Northbound Left Turn	Northbound Right Turn	Southbound Left Turn	Southbound Right Turn	Eastbound Left Turn	Eastbound Right Turn	Westbound Left Turn	Westbound Right Turn	
6:30-6:45 AM	0	0	0	0	0	0	1	0	1
6:45-7:00 AM	0	0	0	0	0	0	1	0	1
7:00-7:15 AM	0	0	0	0	0	0	5	0	5
7:15-7:30 AM	0	0	0	0	0	1	2	0	3
7:30-7:45 AM	0	3	0	0	0	0	4	0	7
7:45-8:00 AM	0	1	0	0	0	0	7	0	8
8:00-8:15 AM	0	0	0	0	0	0	1	0	1
8:15-8:30 AM	0	0	0	0	0	0	1	0	1
TOTAL:	0	4	0	0	0	1	22	0	27

BUCKHOLZ TRAFFIC

DAY: TUESDAY

MANUAL TURNING MOVEMENT COUNTS

Site Code : 77777777

DATE: 09/18/18

NW 140TH STREET @ NW 174TH AVENUE

Start Date: 09/18/18

WEATHER: CLEAR & DRY

ALACHUA, COUNTY, FLORIDA

File I.D. : 18153402

BEGIN TIME (MILITARY):06:30 Hrs

Page : 1

AUTOMOBILES, COMMERCIAL VEHICLES

NW 140TH STREET				NW 174TH AVE.				NW 140TH STREET				NW 174TH AVE.					
From North				From East				From South				From West					
Left	Thru	Right	Other	Left	Thru	Right	Other	Left	Thru	Right	Other	Left	Thru	Right	Other	Total	
Date 09/18/18																	
06:30	0	26	0	0	0	0	0	0	4	0	0	0	0	0	3	0	33
06:45	0	31	0	0	0	0	0	0	4	0	0	1	0	1	0	37	
07:00	0	34	0	0	0	0	0	0	4	0	0	0	0	1	0	39	
07:15	0	33	0	0	0	0	0	0	5	0	0	0	0	1	0	39	
Hr Total	0	124	0	0	0	0	0	0	17	0	0	1	0	6	0	148	
07:30	0	30	0	0	0	0	0	0	6	0	0	0	0	2	0	38	
07:45	0	22	0	0	0	0	0	2	11	0	0	0	0	5	0	40	
08:00	0	21	0	0	0	0	0	0	12	0	0	0	0	1	0	34	
08:15	0	24	0	0	1	0	0	0	7	0	0	0	0	1	0	33	
Hr Total	0	97	0	0	1	0	0	0	2	36	0	0	0	9	0	145	
TOTAL	0	221	0	0	1	0	0	0	2	53	0	0	1	0	15	0	293

Peak Hour Analysis By Entire Intersection for the Period: 07:00 to 08:00 on 09/18/18

Peak start 07:00				07:00				07:00				07:00			
Volume	0	119	0	0	0	0	0	2	26	0	0	0	0	9	0
Percent	0%	100%	0%	0%	0%	0%	0%	7%	93%	0%	0%	0%	0%	100%	0%
Pk total	119			0				28				9			
Highest	07:00			06:30				07:45				07:45			
Volume	0	34	0	0	0	0	0	2	11	0	0	0	0	5	0
Hi total	34			0				13				5			
PHF	.88			.0				.54				.45			

DAY: TUESDAY

MANUAL TURNING MOVEMENT COUNTS

Site Code : 77777777

DATE: 09/18/18

NW 140TH STREET @ NW 174TH AVENUE

Start Date: 09/18/18

WEATHER: CLEAR & DRY

ALACHUA, COUNTY, FLORIDA

File I.D. : 18153402

BEGIN TIME (MILITARY):06:30 Hrs

Page : 1

AUTOMOBILES

NW 140TH STREET				NW 174TH AVE.				NW 140TH STREET				NW 174TH AVE.					
From North				From East				From South				From West					
Left	Thru	Right	Other	Left	Thru	Right	Other	Left	Thru	Right	Other	Left	Thru	Right	Other	Total	
Date 09/18/18 -----																	
06:30	0	23	0	0	0	0	0	0	3	0	0	0	0	3	0	29	
06:45	0	29	0	0	0	0	0	0	4	0	0	0	0	1	0	34	
07:00	0	31	0	0	0	0	0	0	3	0	0	0	0	1	0	35	
07:15	0	31	0	0	0	0	0	0	5	0	0	0	0	1	0	37	
Hr Total	0	114	0	0	0	0	0	0	15	0	0	0	0	6	0	135	
07:30	0	30	0	0	0	0	0	0	5	0	0	0	0	2	0	37	
07:45	0	20	0	0	0	0	0	0	11	0	0	0	0	5	0	38	
08:00	0	20	0	0	0	0	0	0	11	0	0	0	0	1	0	32	
08:15	0	22	0	0	1	0	0	0	7	0	0	0	0	1	0	31	
Hr Total	0	92	0	0	1	0	0	0	34	0	0	0	0	9	0	138	

TOTAL	0	206	0	0	1	0	0	0	49	0	0	0	0	15	0	273	

Peak Hour Analysis By Entire Intersection for the Period: 07:00 to 08:00 on 09/18/18

Peak start 07:00				07:00				07:00				07:00			
Volume	0	112	0	0	0	0	0	2	24	0	0	0	0	9	0
Percent	0%	100%	0%	0%	0%	0%	0%	8%	92%	0%	0%	0%	0%	100%	0%
Pk total	112			0				26				9			
Highest	07:00			06:30				07:45				07:45			
Volume	0	31	0	0	0	0	0	2	11	0	0	0	0	5	0
Hi total	31			0				13				5			
PHF	.90			.0				.50				.45			

DAY: TUESDAY

MANUAL TURNING MOVEMENT COUNTS

Site Code : 77777777

DATE: 09/18/18

NW 140TH STREET @ NW 174TH AVENUE

Start Date: 09/18/18

WEATHER: CLEAR & DRY

ALACHUA, COUNTY, FLORIDA

File I.D. : 18153402

BEGIN TIME (MILITARY):06:30 Hrs

Page : 1

COMMERCIAL VEHICLES

NW 140TH STREET				NW 174TH AVE.				NW 140TH STREET				NW 174TH AVE.							
From North				From East				From South				From West							
Left	Thru	Right	Other	Left	Thru	Right	Other	Left	Thru	Right	Other	Left	Thru	Right	Other	Total			
Date 09/18/18 -----																			
06:30	0	3	0	0	0	0	0	0	0	1	0	0	0	0	0	0	4		
06:45	0	2	0	0	0	0	0	0	0	0	0	0	1	0	0	0	3		
07:00	0	3	0	0	0	0	0	0	0	1	0	0	0	0	0	0	4		
07:15	0	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2		
Hr Total	0	10	0	0	0	0	0	0	0	2	0	0	1	0	0	0	13		
07:30	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0	1		
07:45	0	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2		
08:00	0	1	0	0	0	0	0	0	0	1	0	0	0	0	0	0	2		
08:15	0	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2		
Hr Total	0	5	0	0	0	0	0	0	0	2	0	0	0	0	0	0	7		

TOTAL	0	15	0	0	0	0	0	0	0	4	0	0	1	0	0	0	20		

Peak Hour Analysis By Entire Intersection for the Period: 07:00 to 08:00 on 09/18/18

Peak start 07:00				07:00				07:00				07:00			
Volume	0	7	0	0	0	0	0	0	2	0	0	0	0	0	0
Percent	0%	100%	0%	0%	0%	0%	0%	0%	100%	0%	0%	0%	0%	0%	0%
Pk total	7			0				2				0			
Highest	07:00			06:30				07:00				06:30			
Volume	0	3	0	0	0	0	0	0	1	0	0	0	0	0	0
Hi total	3			0				1				0			
PHF	.58			.0				.50				.0			

DAY: TUESDAY

MANUAL TURNING MOVEMENT COUNTS

Site Code : 77777777

DATE: 09/18/18

NW 140TH STREET @ NW 174TH AVENUE

Start Date: 09/18/18

WEATHER: CLEAR & DRY

ALACHUA, COUNTY, FLORIDA

File I.D. : 18153402

BEGIN TIME (MILITARY):06:30 Hrs

Page : 1

AUTOMOBILES, COMMERCIAL VEHICLES

NW 140TH STREET				NW 174TH AVE.				NW 140TH STREET				NW 174TH AVE.					
From North				From East				From South				From West					
Left	Thru	Right	Other	Left	Thru	Right	Other	Left	Thru	Right	Other	Left	Thru	Right	Other	Total	
Date 09/18/18 -----																	
06:30	0	26	0	0	0	0	0	0	4	0	0	0	0	0	3	0	33
06:45	0	31	0	0	0	0	0	0	4	0	0	1	0	1	0	37	
07:00	0	34	0	0	0	0	0	0	4	0	0	0	0	1	0	39	
07:15	0	33	0	0	0	0	0	0	5	0	0	0	0	1	0	39	
Hr Total	0	124	0	0	0	0	0	0	17	0	0	1	0	6	0	148	
07:30	0	30	0	0	0	0	0	0	6	0	0	0	0	2	0	38	
07:45	0	22	0	0	0	0	0	2	11	0	0	0	0	5	0	40	
08:00	0	21	0	0	0	0	0	0	12	0	0	0	0	1	0	34	
08:15	0	24	0	0	1	0	0	0	7	0	0	0	0	1	0	33	
Hr Total	0	97	0	0	1	0	0	0	36	0	0	0	0	9	0	145	

TOTAL	0	221	0	0	1	0	0	0	53	0	0	1	0	15	0	293	

Peak Hour Analysis By Entire Intersection for the Period: 07:00 to 08:00 on 09/18/18

Peak start	07:00				07:00				07:00				07:00			
Volume	0	119	0	0	0	0	0	0	2	26	0	0	0	0	9	0
Percent	0%	100%	0%	0%	0%	0%	0%	0%	7%	93%	0%	0%	0%	0%	100%	0%
Pk total	119				0				28				9			
Highest	07:00				06:30				07:45				07:45			
Volume	0	34	0	0	0	0	0	0	2	11	0	0	0	0	5	0
Hi total	34				0				13				5			
PHF	.88				.0				.54				.45			

DAY: TUESDAY

MANUAL TURNING MOVEMENT COUNTS

Site Code : 77777777

DATE: 09/18/18

NW 140TH STREET @ NW 174TH AVENUE

Start Date: 09/18/18

WEATHER: CLEAR & DRY

ALACHUA, COUNTY, FLORIDA

File I.D. : 18153402

BEGIN TIME (MILITARY):06:30 Hrs

Page : 1

AUTOMOBILES

NW 140TH STREET				NW 174TH AVE.				NW 140TH STREET				NW 174TH AVE.					
From North				From East				From South				From West					
Left	Thru	Right	Other	Left	Thru	Right	Other	Left	Thru	Right	Other	Left	Thru	Right	Other	Total	
Date 09/18/18 -----																	
06:30	0	23	0	0	0	0	0	0	3	0	0	0	0	0	3	0	29
06:45	0	29	0	0	0	0	0	0	4	0	0	0	0	0	1	0	34
07:00	0	31	0	0	0	0	0	0	3	0	0	0	0	0	1	0	35
07:15	0	31	0	0	0	0	0	0	5	0	0	0	0	0	1	0	37
Hr Total	0	114	0	0	0	0	0	0	15	0	0	0	0	0	6	0	135
07:30	0	30	0	0	0	0	0	0	5	0	0	0	0	0	2	0	37
07:45	0	20	0	0	0	0	0	0	11	0	0	0	0	0	5	0	38
08:00	0	20	0	0	0	0	0	0	11	0	0	0	0	0	1	0	32
08:15	0	22	0	0	1	0	0	0	7	0	0	0	0	0	1	0	31
Hr Total	0	92	0	0	1	0	0	0	2	34	0	0	0	0	9	0	138

TOTAL	0	206	0	0	1	0	0	0	2	49	0	0	0	0	15	0	273

Peak Hour Analysis By Entire Intersection for the Period: 07:00 to 08:00 on 09/18/18

Peak start	07:00				07:00				07:00				07:00			
Volume	0	112	0	0	0	0	0	0	2	24	0	0	0	0	9	0
Percent	0%	100%	0%	0%	0%	0%	0%	0%	8%	92%	0%	0%	0%	0%	100%	0%
Pk total	112				0				26				9			
Highest	07:00				06:30				07:45				07:45			
Volume	0	31	0	0	0	0	0	0	2	11	0	0	0	0	5	0
Hi total	31				0				13				5			
PHF	.90				.0				.50				.45			

DAY: TUESDAY

MANUAL TURNING MOVEMENT COUNTS

Site Code : 77777777

DATE: 09/18/18

NW 140TH STREET @ NW 174TH AVENUE

Start Date: 09/18/18

WEATHER: CLEAR & DRY

ALACHUA, COUNTY, FLORIDA

File I.D. : 18153402

BEGIN TIME (MILITARY):06:30 Hrs

Page : 1

COMMERCIAL VEHICLES

NW 140TH STREET From North				NW 174TH AVE. From East				NW 140TH STREET From South				NW 174TH AVE. From West								Total
Left	Thru	Right	Other	Left	Thru	Right	Other	Left	Thru	Right	Other	Left	Thru	Right	Other					
Date 09/18/18																				
06:30	0	3	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	4
06:45	0	2	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	0	3
07:00	0	3	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	4
07:15	0	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2
Hr Total	0	10	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	0	13
07:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1
07:45	0	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2
08:00	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2
08:15	0	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2
Hr Total	0	5	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	7
TOTAL	0	15	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	0	20

Peak Hour Analysis By Entire Intersection for the Period: 07:00 to 08:00 on 09/18/18

Peak start 07:00				07:00				07:00				07:00			
Volume	0	7	0	0	0	0	0	0	2	0	0	0	0	0	0
Percent	0%	100%	0%	0%	0%	0%	0%	0%	100%	0%	0%	0%	0%	0%	0%
Pk total	7			0				2				0			
Highest	07:00			06:30				07:00				06:30			
Volume	0	3	0	0	0	0	0	0	1	0	0	0	0	0	0
Hi total	3			0				1				0			
PHF	.58			.0				.50				.0			

STATE OF FLORIDA
DEPARTMENT OF TRANSPORTATION - DISTRICT TWO
Signal Retiming - City of Alachua
Design Turning Movement Counts: US 441 from 140th Street to NW 173rd St (CR 235A)

AM PLAN		RAW DATA												
LOCATION	INT #	TIME	NBL	NBT	NBR	SBL	SBT	SBR	EBL	EBT	EBR	WBL	WBT	WBR
US 441 AND NW 140TH ST	1	7:00	145	434	46	88	978	114	86	147	77	126	177	25
US 441 AND MAIN ST	2	7:00	10	532	5	13	1151	32	35	6	33	9	17	18
US 441 AND NW 147TH DR	3	7:15	25	666	34	58	1059	60	102	13	47	38	2	50
US 441 AND I-75 NB RAMP	4	7:30	57	646	128	42	898	72	59	29	15	231	37	238
US 441 AND I-75 SB RAMP	5	7:00	29	556	272	0	1660	55	2	0	85	198	13	43
US 441 AND 167TH BLVD	6	7:15	7	556	96	55	1511	0	0	0	0	94	0	10
US 441 AND NW 173RD ST (CR 235A)	7	7:15	79	440	64	30	1365	31	40	24	113	94	19	32
AM PLAN		ADJUSTED BY AGGREGATED FACTOR												
LOCATION	INT #	TIME	NBL	NBT	NBR	SBL	SBT	SBR	EBL	EBT	EBR	WBL	WBT	WBR
US 441 AND NW 140TH ST	1	7:00	155	464	49	94	1046	122	92	157	82	135	189	27
US 441 AND MAIN ST	2	7:00	11	569	5	14	1232	34	37	6	35	10	18	19
US 441 AND NW 147TH DR	3	7:15	27	713	36	62	1133	64	109	14	50	41	2	54
US 441 AND I-75 NB RAMP	4	7:30	61	691	137	45	961	77	63	31	16	247	40	255
US 441 AND I-75 SB RAMP	5	7:00	31	595	291	0	1776	59	2	0	91	212	14	46
US 441 AND 167TH BLVD	6	7:15	7	595	103	59	1617	0	0	0	0	101	0	11
US 441 AND NW 173RD ST (CR 235A)	7	7:15	85	471	68	32	1461	33	43	26	121	101	20	34

PM PEAK PERIOD

TABLE B2
NW 140TH STREET (CR 241) / NW 172ND AVENUE INTERSECTION
MANUAL TURNING MOVEMENT COUNT
Weekday PM Peak Period

Monday, September 17, 2018

	CR 241 (Main Street)				NW 172nd Avenue				All
	Northbound Left Turn	Northbound Right Turn	Southbound Left Turn	Southbound Right Turn	Eastbound Left Turn	Eastbound Right Turn	Westbound Left Turn	Westbound Right Turn	
3:45-4:00 PM	0	1	0	0	0	0	2	0	3
4:00-4:15 PM	0	1	0	0	0	0	4	0	5
4:15-4:30 PM	0	3	1	0	0	0	1	0	5
4:30-4:45 PM	0	5	0	0	0	0	1	0	6
4:45-5:00 PM	0	3	0	0	0	0	0	0	3
5:00-5:15 PM	1	1	0	0	0	0	2	0	4
5:15-5:30 PM	0	2	0	0	0	1	3	0	6
5:30-5:45 PM	0	3	0	0	0	0	2	0	5
TOTAL:	1	19	1	0	0	1	15	0	37

BUCKHOLZ TRAFFIC

DAY: MONDAY

MANUAL TURNING MOVEMENT COUNTS

Site Code : 33333333

DATE: 09/17/18

NW 140TH STREET @ NW 174TH AVENUE

Start Date: 09/17/18

WEATHER: CLEAR & DRY

ALACHUA, COUNTY, FLORIDA

File I.D. : 18153401

BEGIN TIME (MILITARY):15:45 Hrs

Page : 1

AUTOMOBILES, COMMERCIAL VEHICLES

NW 140TH STREET From North				NW 174TH AVE. From East				NW 140TH STREET From South				NW 174TH AVE. From West					
Left	Thru	Right	Other	Left	Thru	Right	Other	Left	Thru	Right	Other	Left	Thru	Right	Other	Total	
Date 09/17/18																	
15:45	0	16	0	0	1	0	0	0	1	31	0	0	0	0	2	0	51
16:00	0	13	0	0	0	0	0	0	1	32	0	0	0	0	2	0	48
16:15	0	8	1	0	1	0	0	0	1	31	2	0	0	0	1	0	45
16:30	0	16	0	0	0	0	1	0	5	30	1	0	0	0	1	0	54
Hr Total	0	53	1	0	2	0	1	0	8	124	3	0	0	0	6	0	198
16:45	0	8	0	0	0	0	0	0	3	29	1	0	0	0	0	0	41
17:00	0	14	0	0	0	0	0	0	2	33	0	0	0	0	1	0	50
17:15	0	18	0	0	0	0	0	0	2	35	1	0	0	0	0	0	56
17:30	0	19	0	0	1	0	0	0	0	36	0	0	0	0	0	0	56
Hr Total	0	59	0	0	1	0	0	0	7	133	2	0	0	0	1	0	203
TOTAL	0	112	1	0	3	0	1	0	15	257	5	0	0	0	7	0	401

Peak Hour Analysis By Entire Intersection for the Period: 16:45 to 17:45 on 09/17/18

Peak start 16:45				16:45				16:45				16:45			
Volume	0	59	0	0	1	0	0	0	7	133	2	0	0	0	1
Percent	0%	100%	0%	0%	100%	0%	0%	0%	5%	94%	1%	0%	0%	0%	100%
Pk total	59				1				142				1		
Highest	17:30				17:30				17:15				17:00		
Volume	0	19	0	0	1	0	0	0	2	35	1	0	0	0	1
Hi total	19				1				38				1		
PHF	.78				.25				.93				.25		

DAY: MONDAY

MANUAL TURNING MOVEMENT COUNTS

Site Code : 33333333

DATE: 09/17/18

NW 140TH STREET @ NW 174TH AVENUE

Start Date: 09/17/18

WEATHER: CLEAR & DRY

ALACHUA, COUNTY, FLORIDA

File I.D. : 18153401

BEGIN TIME (MILITARY):15:45 Hrs

Page : 1

AUTOMOBILES

NW 140TH STREET					NW 174TH AVE.				NW 140TH STREET				NW 174TH AVE.								
From North					From East				From South				From West								
Left	Thru	Right	Other		Left	Thru	Right	Other		Left	Thru	Right	Other		Left	Thru	Right	Other		Total	
Date 09/17/18 -----																					
15:45	0	14	0	0		1	0	0	0		1	30	0	0		0	0	2	0		48
16:00	0	12	0	0		0	0	0	0		1	28	0	0		0	0	2	0		43
16:15	0	8	1	0		1	0	0	0		1	29	1	0		0	0	1	0		42
16:30	0	15	0	0		0	0	1	0		5	28	1	0		0	0	1	0		51
Hr Total	0	49	1	0		2	0	1	0		8	115	2	0		0	0	6	0		184
16:45	0	7	0	0		0	0	0	0		3	29	1	0		0	0	0	0		40
17:00	0	14	0	0		0	0	0	0		2	32	0	0		0	0	1	0		49
17:15	0	18	0	0		0	0	0	0		2	35	1	0		0	0	0	0		56
17:30	0	18	0	0		1	0	0	0		0	36	0	0		0	0	0	0		55
Hr Total	0	57	0	0		1	0	0	0		7	132	2	0		0	0	1	0		200

TOTAL	0	106	1	0		3	0	1	0		15	247	4	0		0	0	7	0		384

Peak Hour Analysis By Entire Intersection for the Period: 16:45 to 17:45 on 09/17/18

Peak start 16:45				16:45				16:45				16:45			
Volume	0	57	0	0	1	0	0	0	7	132	2	0	0	0	1
Percent	0%	100%	0%	0%	100%	0%	0%	0%	5%	94%	1%	0%	0%	0%	100%
Pk total	57				1				141				1		
Highest	17:15				17:30				17:15				17:00		
Volume	0	18	0	0	1	0	0	0	2	35	1	0	0	0	1
Hi total	18				1				38				1		
PHF	.79				.25				.93				.25		

DAY: MONDAY

MANUAL TURNING MOVEMENT COUNTS

Site Code : 33333333

DATE: 09/17/18

NW 140TH STREET @ NW 174TH AVENUE

Start Date: 09/17/18

WEATHER: CLEAR & DRY

ALACHUA, COUNTY, FLORIDA

File I.D. : 18153401

BEGIN TIME (MILITARY):15:45 Hrs

Page : 1

COMMERCIAL VEHICLES

NW 140TH STREET					NW 174TH AVE.					NW 140TH STREET					NW 174TH AVE.					
From North					From East					From South					From West					
	Left	Thru	Right	Other	Left	Thru	Right	Other	Left	Thru	Right	Other	Left	Thru	Right	Other	Total			
Date 09/17/18 -----																				
15:45	0	2	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0	3		
16:00	0	1	0	0	0	0	0	0	0	4	0	0	0	0	0	0	0	5		
16:15	0	0	0	0	0	0	0	0	0	2	1	0	0	0	0	0	0	3		
16:30	0	1	0	0	0	0	0	0	0	2	0	0	0	0	0	0	0	3		
Hr Total	0	4	0	0	0	0	0	0	0	9	1	0	0	0	0	0	0	14		

16:45	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1		
17:00	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0	1		
17:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
17:30	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1		
Hr Total	0	2	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0	3		

TOTAL	0	6	0	0	0	0	0	0	0	10	1	0	0	0	0	0	0	17		

Peak Hour Analysis By Entire Intersection for the Period: 16:45 to 17:45 on 09/17/18

Peak start 16:45				16:45				16:45				16:45			
Volume	0	2	0	0	0	0	0	0	1	0	0	0	0	0	0
Percent	0%	100%	0%	0%	0%	0%	0%	0%	100%	0%	0%	0%	0%	0%	0%
Pk total	2			0				1				0			
Highest	16:45			15:45				17:00				15:45			
Volume	0	1	0	0	0	0	0	0	1	0	0	0	0	0	0
Hi total	1			0				1				0			
PHF	.50			.0				.25				.0			

DAY: MONDAY

MANUAL TURNING MOVEMENT COUNTS

Site Code : 33333333

DATE: 09/17/18

NW 140TH STREET @ NW 174TH AVENUE

Start Date: 09/17/18

WEATHER: CLEAR & DRY

ALACHUA, COUNTY, FLORIDA

File I.D. : 18153401

BEGIN TIME (MILITARY):15:45 Hrs

Page : 1

AUTOMOBILES, COMMERCIAL VEHICLES

NW 140TH STREET From North				NW 174TH AVE. From East				NW 140TH STREET From South				NW 174TH AVE. From West					
Left	Thru	Right	Other	Left	Thru	Right	Other	Left	Thru	Right	Other	Left	Thru	Right	Other	Total	
Date 09/17/18																	
15:45	0	16	0	0	1	0	0	0	1	31	0	0	0	0	2	0	51
16:00	0	13	0	0	0	0	0	0	1	32	0	0	0	0	2	0	48
16:15	0	8	1	0	1	0	0	0	1	31	2	0	0	0	1	0	45
16:30	0	16	0	0	0	0	1	0	5	30	1	0	0	0	1	0	54
Hr Total	0	53	1	0	2	0	1	0	8	124	3	0	0	0	6	0	198
16:45	0	8	0	0	0	0	0	0	3	29	1	0	0	0	0	0	41
17:00	0	14	0	0	0	0	0	0	2	33	0	0	0	0	1	0	50
17:15	0	18	0	0	0	0	0	0	2	35	1	0	0	0	0	0	56
17:30	0	19	0	0	1	0	0	0	0	36	0	0	0	0	0	0	56
Hr Total	0	59	0	0	1	0	0	0	7	133	2	0	0	0	1	0	203
TOTAL	0	112	1	0	3	0	1	0	15	257	5	0	0	0	7	0	401

Peak Hour Analysis By Entire Intersection for the Period: 16:45 to 17:45 on 09/17/18

Peak start 16:45				16:45				16:45				16:45			
Volume	0	59	0	0	1	0	0	0	7	133	2	0	0	0	1
Percent	0%	100%	0%	0%	100%	0%	0%	0%	5%	94%	1%	0%	0%	0%	100%
Pk total	59				1				142				1		
Highest	17:30				17:30				17:15				17:00		
Volume	0	19	0	0	1	0	0	0	2	35	1	0	0	0	1
Hi total	19				1				38				1		
PHF	.78				.25				.93				.25		

DAY: MONDAY

MANUAL TURNING MOVEMENT COUNTS

Site Code : 33333333

DATE: 09/17/18

NW 140TH STREET @ NW 174TH AVENUE

Start Date: 09/17/18

WEATHER: CLEAR & DRY

ALACHUA, COUNTY, FLORIDA

File I.D. : 18153401

BEGIN TIME (MILITARY):15:45 Hrs

Page : 1

AUTOMOBILES

NW 140TH STREET					NW 174TH AVE.				NW 140TH STREET				NW 174TH AVE.								
From North					From East				From South				From West								
Left	Thru	Right	Other		Left	Thru	Right	Other		Left	Thru	Right	Other		Left	Thru	Right	Other		Total	
Date 09/17/18 -----																					
15:45	0	14	0	0		1	0	0	0		1	30	0	0		0	0	2	0		48
16:00	0	12	0	0		0	0	0	0		1	28	0	0		0	0	2	0		43
16:15	0	8	1	0		1	0	0	0		1	29	1	0		0	0	1	0		42
16:30	0	15	0	0		0	0	1	0		5	28	1	0		0	0	1	0		51
Hr Total	0	49	1	0		2	0	1	0		8	115	2	0		0	0	6	0		184
16:45	0	7	0	0		0	0	0	0		3	29	1	0		0	0	0	0		40
17:00	0	14	0	0		0	0	0	0		2	32	0	0		0	0	1	0		49
17:15	0	18	0	0		0	0	0	0		2	35	1	0		0	0	0	0		56
17:30	0	18	0	0		1	0	0	0		0	36	0	0		0	0	0	0		55
Hr Total	0	57	0	0		1	0	0	0		7	132	2	0		0	0	1	0		200

TOTAL	0	106	1	0		3	0	1	0		15	247	4	0		0	0	7	0		384

Peak Hour Analysis By Entire Intersection for the Period: 16:45 to 17:45 on 09/17/18

Peak start 16:45				16:45				16:45				16:45			
Volume	0	57	0	0	1	0	0	0	7	132	2	0	0	0	1
Percent	0%	100%	0%	0%	100%	0%	0%	0%	5%	94%	1%	0%	0%	0%	100%
Pk total	57				1				141				1		
Highest	17:15				17:30				17:15				17:00		
Volume	0	18	0	0	1	0	0	0	2	35	1	0	0	0	1
Hi total	18				1				38				1		
PHF	.79				.25				.93				.25		

DAY: MONDAY

MANUAL TURNING MOVEMENT COUNTS

Site Code : 33333333

DATE: 09/17/18

NW 140TH STREET @ NW 174TH AVENUE

Start Date: 09/17/18

WEATHER: CLEAR & DRY

ALACHUA, COUNTY, FLORIDA

File I.D. : 18153401

BEGIN TIME (MILITARY):15:45 Hrs

Page : 1

COMMERCIAL VEHICLES

NW 140TH STREET				NW 174TH AVE.				NW 140TH STREET				NW 174TH AVE.					
From North				From East				From South				From West					
Left	Thru	Right	Other	Left	Thru	Right	Other	Left	Thru	Right	Other	Left	Thru	Right	Other	Total	
Date 09/17/18 -----																	
15:45	0	2	0	0	0	0	0	0	0	1	0	0	0	0	0	0	3
16:00	0	1	0	0	0	0	0	0	0	4	0	0	0	0	0	0	5
16:15	0	0	0	0	0	0	0	0	0	2	1	0	0	0	0	0	3
16:30	0	1	0	0	0	0	0	0	0	2	0	0	0	0	0	0	3
Hr Total	0	4	0	0	0	0	0	0	0	9	1	0	0	0	0	0	14
16:45	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1
17:00	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0	1
17:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
17:30	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1
Hr Total	0	2	0	0	0	0	0	0	0	1	0	0	0	0	0	0	3

TOTAL	0	6	0	0	0	0	0	0	0	10	1	0	0	0	0	0	17

Peak Hour Analysis By Entire Intersection for the Period: 16:45 to 17:45 on 09/17/18

Peak start	16:45				16:45				16:45				16:45			
Volume	0	2	0	0	0	0	0	0	0	1	0	0	0	0	0	0
Percent	0%	100%	0%	0%	0%	0%	0%	0%	0%	100%	0%	0%	0%	0%	0%	0%
Pk total	2				0				1				0			
Highest	16:45				15:45				17:00				15:45			
Volume	0	1	0	0	0	0	0	0	0	1	0	0	0	0	0	0
Hi total	1				0				1				0			
PHF	.50				.0				.25				.0			

STATE OF FLORIDA
DEPARTMENT OF TRANSPORTATION - DISTRICT TWO
Signal Retiming - City of Alachua
Design Turning Movement Counts: US 441 from 140th Street to NW 173rd St (CR 235A)

PM PLAN		RAW DATA												
LOCATION	INT #	TIME	NBL	NBT	NBR	SBL	SBT	SBR	EBL	EBT	EBR	WBL	WBT	WBR
US 441 AND NW 140TH ST	1	16:45	178	1164	93	118	583	147	141	132	94	68	134	88
US 441 AND MAIN ST	2	16:45	49	1306	11	48	798	68	72	8	44	9	16	47
US 441 AND NW 147TH DR	3	16:45	131	1173	102	92	874	122	174	13	67	65	14	104
US 441 AND I-75 NB RAMP	4	17:00	45	1166	204	57	810	22	41	13	12	260	17	659
US 441 AND I-75 SB RAMP	5	17:00	45	1618	195	0	956	58	26	0	98	173	22	54
US 441 AND 167TH BLVD	6	17:00	3	1360	305	123	787	0	0	0	0	185	0	49
US 441 AND NW 173RD ST (CR 235A)	7	17:00	105	1392	116	35	711	49	83	26	107	93	20	48
PM PLAN		ADJUSTED BY AGGREGATED FACTOR												
LOCATION	INT #	TIME	NBL	NBT	NBR	SBL	SBT	SBR	EBL	EBT	EBR	WBL	WBT	WBR
US 441 AND NW 140TH ST	1	16:45	190	1245	100	126	624	157	151	141	101	73	143	94
US 441 AND MAIN ST	2	16:45	52	1397	12	51	854	73	77	9	47	10	17	50
US 441 AND NW 147TH DR	3	16:45	140	1255	109	98	935	131	186	14	72	70	15	111
US 441 AND I-75 NB RAMP	4	17:00	48	1248	218	61	867	24	44	14	13	278	18	705
US 441 AND I-75 SB RAMP	5	17:00	48	1731	209	0	1023	62	28	0	105	185	24	58
US 441 AND 167TH BLVD	6	17:00	3	1455	326	132	842	0	0	0	0	198	0	52
US 441 AND NW 173RD ST (CR 235A)	7	17:00	112	1489	124	37	761	52	89	28	114	100	21	51

APPENDIX C

FDOT TRAFFIC DATA

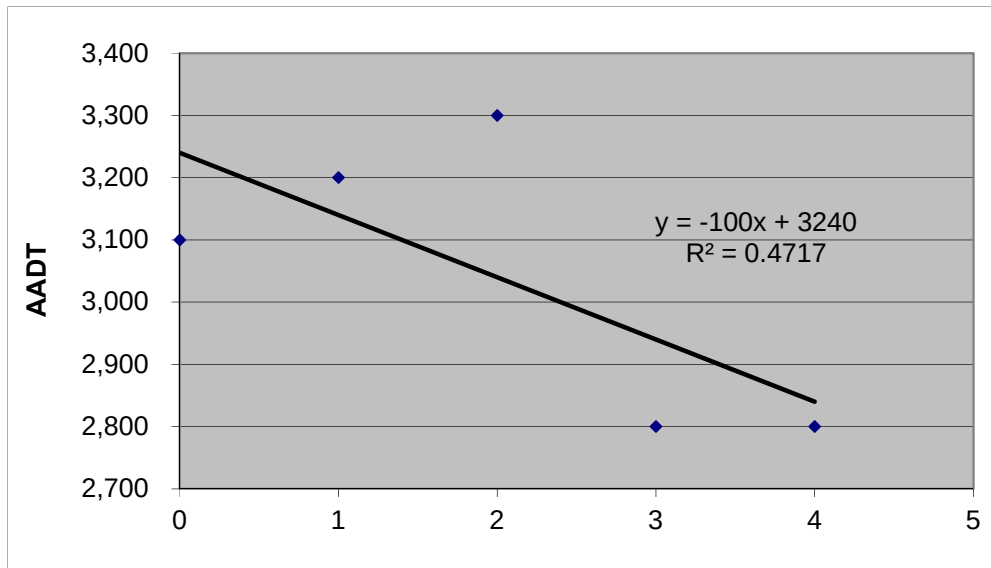


**TABLE C1
LINEAR REGRESSION ANALYSIS**

CR 241, North of SR 235

<u>Year</u>	<u>X</u>	Actual <u>AADT (Y)</u>	Predicted <u>AADT</u>
2014	0	3,100	3,240
2015	1	3,200	3,140
2016	2	3,300	3,040
2017	3	2,800	2,940
2018	4	2,800	2,840
2019	5		2,740
2020	6		2,640
2021	7		2,540
2022	8		2,440
2023	9		2,340
2024	10		2,240
2025	11		2,140
2026	12		2,040

i = - 3.8%



BUCKHOLZ TRAFFIC

FLORIDA DEPARTMENT OF TRANSPORTATION
TRANSPORTATION STATISTICS OFFICE
2018 HISTORICAL AADT REPORT

COUNTY: 26 - ALACHUA

SITE: 0240 - CR 241.1 MI. N. OF SR 235

YEAR	AADT		DIRECTION 1		DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
----	-----		-----		-----	-----	-----	-----
2018	2800 F		0		0	9.50	57.90	2.70
2017	2800 C	N	0		S 0	9.50	53.80	2.60
2016	3300 R		0		0	9.50	53.60	2.80
2015	3200 T		0		0	9.50	57.00	2.60
2014	3100 S					9.50	57.40	2.40
2013	3100 F		0		0	9.50	57.80	2.60
2012	3100 C	N	0		S 0	9.50	58.40	2.50

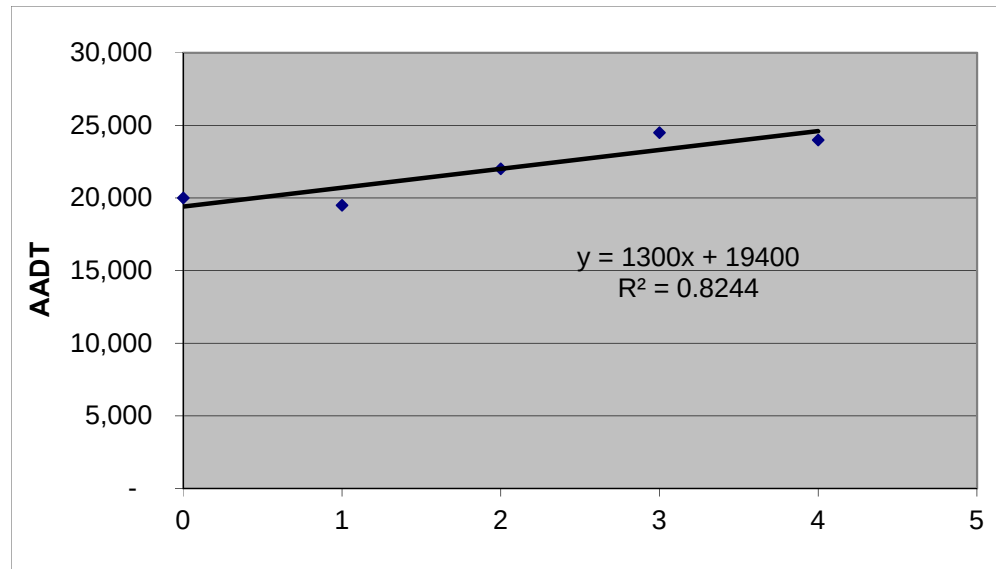
AADT FLAGS: C = COMPUTED; E = MANUAL ESTIMATE; F = FIRST YEAR ESTIMATE
 S = SECOND YEAR ESTIMATE; T = THIRD YEAR ESTIMATE; R = FOURTH YEAR ESTIMATE
 V = FIFTH YEAR ESTIMATE; 6 = SIXTH YEAR ESTIMATE; X = UNKNOWN
 *K FACTOR: STARTING WITH YEAR 2011 IS STANDARDK, PRIOR YEARS ARE K30 VALUES

TABLE C2
LINEAR REGRESSION ANALYSIS

US 441, Southeast of NW 147th Drive

<u>Year</u>	<u>X</u>	Actual <u>AADT (Y)</u>	Predicted <u>AADT</u>
2014	0	20,000	19,400
2015	1	19,500	20,700
2016	2	22,000	22,000
2017	3	24,500	23,300
2018	4	24,000	24,600
2019	5		25,900
2020	6		27,200
2021	7		28,500
2022	8		29,800
2023	9		31,100
2024	10		32,400
2025	11		33,700
2026	12		35,000

i = 5.0%



BUCKHOLZ TRAFFIC

FLORIDA DEPARTMENT OF TRANSPORTATION
TRANSPORTATION STATISTICS OFFICE
2018 HISTORICAL AADT REPORT

COUNTY: 26 - ALACHUA

SITE: 5106 - SR 20 .4 MI. NW OF SR 235

YEAR	AADT		DIRECTION 1		DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
----	-----		-----		-----	-----	-----	-----
2018	24000	C	N 12000		S 12000	9.50	57.90	4.90
2017	24500	C	N 12500		S 12000	9.50	53.80	4.60
2016	22000	C	N 11000		S 11000	9.50	53.60	4.90
2015	19500	C	N 9700		S 9800	9.50	57.00	5.20
2014	20000	C	N 10000		S 10000	9.50	57.40	5.40
2013	19800	C	N 9800		S 10000	9.50	57.80	5.00
2012	18900	C	N 9600		S 9300	9.50	58.40	4.90
2011	18600	C	N 9200		S 9400	9.50	58.80	5.50
2010	17600	C	N 8700		S 8900	10.13	59.87	5.10
2009	19600	C	N 9600		S 10000	10.04	57.81	6.20
2008	19400	C	N 9800		S 9600	10.17	57.73	7.30
2007	20000	C	N 10000		S 10000	10.22	58.44	5.70
2006	20500	C	N 10000		S 10500	9.98	59.05	6.70
2005	20000	C	N 10000		S 10000	10.10	58.20	19.60
2004	19900	C	N 10000		S 9900	10.20	62.30	9.10
2003	21000	C	N 10500		S 10500	10.20	59.50	12.10

AADT FLAGS: C = COMPUTED; E = MANUAL ESTIMATE; F = FIRST YEAR ESTIMATE
S = SECOND YEAR ESTIMATE; T = THIRD YEAR ESTIMATE; R = FOURTH YEAR ESTIMATE
V = FIFTH YEAR ESTIMATE; 6 = SIXTH YEAR ESTIMATE; X = UNKNOWN
*K FACTOR: STARTING WITH YEAR 2011 IS STANDARDK, PRIOR YEARS ARE K30 VALUES

COUNTY: 26
STATION: 5106
DESCRIPTION: SR 20 .4 MI. NW OF SR 235
START DATE: 04/24/2018
START TIME: 0000

TIME	DIRECTION: N					DIRECTION: S					COMBINED TOTAL	
	1ST	2ND	3RD	4TH	TOTAL	1ST	2ND	3RD	4TH	TOTAL		
0000	19	17	14	8	58	12	9	10	10	41	99	
0100	11	8	14	11	44	1	20	13	6	40	84	
0200	5	6	10	12	33	5	4	5	11	25	58	
0300	6	9	8	7	30	10	8	21	15	54	84	
0400	14	11	6	30	61	18	22	39	33	112	173	
0500	36	39	46	38	159	59	88	114	106	367	526	
0600	82	97	130	139	448	187	206	252	278	923	1371	
0700	172	195	180	183	730	311	310	346	269	1236	1966	
0800	185	174	123	148	630	230	304	232	159	925	1555	
0900	161	158	148	142	609	206	212	195	169	782	1391	
1000	172	168	179	200	719	163	149	159	156	627	1346	
1100	186	184	208	222	800	191	176	203	180	750	1550	
1200	213	201	187	181	782	232	188	215	220	855	1637	
1300	196	203	181	205	785	228	224	212	201	865	1650	
1400	225	199	208	240	872	209	159	184	184	736	1608	
1500	241	235	252	282	1010	219	217	237	206	879	1889	
1600	261	314	285	300	1160	226	168	267	211	872	2032	
1700	327	337	348	277	1289	241	215	220	174	850	2139	
1800	282	202	177	166	827	174	156	147	123	600	1427	
1900	171	147	119	116	553	130	102	100	92	424	977	
2000	123	124	102	76	425	117	113	95	74	399	824	
2100	66	68	59	48	241	74	75	57	61	267	508	
2200	40	36	26	30	132	43	23	25	25	116	248	
2300	21	17	20	18	76	23	15	10	6	54	130	
24-HOUR TOTALS:					12473						12799	25272

PEAK VOLUME INFORMATION						
DIRECTION: N			DIRECTION: S		COMBINED DIRECTIONS	
	HOUR	VOLUME	HOUR	VOLUME	HOUR	VOLUME
A.M.	715	743	645	1245	700	1966
P.M.	1645	1312	1630	934	1645	2199
DAILY	1645	1312	645	1245	1645	2199

GENERATED BY SPS 5.0.53P

COUNTY: 26
 STATION: 5106
 DESCRIPTION: SR 20 .4 MI. NW OF SR 235
 START DATE: 04/25/2018
 START TIME: 0000

TIME	DIRECTION: N					DIRECTION: S					COMBINED TOTAL	
	1ST	2ND	3RD	4TH	TOTAL	1ST	2ND	3RD	4TH	TOTAL		
0000	12	11	9	12	44	20	13	17	13	63	107	
0100	8	7	13	8	36	12	19	7	7	45	81	
0200	8	11	9	6	34	10	14	5	9	38	72	
0300	11	13	12	5	41	7	9	18	11	45	86	
0400	11	21	8	32	72	14	29	17	35	95	167	
0500	38	45	54	48	185	59	96	114	123	392	577	
0600	73	106	102	104	385	160	221	246	269	896	1281	
0700	161	206	182	180	729	331	311	344	261	1247	1976	
0800	185	185	151	119	640	265	258	245	187	955	1595	
0900	137	167	133	169	606	169	171	190	141	671	1277	
1000	151	151	152	178	632	158	141	147	176	622	1254	
1100	150	240	207	247	844	205	193	216	220	834	1678	
1200	220	202	221	246	889	231	215	252	210	908	1797	
1300	197	190	205	186	778	223	194	210	182	809	1587	
1400	203	237	195	226	861	187	189	190	197	763	1624	
1500	225	233	257	290	1005	212	239	207	201	859	1864	
1600	281	296	306	348	1231	204	190	196	213	803	2034	
1700	332	322	282	271	1207	214	214	192	184	804	2011	
1800	259	195	184	181	819	182	165	167	135	649	1468	
1900	159	128	145	128	560	127	130	105	109	471	1031	
2000	134	145	109	103	491	107	96	90	97	390	881	
2100	92	75	63	42	272	73	91	63	61	288	560	
2200	49	38	32	34	153	35	35	34	27	131	284	
2300	20	30	27	15	92	29	21	18	10	78	170	
24-HOUR TOTALS:					12606						12856	25462

			PEAK VOLUME INFORMATION			
DIRECTION: N			DIRECTION: S		COMBINED DIRECTIONS	
	HOUR	VOLUME	HOUR	VOLUME	HOUR	VOLUME
A.M.	715	753	645	1255	700	1976
P.M.	1630	1308	1200	908	1630	2145
DAILY	1630	1308	645	1255	1630	2145

GENERATED BY SPS 5.0.53P

APPENDIX D

UNSIGNALIZED INTERSECTION CAPACITY CALCULATIONS



AM PEAK HOUR

HCS7 Two-Way Stop-Control Report

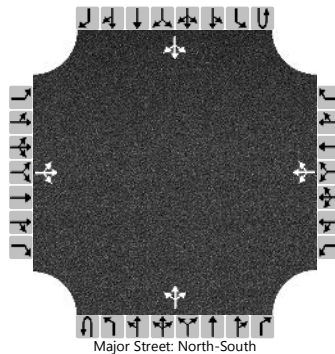
General Information

Analyst	J. Buckholz
Agency/Co.	BUCKHOLZ TRAFFIC
Date Performed	9/7/2019
Analysis Year	2028
Time Analyzed	AM Peak Hour - BUILD
Intersection Orientation	North-South
Project Description	#18-1534

Site Information

Intersection	CR 241/NW 174th Avenue
Jurisdiction	Alachua County
East/West Street	NW 174th Avenue
North/South Street	CR241
Peak Hour Factor	0.98
Analysis Time Period (hrs)	0.25

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	1	0		0	1	0	0	0	1	0	0	0	1	0
Configuration			LTR				LTR				LTR				LTR	
Volume (veh/h)		0	0	1		0	0	1		2	28	0		0	128	0
Percent Heavy Vehicles (%)		0	0	0		0	0	0		0				0		
Proportion Time Blocked																
Percent Grade (%)	0				0											
Right Turn Channelized																
Median Type Storage	Undivided															

Critical and Follow-up Headways

Base Critical Headway (sec)		7.1	6.5	6.2		7.1	6.5	6.2		4.1				4.1		
Critical Headway (sec)		7.10	6.50	6.20		7.10	6.50	6.20		4.10				4.10		
Base Follow-Up Headway (sec)		3.5	4.0	3.3		3.5	4.0	3.3		2.2				2.2		
Follow-Up Headway (sec)		3.50	4.00	3.30		3.50	4.00	3.30		2.20				2.20		

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)			1				1			2				0		
Capacity, c (veh/h)			924				1052			1467				1598		
v/c Ratio			0.00				0.00			0.00				0.00		
95% Queue Length, Q ₉₅ (veh)			0.0				0.0			0.0				0.0		
Control Delay (s/veh)			8.9				8.4			7.5				7.3		
Level of Service (LOS)			A				A			A				A		
Approach Delay (s/veh)	8.9				8.4				0.5				0.0			
Approach LOS	A				A											

HCS7 Two-Way Stop-Control Report

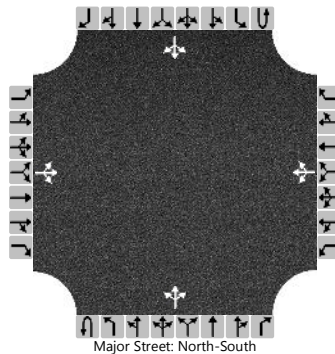
General Information

Analyst	J. Buckholz
Agency/Co.	BUCKHOLZ TRAFFIC
Date Performed	9/7/2019
Analysis Year	2028
Time Analyzed	AM Peak Hour - BUILD
Intersection Orientation	North-South
Project Description	#18-1534

Site Information

Intersection	CR 241/NW 172nd Avenue
Jurisdiction	Alachua County
East/West Street	NW 172nd Avenue
North/South Street	CR241
Peak Hour Factor	0.98
Analysis Time Period (hrs)	0.25

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	1	0		0	1	0	0	0	1	0	0	0	1	0
Configuration			LTR				LTR				LTR				LTR	
Volume (veh/h)		0	0	1		18	0	0		0	30	4		0	128	0
Percent Heavy Vehicles (%)		0	0	0		0	0	0		0				0		
Proportion Time Blocked																
Percent Grade (%)	0				0											
Right Turn Channelized																
Median Type Storage	Undivided															

Critical and Follow-up Headways

Base Critical Headway (sec)		7.1	6.5	6.2		7.1	6.5	6.2		4.1				4.1		
Critical Headway (sec)		7.10	6.50	6.20		7.10	6.50	6.20		4.10				4.10		
Base Follow-Up Headway (sec)		3.5	4.0	3.3		3.5	4.0	3.3		2.2				2.2		
Follow-Up Headway (sec)		3.50	4.00	3.30		3.50	4.00	3.30		2.20				2.20		

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)			1				18			0				0		
Capacity, c (veh/h)			924				805			1467				1590		
v/c Ratio			0.00				0.02			0.00				0.00		
95% Queue Length, Q ₉₅ (veh)			0.0				0.1			0.0				0.0		
Control Delay (s/veh)			8.9				9.6			7.5				7.3		
Level of Service (LOS)			A				A			A				A		
Approach Delay (s/veh)	8.9				9.6				0.0				0.0			
Approach LOS	A				A											

HCS7 Two-Way Stop-Control Report

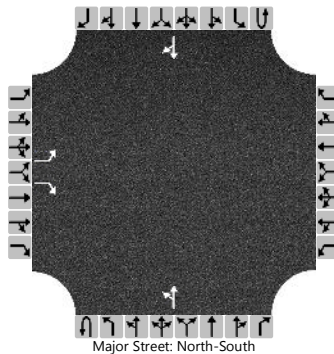
General Information

Analyst	J. Buckholz
Agency/Co.	BUCKHOLZ TRAFFIC
Date Performed	9/7/2019
Analysis Year	2028
Time Analyzed	AM Peak Hour - BUILD
Intersection Orientation	North-South
Project Description	#18-1534

Site Information

Intersection	CR 241/Site Drive
Jurisdiction	Alachua County
East/West Street	Site Drive
North/South Street	CR241
Peak Hour Factor	0.98
Analysis Time Period (hrs)	0.25

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		1	0	1		0	0	0	0	0	1	0	0	0	1	0
Configuration		L		R						LT						TR
Volume (veh/h)		2		102						33	34				127	1
Percent Heavy Vehicles (%)		2		2						2						
Proportion Time Blocked																
Percent Grade (%)	0															
Right Turn Channelized	No															
Median Type Storage	Undivided															

Critical and Follow-up Headways

Base Critical Headway (sec)		7.1		6.2						4.1						
Critical Headway (sec)		6.42		6.22						4.12						
Base Follow-Up Headway (sec)		3.5		3.3						2.2						
Follow-Up Headway (sec)		3.52		3.32						2.22						

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)		2		104						34						
Capacity, c (veh/h)		738		920						1455						
v/c Ratio		0.00		0.11						0.02						
95% Queue Length, Q ₉₅ (veh)		0.0		0.4						0.1						
Control Delay (s/veh)		9.9		9.4						7.5						
Level of Service (LOS)		A		A						A						
Approach Delay (s/veh)	9.4								3.8							
Approach LOS	A															

PM PEAK HOUR

HCS7 Two-Way Stop-Control Report

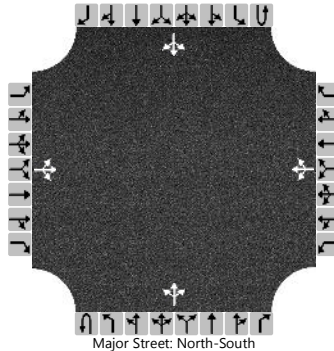
General Information

Analyst	J. Buckholz
Agency/Co.	BUCKHOLZ TRAFFIC
Date Performed	9/7/2019
Analysis Year	2028
Time Analyzed	PM Peak Hour - BUILD
Intersection Orientation	North-South
Project Description	#18-1534

Site Information

Intersection	CR 241/NW 174th Avenue
Jurisdiction	Alachua County
East/West Street	NW 174th Avenue
North/South Street	CR241
Peak Hour Factor	0.91
Analysis Time Period (hrs)	0.25

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	1	0		0	1	0	0	0	1	0	0	0	1	0
Configuration			LTR				LTR				LTR				LTR	
Volume (veh/h)		0	0	1		0	0	1		7	133	2		0	60	0
Percent Heavy Vehicles (%)		0	0	0		0	0	0		0				0		
Proportion Time Blocked																
Percent Grade (%)	0				0											
Right Turn Channelized																
Median Type Storage	Undivided															

Critical and Follow-up Headways

Base Critical Headway (sec)		7.1	6.5	6.2		7.1	6.5	6.2		4.1				4.1		
Critical Headway (sec)		7.10	6.50	6.20		7.10	6.50	6.20		4.10				4.10		
Base Follow-Up Headway (sec)		3.5	4.0	3.3		3.5	4.0	3.3		2.2				2.2		
Follow-Up Headway (sec)		3.50	4.00	3.30		3.50	4.00	3.30		2.20				2.20		

Delay, Queue Length, and Level of Service

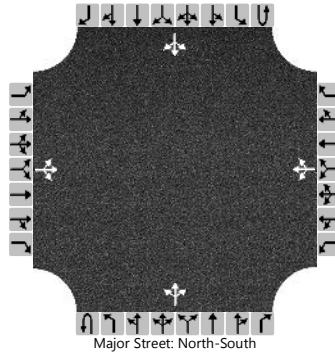
Flow Rate, v (veh/h)			1				1			8				0		
Capacity, c (veh/h)			1004				905			1549				1446		
v/c Ratio			0.00				0.00			0.00				0.00		
95% Queue Length, Q ₉₅ (veh)			0.0				0.0			0.0				0.0		
Control Delay (s/veh)			8.6				9.0			7.3				7.5		
Level of Service (LOS)			A				A			A				A		
Approach Delay (s/veh)	8.6				9.0				0.4				0.0			
Approach LOS	A				A											

HCS7 Two-Way Stop-Control Report

General Information

Analyst	J. Buckholz	Intersection	CR 241/NW 172nd Avenue
Agency/Co.	BUCKHOLZ TRAFFIC	Jurisdiction	Alachua County
Date Performed	9/7/2019	East/West Street	NW 172nd Avenue
Analysis Year	2028	North/South Street	CR241
Time Analyzed	PM Peak Hour - BUILD	Peak Hour Factor	0.91
Intersection Orientation	North-South	Analysis Time Period (hrs)	0.25
Project Description	#18-1534		

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	1	0		0	1	0	0	0	1	0	0	0	1	0
Configuration			LTR				LTR				LTR				LTR	
Volume (veh/h)		0	0	1		7	0	0		1	142	9		0	62	0
Percent Heavy Vehicles (%)		0	0	0		0	0	0		0				0		
Proportion Time Blocked																
Percent Grade (%)	0				0											
Right Turn Channelized																
Median Type Storage	Undivided															

Critical and Follow-up Headways

Base Critical Headway (sec)		7.1	6.5	6.2		7.1	6.5	6.2		4.1				4.1		
Critical Headway (sec)		7.10	6.50	6.20		7.10	6.50	6.20		4.10				4.10		
Base Follow-Up Headway (sec)		3.5	4.0	3.3		3.5	4.0	3.3		2.2				2.2		
Follow-Up Headway (sec)		3.50	4.00	3.30		3.50	4.00	3.30		2.20				2.20		

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)			1				8				1				0	
Capacity, c (veh/h)			1001				726				1546				1424	
v/c Ratio			0.00				0.01				0.00				0.00	
95% Queue Length, Q ₉₅ (veh)			0.0				0.0				0.0				0.0	
Control Delay (s/veh)			8.6				10.0				7.3				7.5	
Level of Service (LOS)			A				B				A				A	
Approach Delay (s/veh)	8.6				10.0				0.1				0.0			
Approach LOS	A				B											

HCS7 Two-Way Stop-Control Report

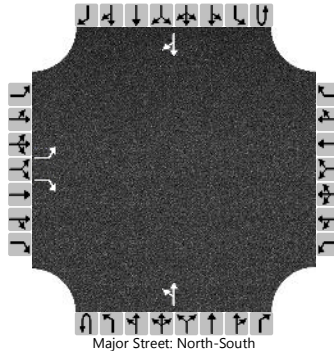
General Information

Analyst	J. Buckholz
Agency/Co.	BUCKHOLZ TRAFFIC
Date Performed	9/7/2019
Analysis Year	2028
Time Analyzed	PM Peak Hour - BUILD
Intersection Orientation	North-South
Project Description	#18-1534

Site Information

Intersection	CR 241/Site Drive
Jurisdiction	Alachua County
East/West Street	Site Drive
North/South Street	CR241
Peak Hour Factor	0.91
Analysis Time Period (hrs)	0.25

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		1	0	1		0	0	0	0	0	1	0	0	0	1	0
Configuration		L		R						LT						TR
Volume (veh/h)		1		65						110	152				60	2
Percent Heavy Vehicles (%)		2		2						2						
Proportion Time Blocked																
Percent Grade (%)	0															
Right Turn Channelized	No															
Median Type Storage	Undivided															

Critical and Follow-up Headways

Base Critical Headway (sec)		7.1		6.2						4.1						
Critical Headway (sec)		6.42		6.22						4.12						
Base Follow-Up Headway (sec)		3.5		3.3						2.2						
Follow-Up Headway (sec)		3.52		3.32						2.22						

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)		1		71						121						
Capacity, c (veh/h)		500		996						1533						
v/c Ratio		0.00		0.07						0.08						
95% Queue Length, Q ₉₅ (veh)		0.0		0.2						0.3						
Control Delay (s/veh)		12.2		8.9						7.5						
Level of Service (LOS)		B		A						A						
Approach Delay (s/veh)	8.9								3.6							
Approach LOS	A															

APPENDIX E

SIGNAL TIMINGS



EXISTING TIMINGS

Station : 160 - US 441 @ 147th Dr (Alachua) - FYA (Standard File)

Phase [1.1.1]

	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Walk	0	7	0	7	0	7	0	7	0	0	0	0	0	0	0	0
Ped Clearance	0	28	0	31	0	19	0	31	0	0	0	0	0	0	0	0
Min Green	4	20	4	6	4	20	4	6	0	0	0	0	0	0	0	0
Passage	2	3.5	2	3	2	3.5	2	3	0	0	0	0	0	0	0	0
Max1	15	50	15	30	15	50	15	30	0	0	0	0	0	0	0	0
Max2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Yellow	4.8	4.9	3.8	4	4.9	4.9	4	4	0	0	0	0	0	0	0	0
Red	2	2	2.6	3.1	2	2	2.1	3.1	0	0	0	0	0	0	0	0
Red Revert	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Added Initial	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Max Initial	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Time Before Reduce	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Cars Before Reduce	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Time To Reduce	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Reduce By	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Min Gap	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Dynamic Max Limit	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Dynamic Max Step	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Auto Exit		ON				ON										
Rest In Walk																

Phase Option [1.1.2]

	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Enable	ON	ON	ON	ON	ON	ON	ON	ON								
Auto Entry				ON				ON								
Non Act1																
Non Act2																
Lock Call		ON				ON										
Min Recall		ON				ON										
Max Recall																
Ped Recall																
Soft Recall																
Dual Entry		ON		ON		ON		ON								
Sim Gap Enable		ON				ON										
Guar Passage																
Cond Service																
Add Init Calc																

Alternate Phase Program 1, Calls and Redirection [1.1.6.3]

Entry	Call Phases	From	To	From	To	From	To	From	To	Assigned Ph
1	0 0 0 0 0	0	0	0	0	0	0	0	0	0
2	0 0 0 0 0	0	0	0	0	0	0	0	0	0
3	0 0 0 0 0	0	0	0	0	0	0	0	0	0
4	0 0 0 0 0	0	0	0	0	0	0	0	0	0
5	0 0 0 0 0	0	0	0	0	0	0	0	0	0
6	0 0 0 0 0	0	0	0	0	0	0	0	0	0
7	0 0 0 0 0	0	0	0	0	0	0	0	0	0
8	0 0 0 0 0	0	0	0	0	0	0	0	0	0

Alternate Phase Program 2, Calls and Redirection [1.1.6.3]

Entry	Call Phases	From	To	From	To	From	To	From	To	Assigned Ph
1	0 0 0 0 0	0	0	0	0	0	0	0	0	0
2	0 0 0 0 0	0	0	0	0	0	0	0	0	0
3	0 0 0 0 0	0	0	0	0	0	0	0	0	0
4	0 0 0 0 0	0	0	0	0	0	0	0	0	0
5	0 0 0 0 0	0	0	0	0	0	0	0	0	0
6	0 0 0 0 0	0	0	0	0	0	0	0	0	0
7	0 0 0 0 0	0	0	0	0	0	0	0	0	0
8	0 0 0 0 0	0	0	0	0	0	0	0	0	0

Alternate Phase Program 1, Interval Times [1.1.6.1]

Phase	Walk	Ped Clear	Min Green	Passage	Max1	Max2	Yellow	Red Clear	Assign Ph	Bike Clear
1	0	0	0	0	0	0	0	0	0	0
2	0	0	0	0	0	0	0	0	0	0
3	0	0	0	0	0	0	0	0	0	0
4	0	0	0	0	0	0	0	0	0	0
5	0	0	0	0	0	0	0	0	0	0
6	0	0	0	0	0	0	0	0	0	0
7	0	0	0	0	0	0	0	0	0	0
8	0	0	0	0	0	0	0	0	0	0

Alternate Phase Program 2, Interval Times [1.1.6.1]

Phase	Walk	Ped Clear	Min Green	Passage	Max1	Max2	Yellow	Red Clear	Assign Ph	Bike Clear
1	0	0	0	0	0	0	0	0	0	0
2	0	0	0	0	0	0	0	0	0	0
3	0	0	0	0	0	0	0	0	0	0
4	0	0	0	0	0	0	0	0	0	0
5	0	0	0	0	0	0	0	0	0	0
6	0	0	0	0	0	0	0	0	0	0
7	0	0	0	0	0	0	0	0	0	0
8	0	0	0	0	0	0	0	0	0	0

Station : 160 - US 441 @ 147th Dr (Alachua) - FYA (Standard File)

Unit Parameters [1.2.1]

StartUp Flash	Auto Ped Clear	Backup Time	Red Revert	Console Timeout	Tone Disable	Feature Profile	Phase Mode	Diamond Mode	SDLC Retry Time	TS2 Det Faults	Cycle Fault Action	Max Cycle Time	Max Seek Track Time	Max Seek Dwell Time	Enable Run	Local Flash Start	Start Red Time	Disable Init Ped	Yellow 3 Second Disable	Omit Yellow Enable	Free Ring Sequence
	OFF	900	3	10	OFF		STD8	4PH		OFF	ALARM				ON	ON		OFF	OFF	OFF	1

Comm, General Comm Parameters [6.1]

Station ID	Master Station ID	Fallback time	Allow Pencil	Port	System-Up	Sys-Down	PC/Print	Aux 232
160			OFF					

Port Parameters [6.2]

Comm	Mode	Baud	MsgTime	Duplex	Enable	DialTime	Modem	ModemTime	Tel#1	Tel#2
System Up(P-A)										
System Down(P-B)										
PC/Print(P-2)										

Overlap General Parameters [1.5.1]

Conflict Lock	Lock Inhibit	Program Card	Use Parent	Canadian Fast Flash
OFF	OFF	OFF	ON	OFF

Overlap Program Parameters [1.5.2.1]

Overlap	Included Phases								Modifier Phases								Type	Green	Yellow	Red
Overlap 1																	NORMAL		3.5	1.5
Overlap 2	1							2									R-T/OTH		5	1.5
Overlap 3																	NORMAL		3.5	1.5
Overlap 4	3							4									R-T/OTH		4	1
Overlap 5																	NORMAL		3.5	1.5
Overlap 6	5							6									R-T/OTH		5	1.5
Overlap 7																	NORMAL		3.5	1.5
Overlap 8	7							8									R-T/OTH		4	1

Overlap Conflict Parameters+ [1.5.2.2]

Overlap	Conflicting Phases								Conflicting Overlaps								Conflicting Peds							
Overlap 1																							OFF	OFF
Overlap 2																							OFF	ON
Overlap 3																							OFF	OFF
Overlap 4																							OFF	ON
Overlap 5																							OFF	OFF
Overlap 6																							OFF	ON
Overlap 7																							OFF	OFF
Overlap 8																							OFF	ON

Detector, Vehicle Parameters 1-16 [5.1]

	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Call Phase	1	6	8	3	2	5	4	7	0	0	0	0	0	0	0	0
Switch Phase	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Delay Time	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

Detector, Vehicle Parameters 17-32 [5.1]

	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32
Call Phase	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Switch Phase	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Delay Time	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

City of Gainesville

Timing Sheet

8/26/2019 2:09:58 PM

Station : 160 - US 441 @ 147th Dr (Alachua) - FYA (Standard File)

Detector Alternate Program 1, Vehicle Parameters [5.5.1]

	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Call Phase	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Switch Phase	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Delay Time	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

Channels/SDLC, Assign to Phases [1.3.1]

	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24
PH/OLP #	2	2	4	4	6	6	8	8	9	10	11	12	2	4	6	8								
Type	OLP	VEH	OLP	VEH	OLP	VEH	OLP	VEH	OLP	OLP	OLP	OLP	PED	PED	PED	PED	VEH	VEH	VEH	VEH	VEH	VEH	VEH	VEH
Flash	RED	YEL	RED	RED	RED	YEL	RED	RED	RED	RED	RED	RED	DRK	DRK	DRK	DRK	DRK	DRK	DRK	DRK	DRK	DRK	DRK	DRK
Flash 1-2 Hertz																								
Dimming Green																								
Dimming Yellow																								
Dimming Red																								
Alt Cyc	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+

Channel/SDLC, Parameters [1.3.3]

TOD Dim Enable	Extra Maps Enable	D Connector Enable	Single BIU Map	IO Mode	Preempt or Ext Output
OFF	DEFAULT	TX2_V14	ON	AUTO	EXT

Channel/SDLC, MMU Map [1.3.5]

MMU-to-Controller Channel Map

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16

Channel/SDLC, Permissive [1.3.4]

Channel	16	15	14	13	12	11	10	9	8	7	6	5	4	3	2
1		1									1	1			
2		1		1							1	1			
3	1								1	1					
4	1		1						1	1					
5				1											
6		1		1											
7			1												
8	1		1												
9															
10															
11															
12															
13			1												
14	1														
15															

Channel/SDLC, Permissive [1.3.7]

SDLC Device	Term/Fac		Detector								MMU								Diag
BIU#	1	2	3	4	5	6	7	8	1	2	3	4	5	6	7	8			
Present	ON	ON							ON										ON
Peer to Peer																			

Ring Sequence [1.2.4]

Ring	P1	P2	P3	P4	P5	P6	P7	P8
Ring 1	1	2	3	4				
Ring 2	5	6	7	8				
Ring 3								
Ring 4								

City of Gainesville

Timing Sheet

8/26/2019 2:09:58 PM

Station : 160 - US 441 @ 147th Dr (Alachua) - FYA (Standard File)

Alarms, Enable Events [1.6.1]

Event#	Event Enable
1	ON
2	ON
3	ON
4	ON
5	ON
6	ON
7	ON
8	ON
9	
10	ON
11	
12	ON
13	ON
14	ON
15	ON
16	ON
17	ON
18	ON
19	ON
20	ON
21	ON
22	ON
23	ON
24	ON
25	
26	ON

Alarms, Enable Alarms [1.6.4]

Alarm#	Alarm Enable
1	ON
2	ON
3	ON
4	ON
5	ON
6	ON
7	ON
8	ON
9	
10	ON
11	
12	ON
13	ON
14	ON
15	ON
16	ON
17	ON
18	ON
19	ON
20	ON
21	ON
22	ON
23	ON
24	ON
25	
26	ON

Preemption Times[3.1]/Phases[3.2]/Options[3.3]

Channel	1	2	3	4	5	6
Lock Input	ON	ON	ON	ON	ON	ON
Override Flash						
Override Higher	ON	ON	ON	ON	ON	ON
Flash Dwell						
Link						
Delay						
Min Duration						
Min Green	5	5	5	5	5	5
Min Walk						
Ped Clear	32	32	32	32	32	32
Track Green						
Min Dwell	10	10	10	10	10	10
Max Presence	120	120	120	120	120	120
Track R1						
Track R2						
Track R3						
Track R4						
Dwell P1	4	2	3	4	2	1
Dwell P2	8	6	8	7	5	6
Dwell P3						
Dwell P4						
Dwell P5						
Dwell P6						
Dwell P7						
Dwell P8						

27	ON	27	ON	Dwell P9							
28	ON	28	ON	Dwell P10							
29	ON	29	ON	Dwell P11							
30	ON	30	ON	Dwell P12							
31		31		Dwell Ped1							
32		32		Dwell Ped2							
33		33		Dwell Ped3							
34		34		Dwell Ped4							
35		35		Dwell Ped5							
36		36		Dwell Ped6							
37		37		Dwell Ped7							
38		38		Dwell Ped8							
39		39		Exit R1	4	2	4	4	2	2	
40		40		Exit R2	8	6	8	8	6	6	
41		41		Exit R3							
42		42		Exit R4							
43		43									
44		44									
45		45									
46		46									
47		47									
48		48									
49	ON	49	ON								
50	ON	50	ON								
51	ON	51	ON								
52	ON	52	ON								
53	ON	53	ON								
54	ON	54	ON								
55	ON	55	ON								
56	ON	56	ON								
57	ON	57	ON								
58	ON	58	ON								
59	ON	59									
60		60									
61	ON	61									
62		62									
63		63									
64		64									

Alarms, Parameters [1.4.1]
Auto Flash Parameter

Yellow	Red	Mode	Source
4	2	VOT_MON	TEST B

Alarms, Parameters [1.6.7]

Preempt Event Enabled	Pattern Event Enabled
ON	ON

Alarms, Phases/Overlaps [1.4.2]

Auto Flash	1	2	3	4	5	6	7	8	9	10	11	12
Phases	2	6										
Overlaps												

Station : 160 - US 441 @ 147th Dr (Alachua) - FYA (Standard File)

Preemption Times+[3.4]/Overlaps+[3.5]/Options+[3.6]

Preempt	1	2	3	4	5	6
Enable	ON	ON	ON	ON	ON	ON
Type	EMERG	EMERG	EMERG	EMERG	EMERG	EMERG
Skip Track						
Volt Mon Flash						
Coord in Preempt						
Max2						
Return Max/Min	MIN	MIN	MIN	MIN	MIN	MIN
Extend Dwell						
Pattern						
Output Mode	TS2	TS2	TS2	TS2	TS2	TS2
Track Over 1						
Track Over 2						
Track Over 3						
Track Over 4						
Track Over 5						
Track Over 6						
Track Over 7						
Track Over 8						
Track Over 9						
Track Over 10						
Track Over 11						
Track Over 12						
Dwell Over 1			4	8	6	2
Dwell Over 2						
Dwell Over 3						
Dwell Over 4						
Dwell Over 5						
Dwell Over 6						
Dwell Over 7						
Dwell Over 8						
Dwell Over 9						
Dwell Over 10						
Dwell Over 11						

Dwell Over 12						
Pod Clear						
Yellow	4	4	4	4	4	4
Red	1	1	1	1	1	1
Return Min/Max						
Delay Inh						
Exit Time						
All Red B4						

Coordination, Modes,+ [2.1]

Modes

Operational	Correct	Maximum	Force-Off
	SHRT/LNG	MAX INH	FLOAT

Modes+

Mode	Leave Before	Leave After	Recycle	Stop In Walk	External	Auto Reset	Latch Sec Foff	Coord Easy Float	Yield Value	Coord NTCIP Yield Sign	Closed Loop Active	
FRC	TIMED	TIMED	NO_RECYCLE	ON	OFF	ON	OFF	OFF	0	+	OFF	ON

Coordination, Pattern 1-16 [2.1]

Pattern	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Cycle Time	150	130	160	110	130	130	150									
Offset Time	20	93		10	58	58	35									
Split Number	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Seq Number	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
Offset	endgrn	endgrn	endgrn	endgrn	endgrn	endgrn	endgrn	endgrn	endgrn	endgrn	endgrn	endgrn	endgrn	endgrn	endgrn	endgrn

Coordination, Pattern 17-32 [2.1]

Pattern	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32
Cycle Time																
Offset Time																
Split Number	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32
Seq Number	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
Offset	endgrn	endgrn	endgrn	endgrn	endgrn	endgrn	endgrn	endgrn	endgrn	endgrn	endgrn	endgrn	endgrn	endgrn	endgrn	endgrn

City of Gainesville

Timing Sheet

8/26/2019 2:09:58 PM

Station : 160 - US 441 @ 147th Dr (Alachua) - FYA (Standard File)

Coordination, Splits [2.7.1]

Split Table 1	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Time	22	84	22	22	22	84	22	22								
Mode	NON	MAX	NON	NON	NON	MAX	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON
Coord-Ph		ON														

Split Table 2	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Time	18	72	18	22	18	72	22	18								
Mode	NON	MAX	NON	NON	NON	MAX	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON
Coord-Ph		ON														

Split Table 3	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Time	18	67	19	56	22	63	26	49								
Mode	NON	MAX	NON	NON	NON	MAX	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON
Coord-Ph		ON														

Split Table 4	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Time	18	50	19	23	18	50	24	18								
Mode	NON	MAX	NON	NON	NON	MAX	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON
Coord-Ph		ON														

Split Table 5	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Time	18	45	19	48	18	45	18	49								
Mode	NON	MAX	NON	NON	NON	MAX	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON
Coord-Ph		ON														

Split Table 6	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Time	22	69	19	20	18	73	19	20								
Mode	NON	MAX	NON	NON	NON	MAX	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON
Coord-Ph		ON														

Split Table 7	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Time	18	59	18	55	22	55	24	49								
Mode	NON	MAX	NON	NON	NON	MAX	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON
Coord-Ph		ON														

Split Table 8	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Time																
Mode	NON	MAX	NON	NON	NON	MAX	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON
Coord-Ph		ON														

Split Table 9	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Time																
Mode	NON	MAX	NON	NON	NON	MAX	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON
Coord-Ph		ON														

Split Table 10	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Time																
Mode	NON	MAX	NON	NON	NON	MAX	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON
Coord-Ph		ON														

Split Table 11	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Time																
Mode	NON	MAX	NON	NON	NON	MAX	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON
Coord-Ph		ON														

Split Table 12	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Time																
Mode	NON	MAX	NON	NON	NON	MAX	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON
Coord-Ph		ON														

City of Gainesville

Timing Sheet

8/26/2019 2:09:58 PM

Station : 160 - US 441 @ 147th Dr (Alachua) - FYA (Standard File)

Split Table 13	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Time																
Mode	NON	MAX	NON	NON	NON	MAX	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON
Coord-Ph		ON														

Split Table 14	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Time																
Mode	NON	MAX	NON	NON	NON	MAX	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON
Coord-Ph		ON														

Split Table 15	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Time																
Mode	NON	MAX	NON	NON	NON	MAX	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON
Coord-Ph		ON														

Split Table 16	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Time																
Mode	NON	MAX	NON	NON	NON	MAX	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON
Coord-Ph		ON														

Split Table 17	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Time																
Mode	NON	MAX	NON	NON	NON	MAX	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON
Coord-Ph		ON														

Split Table 18	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Time																
Mode	NON	MAX	NON	NON	NON	MAX	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON
Coord-Ph		ON														

Split Table 19	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Time																
Mode	NON	MAX	NON	NON	NON	MAX	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON
Coord-Ph		ON														

Split Table 20	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Time																
Mode	NON	MAX	NON	NON	NON	MAX	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON
Coord-Ph		ON														

Split Table 21	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Time																
Mode	NON	MAX	NON	NON	NON	MAX	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON
Coord-Ph		ON														

Split Table 22	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Time																
Mode	NON	MAX	NON	NON	NON	MAX	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON
Coord-Ph																

TB Coor, Day Plan [4.4]

Station : 160 - US 441 @ 147th Dr (Alachua) - FYA (Standard File)**TB Coor, Action Table [4.5]**

Action	Pattern	Aux 1	Aux 2	Aux 3	Special 1	Special 2	Special 3	Special 4	Special 5	Special 6	Special 7	Special 8
1	1											
2	2											
3	3											
4	4											
5	5											
6	6											
7	7											
8	8											
9	9											
10	10											
11	11											
12	12											
13	13											
14	14											
15	15											
16	16											
17	17											
18	18											
19	19											
20	20											
21	21											
22	22											
23	23											
24	24											
25	25											
26	26											
27	27											
28	28											
29	29											
30	30											
31	31											
32	32											
33	33											
34	34											
35	35											
36	36											
37	37											
38	38											
39	39											
40	40											
41	41											
42	42											
43	43											
44	44											
45	45											
46	46											
47	47											
48	48											
49												
50												
51												
52												
53												
54												
55												
56												
57												
58												
59												
60												
61												
62												
63												
64												
99												
100	255											

CONSULTANT (FUTURE) TIMINGS

Time of Day Plan

Designed By:	J.M.
Date:	4/19/2019
Checked By:	R. A. A
Date:	4/19/2019

Section:	26020000
Corridor:	US 441
From:	NW 140th St/SR 235
To:	NW 173rd St/CR 235A

TIME OF DAY

Day	Plan	Time		Pattern	Cycle Length
Monday Thru Friday	FREE	0:00	6:00	-	FREE
	AM	6:00	10:00	1	130
	MIDDAY	10:00	16:15	2	130
	PM	16:15	18:15	3	160
	NT	18:15	21:30	4	110
	FREE	21:30	0:00	-	FREE
Saturday	FREE	0:00	7:00	-	FREE
	NT	7:00	9:00	4	110
	WKN OffPk	9:00	12:30	6	130
	WKN	12:30	18:00	5	130
	NT	18:00	21:00	4	110
	FREE	21:00	0:00	-	FREE
Sunday	FREE	0:00	9:00	-	FREE
	NT	9:00	11:00	4	110
	WKN OffPk	11:00	17:30	6	130
	NT	17:30	21:00	4	110
	FREE	21:00	0:00	-	FREE

STATE OF FLORIDA
DEPARTMENT OF TRANSPORTATION - DISTRICT TWO
US 441 - Signal Retiming
City of Alachua

Designed By:	J.M.		Section	26020000	Mile Post	18.481	Node	3					
Date:	4/19/2019		Sig ID	160	Controller	Naztec 900 TS2	System ID						
Checked By:	R.A.A		Maj. Street	US 441	Orientation	N-S	SOP	10					
Date:	4/19/2019		Min. Street	NW 147th Dr	Orientation	E-W							
Pedestrians													
Movement # Phase Ø)	(Controller	1	2	3	4	5	6	7	8	Notes			
Direction		SBL	NB	WBL	EB	NBL	SB	EBL	WB				
Speed Limit (mph)		45	45	25	30	45	45	30	25				
Vehicle Traversed Width		116	111	109	130	104	109	115	128				
Approach Grades		0.3%	-0.9%	-7.2%	-4.4%	-0.9%	0.3%	-4.4%	-7.2%				
Ped-X (curb to curb)			95		106		64		106				
Crossing Time			28		31		19		31				
Ped-X (button to curb)			6		12		13		13				
Ped-X (button to far curb)			101		118		77		119				
Crossing Time (to far curb)			34		40		26		40				
Controller Timings (seconds)													
Movement # Phase Ø)	(Controller	1	2	3	4	5	6	7	8	Notes			
Direction		SBL	NB	WBL	EB	NBL	SB	EBL	WB				
Turn Type		Prot/Perm		Prot/Perm		Prot/Perm		Prot/Perm					
Min Green		4	20	4	6	4	20	4	6				
Ext		2.0	3.5	2.0	3.0	2.0	3.5	2.0	3.0				
Yellow Change Interval		4.8	4.9	3.8	4.0	4.9	4.8	4.0	3.8				
Red Clearance Interval		2.0	2.0	2.6	2.5	2.0	2.0	2.1	3.1				
Max I		15	50	15	30	15	50	15	30				
Max II													
Walk			7		7		7		7				
Flashing Don't Walk			28		31		19		31				
Min Splits		11.0	42.0	11.0	45.0	11.0	33.0	11.0	45.0				
Detector Memory			ON				ON						
Det. Cross Switch.		ON		ON		ON		ON					
Recall			Min				Min						
CNA													
Coord Phase			YES										
Coordination Timings (seconds)													
Plan	Pattern	C-O-S	Splits								Cycle Length	Offset	Seq
AM	1		18	75	19	18	18	75	19	18	130	37	1
MIDDAY	2		18	74	18	20	18	74	20	18	130	93	1
PM	3		18	71	19	52	22	67	26	45	160	1	1
PM Alt	7		18	63	18	51	22	59	24	45	150	35	1
NT	4		18	55	19	18	18	55	19	18	110	10	1
WKN	5		18	49	19	44	18	49	18	45	130	99	1
WKN OffPk	6		22	69	19	20	18	73	19	20	130	99	1

Notes

- Offset referenced to end of first through movement 2 & 6
- Program float force-offs
- Program Max Inhibit during coordination

All Patterns			
Ring-1	1	2	3 4
Ring-2	5	6	7 8

APPENDIX F

SIGNALIZED INTERSECTION CAPACITY CALCULATIONS



AM PEAK HOUR

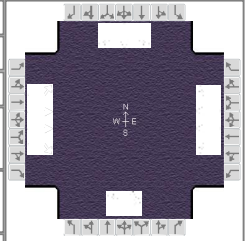
HCS7 Signalized Intersection Results Summary

General Information

Agency	BUCKHOLZ TRAFFIC
Analyst	J. Buckholz
Jurisdiction	Alachua County
Urban Street	US 441
Intersection	US 441/NW 147th Drive
Project Description	2019 AM Peak Hour Traffic

Intersection Information

Duration, h	0.25
Area Type	Other
PHF	0.89
Analysis Period	1 > 7:15
File Name	Ex_2019_AM_US441_NW147.xus



Demand Information

	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (v), veh/h	49	1048	66	34	675	59	93	10	65	38	8	48

Signal Information

Cycle, s	150.0	Reference Phase	2	
----------	-------	-----------------	---	--

Timer Results

	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase	1	6	5	2	7	4	3	8
Case Number	1.1	3.0	1.1	3.0	1.1	4.0	1.1	3.0
Phase Duration, s	10.5	109.3	10.0	108.8	16.6	20.0	10.7	14.1
Change Period, (Y+R _c), s	6.9	6.9	6.8	6.9	6.4	7.1	6.1	7.1
Max Allow Headway (MAH), s	2.9	0.0	2.9	0.0	3.0	4.2	3.0	4.2
Queue Clearance Time (g _s), s	3.5		3.0		10.3	9.7	5.5	6.9
Green Extension Time (g _e), s	0.1	0.0	0.0	0.0	0.1	0.2	0.0	0.1
Phase Call Probability	0.90		0.80		0.99	1.00	0.83	1.00
Max Out Probability	0.00		0.00		0.04	0.00	0.00	0.00

Movement Group Results

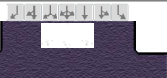
	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement	1	6	16	5	2	12	7	4	14	3	8	18
Adjusted Flow Rate (v), veh/h	55	1178	66	38	758	60	104	84		43	9	48
Adjusted Saturation Flow Rate (s), veh/h/ln	1682	1724	1510	1810	1710	1422	1767	1579		1739	1707	1447
Queue Service Time (g _s), s	1.5	8.4	2.2	1.0	4.5	2.1	8.3	7.7		3.5	0.8	4.9
Cycle Queue Clearance Time (g _c), s	1.5	8.4	2.2	1.0	4.5	2.1	8.3	7.7		3.5	0.8	4.9
Green Ratio (g/C)	0.70	0.68	0.68	0.70	0.68	0.68	0.12	0.09		0.08	0.05	0.05
Capacity (c), veh/h	522	2354	1031	383	2323	966	226	136		128	80	68
Volume-to-Capacity Ratio (X)	0.106	0.500	0.064	0.100	0.326	0.062	0.462	0.619		0.332	0.112	0.712
Back of Queue (Q), ft/ln (95 th percentile)	24.4	95.5	33.6	15.8	61.2	32.3	173.2	154.6		73.7	17.2	103.4
Back of Queue (Q), veh/ln (95 th percentile)	0.9	3.6	1.3	0.6	2.3	1.2	6.8	5.9		2.8	0.6	3.7
Queue Storage Ratio (RQ) (95 th percentile)	0.08	0.00	0.13	0.08	0.00	0.00	0.00	1.03		0.33	0.00	0.26
Uniform Delay (d ₁), s/veh	6.9	2.5	7.9	7.2	2.5	8.1	61.1	66.2		65.5	68.5	70.5
Incremental Delay (d ₂), s/veh	0.0	0.8	0.1	0.0	0.4	0.1	0.5	4.5		0.6	0.6	12.9
Initial Queue Delay (d ₃), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0		0.0	0.0	0.0
Control Delay (d), s/veh	6.9	3.3	8.0	7.3	2.9	8.2	61.6	70.7		66.1	69.1	83.4
Level of Service (LOS)	A	A	A	A	A	A	E	E		E	E	F
Approach Delay, s/veh / LOS	3.7		A	3.4		A	65.7		E	74.7		E
Intersection Delay, s/veh / LOS	11.3						B					

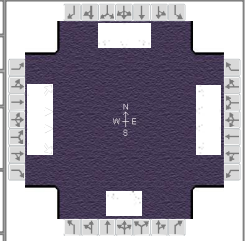
Multimodal Results

	EB	WB	NB	SB
Pedestrian LOS Score / LOS				
Bicycle LOS Score / LOS				

HCS7 Signalized Intersection Results Summary

General Information				Intersection Information	
Agency	BUCKHOLZ TRAFFIC			Duration, h	0.25
Analyst	J. Buckholz	Analysis Date	2/22/2015	Area Type	Other
Jurisdiction	Alachua County	Time Period	Weekday AM Peak Hour	PHF	0.89
Urban Street	US 441	Analysis Year	2028 BUILD Traffic	Analysis Period	1> 7:15
Intersection	US 441/NW 147th Drive	File Name	2028_B_AM_US441_NW147.xus		
Project Description	2028 AM BUILD Peak Hour Traffic				





Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (v), veh/h	99	1609	101	53	1035	113	143	20	99	131	23	146

Signal Information												
Cycle, s	130.0	Reference Phase	2									
Offset, s	0	Reference Point	End									
Uncoordinated	No	Simult. Gap E/W	On	Green	3.5	1.9	73.8	11.8	0.2	11.4		
				Yellow	4.9	0.0	4.9	3.8	0.0	4.0		
Force Mode	Fixed	Simult. Gap N/S	Off	Red	2.0	0.0	2.0	2.6	0.0	3.1		

												
1	2	3	4	5	6	7	8	9	10	11	12	13

Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase	1	6	5	2	7	4	3	8
Case Number	1.1	3.0	1.1	3.0	1.1	4.0	1.1	3.0
Phase Duration, s	12.3	82.6	10.4	80.7	18.5	18.8	18.2	18.5
Change Period, (Y+R c), s	6.8	6.9	6.9	6.9	5.9	7.1	6.4	7.1
Max Allow Headway (MAH), s	2.9	0.0	2.9	0.0	3.0	4.2	3.0	4.2
Queue Clearance Time (g s), s	5.6		3.8		12.6	12.9	11.9	13.4
Green Extension Time (g e), s	0.1	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Phase Call Probability	0.98		0.88		1.00	1.00	1.00	1.00
Max Out Probability	0.02		0.00		1.00	1.00	1.00	1.00

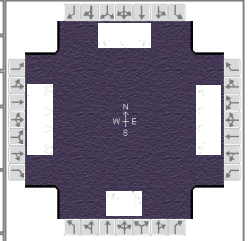
Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement	1	6	16	5	2	12	7	4	14	3	8	18
Adjusted Flow Rate (v), veh/h	111	1808	102	60	1163	115	161	134		147	26	147
Adjusted Saturation Flow Rate (s), veh/h/ln	1682	1724	1510	1810	1710	1422	1767	1588		1739	1707	1447
Queue Service Time (g_s), s	3.6	50.7	3.9	1.8	19.7	4.9	10.6	10.9		9.9	1.8	11.4
Cycle Queue Clearance Time (g_c), s	3.6	50.7	3.9	1.8	19.7	4.9	10.6	10.9		9.9	1.8	11.4
Green Ratio (g/C)	0.61	0.58	0.58	0.59	0.57	0.57	0.18	0.09		0.18	0.09	0.09
Capacity (c), veh/h	317	2007	879	151	1940	807	328	143		214	150	127
Volume-to-Capacity Ratio (X)	0.351	0.901	0.116	0.394	0.599	0.142	0.490	0.938		0.689	0.172	1.158
Back of Queue (Q), ft/ln (95 th percentile)	61.3	463.6	63.7	37.8	237.6	79.9	212.2	282.1		214.1	40.3	394.2
Back of Queue (Q), veh/ln (95 th percentile)	2.3	17.7	2.4	1.5	9.0	2.9	8.3	10.8		8.2	1.5	14.3
Queue Storage Ratio (RQ) (95 th percentile)	0.20	0.00	0.25	0.19	0.00	0.00	0.00	1.88		0.95	0.00	0.99
Uniform Delay (d_1), s/veh	12.6	11.8	12.2	23.9	9.2	13.2	47.6	58.8		48.4	54.9	59.3
Incremental Delay (d_2), s/veh	0.2	7.0	0.3	0.6	1.4	0.4	0.4	56.8		6.6	0.5	128.5
Initial Queue Delay (d_3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0		0.0	0.0	0.0
Control Delay (d), s/veh	12.8	18.8	12.4	24.5	10.6	13.6	48.0	115.6		55.0	55.5	187.8
Level of Service (LOS)	B	B	B	C	B	B	D	F		D	E	F
Approach Delay, s/veh / LOS	18.1	B		11.5	B		78.7	E		116.0	F	
Intersection Delay, s/veh / LOS	28.3						C					

Multimodal Results	EB			WB			NB			SB		
Pedestrian LOS Score / LOS												
Bicycle LOS Score / LOS												

HCS7 Signalized Intersection Results Summary

General Information

Agency	BUCKHOLZ TRAFFIC			Duration, h	0.25
Analyst	J. Buckholz	Analysis Date	2/22/2015	Area Type	Other
Jurisdiction	Alachua County	Time Period	Weekday AM Peak Hour	PHF	0.89
Urban Street	US 441	Analysis Year	2028 BUILD - OptimizedTimings	Analysis Period	1 Year
Intersection	US 441/NW 147th Drive	File Name	OPT_2028_B_AM_US441_NW147.xus		
Project Description	2028 AM BUILD Peak Hour Traffic				



Demand Information

	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (v), veh/h	99	1609	101	53	1035	113	143	20	99	131	23	146

Signal Information

Cycle, s	130.0	Reference Phase	2									
Offset, s	0	Reference Point	End									
Uncoordinated	No	Simult. Gap E/W	On	Green	3.6	2.3	69.4	11.7	0.3	15.6		
Force Mode	Fixed	Simult. Gap N/S	Off	Yellow	4.9	0.0	4.9	3.8	0.0	4.0		
				Red	2.0	0.0	2.0	2.6	0.0	3.1		

Timer Results

	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase	1	6	5	2	7	4	3	8
Case Number	1.1	3.0	1.1	3.0	1.1	4.0	1.1	3.0
Phase Duration, s	12.7	78.5	10.5	76.3	18.3	22.9	18.1	22.7
Change Period, (Y+R c), s	6.8	6.9	6.9	6.9	5.9	7.1	6.4	7.1
Max Allow Headway (MAH), s	2.9	0.0	2.9	0.0	3.0	4.2	3.0	4.2
Queue Clearance Time (g s), s	5.9		3.9		12.2	12.5	11.5	15.0
Green Extension Time (g e), s	0.2	0.0	0.1	0.0	0.3	0.5	0.2	0.6
Phase Call Probability	0.98		0.88		1.00	1.00	1.00	1.00
Max Out Probability	0.00		0.00		0.00	0.00	0.00	0.00

Movement Group Results

	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement	1	6	16	5	2	12	7	4	14	3	8	18
Adjusted Flow Rate (v), veh/h	111	1808	102	60	1163	115	161	134		147	26	147
Adjusted Saturation Flow Rate (s), veh/h/ln	1682	1724	1510	1810	1710	1422	1767	1588		1739	1707	1447
Queue Service Time (g s), s	3.9	60.1	4.2	1.9	23.3	5.3	10.2	10.5		9.5	1.8	13.0
Cycle Queue Clearance Time (g c), s	3.9	60.1	4.2	1.9	23.3	5.3	10.2	10.5		9.5	1.8	13.0
Green Ratio (g/C)	0.58	0.55	0.55	0.56	0.53	0.53	0.22	0.12		0.21	0.12	0.12
Capacity (c), veh/h	293	1900	832	124	1825	759	370	194		243	205	173
Volume-to-Capacity Ratio (X)	0.379	0.951	0.123	0.480	0.637	0.151	0.434	0.691		0.606	0.126	0.849
Back of Queue (Q), ft/ln (95 th percentile)	67.8	643.6	69.7	43.8	281.3	87.8	205	205.4		195.7	38.5	248.7
Back of Queue (Q), veh/ln (95 th percentile)	2.5	24.6	2.6	1.8	10.7	3.1	8.0	7.9		7.5	1.4	9.0
Queue Storage Ratio (RQ) (95 th percentile)	0.23	0.00	0.28	0.22	0.00	0.00	0.00	1.37		0.87	0.00	0.62
Uniform Delay (d 1), s/veh	15.1	15.7	14.1	29.9	12.1	15.4	44.0	54.7		45.0	51.1	56.1
Incremental Delay (d 2), s/veh	0.3	12.0	0.3	1.1	1.7	0.4	0.3	4.4		0.9	0.3	10.8
Initial Queue Delay (d 3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0		0.0	0.0	0.0
Control Delay (d), s/veh	15.4	27.7	14.4	31.0	13.8	15.8	44.3	59.1		45.9	51.4	66.9
Level of Service (LOS)	B	C	B	C	B	B	D	E		D	D	E
Approach Delay, s/veh / LOS	26.3		C	14.8		B	51.0		D	56.0		E
Intersection Delay, s/veh / LOS	26.7						C					

Multimodal Results

	EB	WB	NB	SB
Pedestrian LOS Score / LOS				
Bicycle LOS Score / LOS				

PM PEAK HOUR

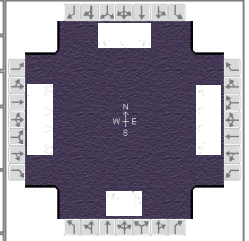
HCS7 Signalized Intersection Results Summary

General Information

Agency	BUCKHOLZ TRAFFIC
Analyst	J. Buckholz
Jurisdiction	Alachua County
Urban Street	US 441
Intersection	US 441/NW 147th Drive
Project Description	2019 PM Peak Hour Traffic

Intersection Information

Duration, h	0.25
Area Type	Other
PHF	0.93
Analysis Period	1> 16:45
File Name	Ex_2019_PM_US441_NW147.xus



Demand Information

	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (v), veh/h	78	711	127	98	1279	77	172	23	64	58	18	115

Signal Information

Cycle, s	160.0	Reference Phase	2
Offset, s	0	Reference Point	End
Uncoordinated	No	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	Off

Green	4.6	0.7	101.3	6.7	6.2	13.5
Yellow	4.9	0.0	4.9	4.0	0.0	4.0
Red	2.0	0.0	2.0	2.1	0.0	3.1

Timer Results

	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase	1	6	5	2	7	4	3	8
Case Number	1.1	3.0	1.1	3.0	1.1	4.0	1.1	3.0
Phase Duration, s	11.5	108.2	12.2	108.9	19.0	26.8	12.8	20.6
Change Period, (Y+R c), s	6.9	6.9	6.8	6.9	6.4	7.1	6.1	7.1
Max Allow Headway (MAH), s	2.9	0.0	2.9	0.0	3.0	4.1	3.0	4.2
Queue Clearance Time (g s), s	4.6		5.3		14.6	10.3	7.1	13.0
Green Extension Time (g e), s	0.1	0.0	0.1	0.0	0.0	0.3	0.1	0.4
Phase Call Probability	0.98		0.99		1.00	1.00	0.94	1.00
Max Out Probability	0.00		0.00		1.00	0.00	0.00	0.00

Movement Group Results

	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement	1	6	16	5	2	12	7	4	14	3	8	18
Adjusted Flow Rate (v), veh/h	84	765	123	105	1375	74	185	94		62	19	111
Adjusted Saturation Flow Rate (s), veh/h/ln	1795	1752	1585	1795	1752	1572	1781	1678		1781	1900	1585
Queue Service Time (g s), s	2.6	7.7	4.9	3.3	19.8	2.9	12.6	8.3		5.1	1.5	11.0
Cycle Queue Clearance Time (g c), s	2.6	7.7	4.9	3.3	19.8	2.9	12.6	8.3		5.1	1.5	11.0
Green Ratio (g/C)	0.66	0.63	0.63	0.67	0.64	0.64	0.17	0.12		0.13	0.08	0.08
Capacity (c), veh/h	296	2219	1004	520	2234	1002	289	206		196	160	133
Volume-to-Capacity Ratio (X)	0.283	0.344	0.122	0.203	0.616	0.074	0.639	0.453		0.318	0.121	0.831
Back of Queue (Q), ft/ln (95 th percentile)	46.3	111.6	80.4	57.3	211.5	46.9	57.6	164.9		107	34	218.7
Back of Queue (Q), veh/ln (95 th percentile)	1.8	4.3	3.2	2.3	8.2	1.8	2.3	6.6		4.2	1.4	8.6
Queue Storage Ratio (RQ) (95 th percentile)	0.15	0.00	0.32	0.29	0.00	0.00	0.00	1.10		0.48	0.00	0.55
Uniform Delay (d 1), s/veh	11.3	5.2	11.7	9.6	5.8	11.0	61.5	65.2		63.4	67.8	72.2
Incremental Delay (d 2), s/veh	0.2	0.4	0.2	0.1	1.3	0.1	3.6	1.6		0.3	0.3	12.3
Initial Queue Delay (d 3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0		0.0	0.0	0.0
Control Delay (d), s/veh	11.5	5.6	11.9	9.7	7.1	11.2	65.2	66.7		63.7	68.1	84.5
Level of Service (LOS)	B	A	B	A	A	B	E	E		E	E	F
Approach Delay, s/veh / LOS	6.9		A	7.5		A	65.7		E	76.1		E
Intersection Delay, s/veh / LOS	17.1						B					

Multimodal Results

	EB	WB	NB	SB
Pedestrian LOS Score / LOS				
Bicycle LOS Score / LOS				

HCS7 Signalized Intersection Results Summary

General Information

Agency BUCKHOLZ TRAFFIC

Analyst J. Buckholz

Jurisdiction Alachua County

Urban Street US 441

Intersection US 441/NW 147th Drive

Project Description 2028 PM BUILD Peak Hour Traffic

Intersection Information

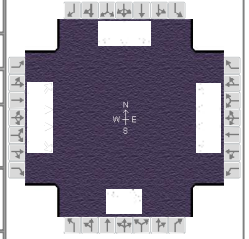
Duration, h 0.25

Area Type Other

PHF 0.93

Analysis Period 1> 16:45

File Name 2028_B_PM_US441_NW147.xus



Demand Information

	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (v), veh/h	199	1091	195	150	1962	187	264	54	98	128	39	224

Signal Information

Cycle, s	160.0	Reference Phase	2															
Offset, s	0	Reference Point	End	Green	9.9	0.3	71.8	12.3	1.2	24.3								
Uncoordinated	No	Simult. Gap E/W	On	Yellow	4.8	4.9	4.9	4.0	3.8	4.0								
Force Mode	Fixed	Simult. Gap N/S	Off	Red	2.0	2.0	2.0	2.1	2.6	3.1								

Timer Results

	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase	1	6	5	2	7	4	3	8
Case Number	1.1	3.0	1.1	3.0	1.1	4.0	1.1	3.0
Phase Duration, s	23.9	85.9	16.7	78.7	26.0	39.0	18.4	31.4
Change Period, (Y+R c), s	6.9	6.9	6.8	6.9	6.4	7.1	6.1	7.1
Max Allow Headway (MAH), s	2.9	0.0	2.9	0.0	3.0	4.1	3.0	4.2
Queue Clearance Time (g s), s	16.8		9.7		21.6	15.6	12.3	23.5
Green Extension Time (g e), s	0.2	0.0	0.2	0.0	0.0	0.5	0.0	0.8
Phase Call Probability	1.00		1.00		1.00	1.00	1.00	1.00
Max Out Probability	0.00		0.00		1.00	0.00	1.00	0.00

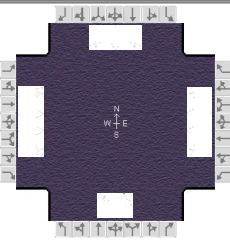
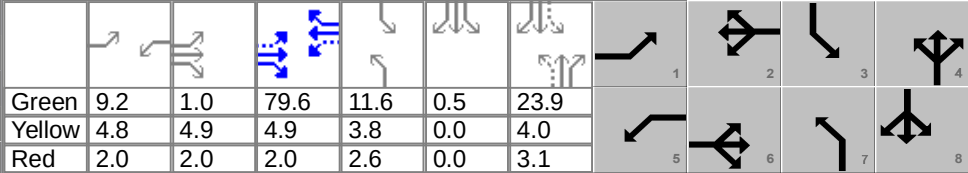
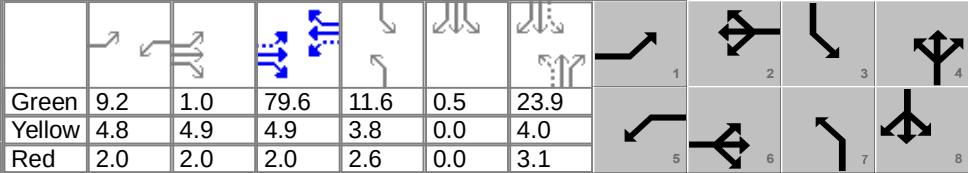
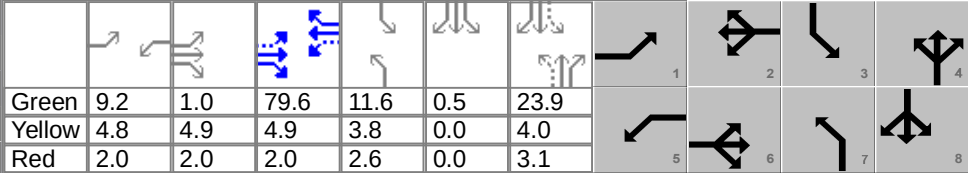
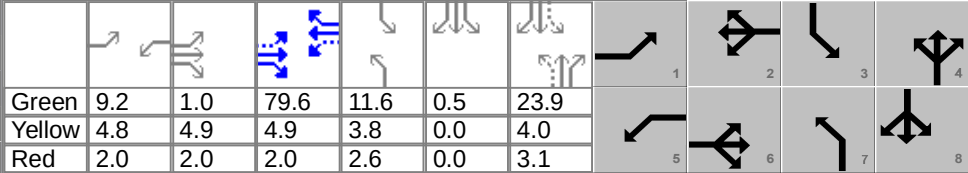
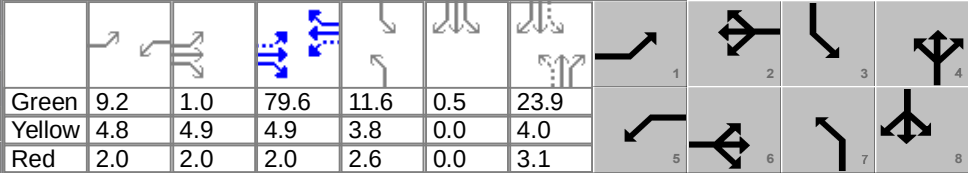
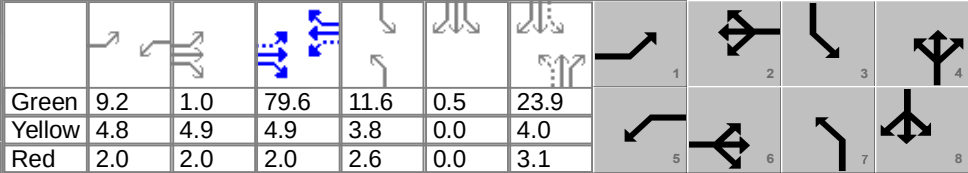
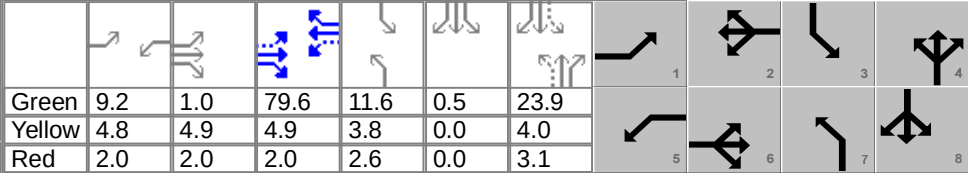
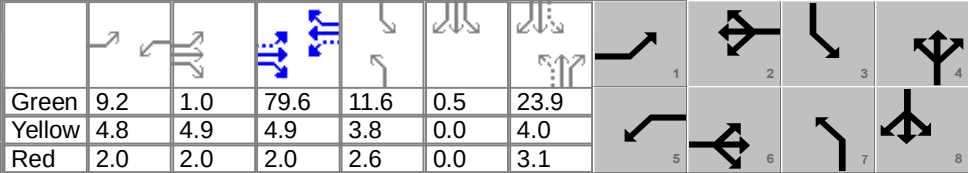
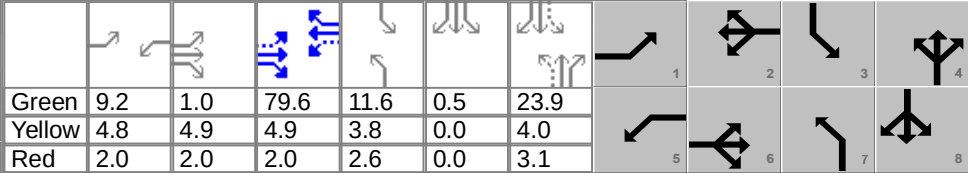
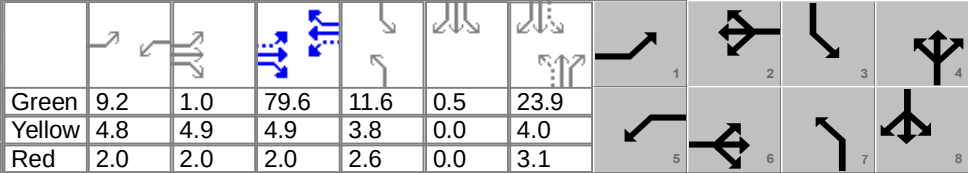
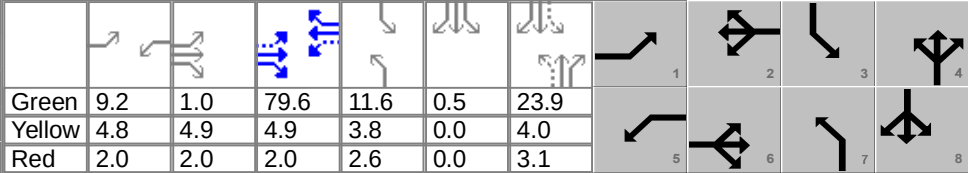
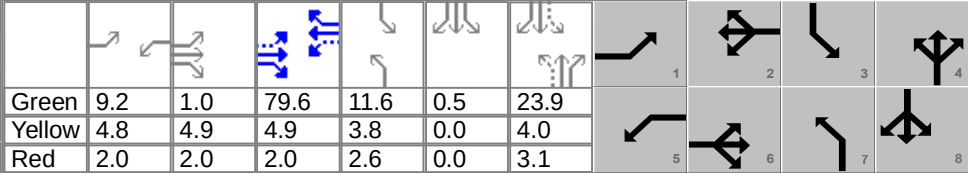
Movement Group Results

	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement	1	6	16	5	2	12	7	4	14	3	8	18
Adjusted Flow Rate (v), veh/h	214	1173	188	161	2110	181	284	163		138	42	217
Adjusted Saturation Flow Rate (s), veh/h/ln	1795	1752	1585	1795	1752	1572	1781	1702		1781	1900	1585
Queue Service Time (g s), s	14.8	33.1	10.9	7.7	71.8	11.4	19.6	13.6		10.3	3.1	21.5
Cycle Queue Clearance Time (g c), s	14.8	33.1	10.9	7.7	71.8	11.4	19.6	13.6		10.3	3.1	21.5
Green Ratio (g/C)	0.57	0.49	0.49	0.51	0.45	0.45	0.29	0.20		0.23	0.15	0.15
Capacity (c), veh/h	236	1730	782	289	1573	706	444	339		307	289	241
Volume-to-Capacity Ratio (X)	0.908	0.678	0.241	0.559	1.341	0.256	0.639	0.482		0.449	0.145	0.902
Back of Queue (Q), ft/ln (95 th percentile)	376.3	442.8	192	148.2	2280.1	202.2	37.9	250.9		209.8	68	382
Back of Queue (Q), veh/ln (95 th percentile)	14.9	17.2	7.6	5.9	88.4	7.9	1.5	10.0		8.3	2.7	15.0
Queue Storage Ratio (RQ) (95 th percentile)	1.25	0.00	0.77	0.74	0.00	0.00	0.00	1.67		0.93	0.00	0.95
Uniform Delay (d 1), s/veh	54.4	19.5	23.3	24.7	32.1	27.5	48.9	56.7		51.8	58.8	66.7
Incremental Delay (d 2), s/veh	19.6	2.2	0.7	0.6	158.0	0.9	2.4	1.1		0.4	0.2	16.9
Initial Queue Delay (d 3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0		0.0	0.0	0.0
Control Delay (d), s/veh	74.0	21.7	24.0	25.3	190.1	28.3	51.3	57.8		52.2	59.1	83.5
Level of Service (LOS)	E	C	C	C	F	C	D	E		D	E	F
Approach Delay, s/veh / LOS	29.1	C		167.4	F		53.7	D		70.1	E	
Intersection Delay, s/veh / LOS	104.3						F					

Multimodal Results

	EB	WB	NB	SB
Pedestrian LOS Score / LOS				
Bicycle LOS Score / LOS				

HCS7 Signalized Intersection Results Summary

General Information						Intersection Information													
Agency		BUCKHOLZ TRAFFIC				Duration, h		0.25											
Analyst		J. Buckholz		Analysis Date		2/22/2015		Area Type						Other					
Jurisdiction		Alachua County		Time Period		Weekday PM Peak Hour		PHF						0.93					
Urban Street		US 441		Analysis Year		2028 BUILD - OptimizedTimings		Analysis Period						1> 16:45					
Intersection		US 441/NW 147th Drive		File Name		OPT_2028_B_PM_US441_NW147.xus													
Project Description		2028 PM BUILD Peak Hour Traffic																	
Demand Information				EB			WB			NB			SB						
Approach Movement				L	T	R	L	T	R	L	T	R	L	T	R				
Demand (v), veh/h				199	1091	195	150	1962	187	264	54	98	128	39	224				
Signal Information																			
Cycle, s	160.0	Reference Phase	2																
Offset, s	0	Reference Point	End																
Uncoordinated	No	Simult. Gap E/W	On																
Force Mode	Fixed	Simult. Gap N/S	Off																
				Green	9.2	1.0	79.6	11.6	0.5	23.9									
				Yellow	4.8	4.9	4.9	3.8	0.0	4.0									
				Red	2.0	2.0	2.0	2.6	0.0	3.1									
Timer Results				EBL		EBT		WBL		WBT		NBL		NBT		SBL		SBT	
Assigned Phase				1		6		5		2		7		4		3		8	
Case Number				1.1		3.0		1.1		3.0		1.1		4.0		1.1		3.0	
Phase Duration, s				24.0		94.4		16.0		86.5		18.0		31.0		18.5		31.5	
Change Period, (Y+R c), s				6.9		6.9		6.8		6.9		6.4		7.1		6.1		7.1	
Max Allow Headway (MAH), s				2.9		0.0		2.9		0.0		3.0		4.1		3.0		4.2	
Queue Clearance Time (g s), s				16.8				9.0				13.6		16.5		12.4		23.5	
Green Extension Time (g e), s				0.3		0.0		0.2		0.0		0.0		0.6		0.1		0.9	
Phase Call Probability				1.00				1.00				1.00		1.00		1.00		1.00	
Max Out Probability				0.00				0.00				1.00		0.00		0.00		0.00	
Movement Group Results				EB			WB			NB			SB						
Approach Movement				L	T	R	L	T	R	L	T	R	L	T	R				
Assigned Movement				1	6	16	5	2	12	7	4	14	3	8	18				
Adjusted Flow Rate (v), veh/h				214	1173	188	161	2110	181	284	163		138	42	217				
Adjusted Saturation Flow Rate (s), veh/h/ln				1795	1752	1585	1795	1752	1572	1781	1702		1781	1900	1585				
Queue Service Time (g s), s				14.8	26.2	9.8	7.0	79.6	10.4	11.6	14.5		10.4	3.1	21.5				
Cycle Queue Clearance Time (g c), s				14.8	26.2	9.8	7.0	79.6	10.4	11.6	14.5		10.4	3.1	21.5				
Green Ratio (g/C)				0.62	0.55	0.55	0.56	0.50	0.50	0.22	0.15		0.23	0.15	0.15				
Capacity (c), veh/h				237	1917	867	327	1743	782	340	254		256	290	242				
Volume-to-Capacity Ratio (X)				0.904	0.612	0.217	0.493	1.210	0.231	0.836	0.643		0.538	0.144	0.897				
Back of Queue (Q), ft/ln (95 th percentile)				345.9	329.1	168.1	131.8	1851.9	183.4	294.5	267.1		210.7	67.9	369.8				
Back of Queue (Q), veh/ln (95 th percentile)				13.7	12.8	6.6	5.2	71.8	7.2	11.6	10.7		8.3	2.7	14.6				
Queue Storage Ratio (RQ) (95 th percentile)				1.15	0.00	0.67	0.66	0.00	0.00	0.00	1.78		0.94	0.00	0.92				
Uniform Delay (d 1), s/veh				56.0	13.4	18.6	19.3	27.0	22.8	60.9	64.0		52.5	58.7	66.5				
Incremental Delay (d 2), s/veh				5.1	1.5	0.6	0.4	100.3	0.7	15.6	2.7		0.7	0.2	11.2				
Initial Queue Delay (d 3), s/veh				0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0		0.0	0.0	0.0				
Control Delay (d), s/veh				61.1	14.8	19.2	19.8	127.2	23.5	76.5	66.7		53.2	58.9	77.8				
Level of Service (LOS)				E	B	B	B	F	C	E	E		D	E	E				
Approach Delay, s/veh / LOS				21.6		C		112.5		F		72.9		E		67.3		E	
Intersection Delay, s/veh / LOS				75.8						E									
Multimodal Results				EB			WB			NB			SB						
Pedestrian LOS Score / LOS																			
Bicycle LOS Score / LOS																			



July 18, 2021

Christopher Potts, P.E.
Director of Engineering
JB Pro
3530 NW 43rd Street
Gainesville, FL 32606

RE: 378± Acre Tara Forest, Tara Phoenicia, and Tara Baywood Site, Alachua County
Environmental Resources Assessment

Dear Christopher:

This letter report and attachments are Creative Environmental Solutions, Inc. (CES) Environmental Resources Assessment of the 378± Acre Tara Forest, Tara Phoenicia, and Tara Baywood site. The study site is in Alachua County, Florida in Sections 3 and 10, Township 8 South, Range 18 East.

The following are attachments to this report:

Figure 1: Vicinity Aerial
Figure 2: Quad Map
Figure 3: Habitat Map
Figure 4: Listed Species Map
Figure 5: Soil Map
Figures 6 and 6B: Historical Aerials
Figure 7: Wetland Delineation Map
Figure 8: Flood Map
Figure 9: Topo Map
Figure 10: Parcels Map
Figure 11: Site Photos
Figure 12: FNAI Report
Table 1: Probability of Occurrence of Listed Wildlife Species
Alachua County Environmental Resources Assessment Checklist
Literature Reviewed

CES completed the assessment of the referenced site in accordance with Alachua County Environmental Resources Assessment Checklist requirements, a copy of which is attached. Our study identified and mapped habitat communities, and the use and/or likely presence of fauna or flora species listed as endangered, threatened, or species of special concern by either federal or state agencies. The listed species study was preliminary and an overview, and was not a complete study for any one listed fauna or flora species. The report provides confirmation of the presence of listed fauna or flora species encountered and/or the likelihood of fauna and flora species occurring on the site at the time of the inspection(s), based on known habitat preferences and geographical distribution.

The site inspections were conducted on May 5, 2021, June 11, 2021 and July 12, 2021.

The following outlines the checklist and provides discussion on each issue:

HABITAT CHARACTERIZATION

Site Overview

The site abuts silvicultural property to the west, rural residential to the north, NW 140th Street (CR 241) and residential developments to the east, and US 441 and commercial developments to the south. Based on Figures 6 and 6B and the site inspections, the site has been historically used for silvicultural and agricultural uses for many years (80 year at least). A habitable house and two old barns exist on the site. Most of the site was in planted pines before timbering took place between 2014 and 2019.

Land Covers

Eight (8) land covers were identified within the study site in accordance with the Florida Land Cover Classification System (FLCCS), (Sept. 2018). These land covers are delineated on Figure 3.

These land covers were:

<u>CLC Class¹</u>	<u>Habitat Type</u>	<u>Ac.</u>
1110	Upland Hardwood Forest	32.0
1400	Mixed Hardwood-Pine	21.0
1831	Rural Open	14.0
1832	Rural Structure (Driveway, House, Barn)	12.0
1870	Extractive (Clay Pit)	3.8
2123	Floodplain Marsh	0.2
183312	Former Hay Field (Old-field Successive)	70.0
183332	Coniferous Plantations (Clear-cut)	<u>225.0</u>
Total		378.0

Surface Waters (ponds, lakes, streams, springs, etc.)

No surface waters exist on the site, although a small (0.2± acre) floodplain marsh (see Photo 6) encroaches the site along its west boundary. This marsh is further discussed in the Wetlands portion of the report below.

Wetlands

2123: Floodplain Marsh

A small portion (0.2± acre) of a floodplain marsh (see Photo 6) encroaches the site along its west boundary. This area was disturbed from recent logging activities. This area is a portion of a larger marsh system created by tail-waters from a nearby creek (Mill Creek) west of the site.

Dominant vegetation in the onsite and offsite portions of this area consisted of Bahiagrass (*Paspalum notatum*) stressed from recent water inundation, buttonweed (*Diodia virginiana*), flatsedge (*Cyperus haspan*), smartweed (*Polygonum punctatum*), maidencane (*Panicum hemitomon*), dog fennel (*Eupatorium spp.*) and soft-rush (*Juncus effusus*). CES flagged the wetland lines on the project site per Chapter 62-340, Florida Administrative Code. Onsite and adjacent wetland delineations are shown on Figure 7.

Uplands

1110: Upland Hardwood Forest

Dominant trees in this area consisted of laurel oak (*Quercus laurifolia*), live oak (*Quercus virginiana*), sweet gum (*Liquidambar styraciflua*), black cherry (*Prunus serotina*), water oak (*Quercus nigra*), and

magnolia (*Magnolia grandifolia*). Green briar (*Smilax spp.*), grapevine (*Vitis spp.*), and beautybush (*Callicarpa americana*), Carolina cherry laurel (*Prunus caroliniana*), and hog plum (*Prunus umbellata*) were dominant ground and shrub cover species.

1400: Mixed Hardwood-Pine

Dominant trees in this area consisted of loblolly pine (*Pinus taeda*), laurel oak, live oak, sweet gum, black cherry, water oak and magnolia. Green briar, grapevine, and beautybush were dominant ground and shrub cover species.

1831: Rural Open

This area was disturbed from past land uses. The vegetation was dense ground cover mainly consisting of Bahiagrass, blackberry, grapevine, hairy indigo (*Indigofera hirsuta*), showy rattlebox (*Crotalaria spectabilis*), ragweed (*Ambrosia artemisiifolia*), beggarticks (*Bidens alba*) and broomsedge (*Andropogon spp.*).

1832: Rural Structure (Driveway, House, Barn)

A house and an old barn are in this area. Vegetation in the open areas mainly consisted of laurel oak, live oak and Bahiagrass. A potable well and septic system are within this area.

1870: Extractive (Clay Pit)

A 3.8± acre apparent clay pit was observed in the southeast portion of the site. Based on Figures 6 and 6B, the pit was excavated in 2007 for construction material for adjacent residential and commercial (Lowes) developments.

434: Upland Hardwood-Pine Mixed

Dominant trees in this area consisted of sweet gum, laurel oak, water oak, live oak, loblolly pine and magnolia (*Magnolia grandifolia*). Saw palmetto (*Serenoa repens*), green briar (*Smilax spp.*), grapevine, and beautybush (*Callicarpa americana*) were dominant ground and shrub cover species.

183312: Former Hay Field (Old-field Successive)

Two former apparent hay field areas were noted on the site. It appeared, based on Figures 6 and 6B and the site inspections, these areas have been out of use since approximately 2018. Dominant vegetation in this area consisted of Bahiagrass, Bernudagrass, dog fennel, blackberry, and beggartick.

183332: Coniferous Plantations (Clear-cut)

This land cover made up the major portion of the site. Based on Figures 6 and 6B and the site inspections, clear-cutting of this land cover type occurred between 2014 and 2019. This area is very disturbed with a dense dominant vegetative cover of catbriar, dog fennel, grapevine, and groundsel tree (*Baccharis halimifolia*) as well as sweet gum, laurel oak, blackcherry, Chinese tallow (*Sapium sebiferum*), and Chinaberry (*Melia azedarach*) saplings.

Non-native Invasive Species

Our inspection included identifying and estimating percent coverage non-native invasive plants species listed by the Florida Exotic Pest Plant Council (FLEPPC). A copy of the list can be found at:

<http://www.fleppc.org/list/list.htm>

The following defines Categories I and II per FLEPPC:

Tel: 352.796.3374 • Fax: 352.796.2449
info@creativeenvironmental.com

CATEGORY I

Invasive exotics that are altering native plant communities by displacing native species, changing community structures or ecological functions, or hybridizing with natives.

CATEGORY II

Invasive exotics that have increased in abundance or frequency but have not yet altered Florida plant communities to the extent shown by Category I species.

The following is a list of non-native plants observed on the site and FLEPPC Category designation:

Non-native Invasive Plants Observed on the Site			
Common Name	Latin Name	Listed	Comment
Chinaberry	<i>Melia azedarach</i>	II	Found scattered within clear-cut area. Estimated Coverage: <2%)
Air-potato	<i>Dioscorea bulbifera</i>	I	Found scattered throughout the site. Estimated Coverage: <3%)
Silktree	<i>Albizia julibrissin</i>	I	Found scattered throughout the site. Estimated Coverage: <1%)
Chinese tallow	<i>Sapium sebiferum</i>	I	Found scattered within clear-cut area. Estimated Coverage: <1%)
*Listed by the FLEPPC I = Category I, II Category II, NL = Not Listed			

Surface Water or Wetland Buffers

Surface water and wetland buffers will be established in accordance with county and state regulations.

Floodplains (100-year)

According to a Alachua County Department of Growth Management Wetlands and Floodplains map (Figure 8), floodplain exist along the western boundary of the site and in the souther portion of the site.

Special Area Study Resource Protection Areas (Cross Creek, Idylwild/Serenola, etc)

The site is not within or near a Special Area Study Resource Protection Area.

Strategic Ecosystems (within or adjacent to mapped areas)

The site is not within or adjacent to a Strategic Ecosystem.

Significant Habitat (biologically diverse natural areas)

The site is not within or adjacent to Significant Habitat (biologically diverse natural areas).

Listed Species/Listed Species Habitats (FNAI S1, S2, & S3; State or Federally E, T, SSC)

No listed species except gopher tortoises (GT) were observed on the site. Based on our sample survey of potential onsite GT habitats, we estimate 6.8 (7) GTs inhabit the site. Figure 4 summarizes the gopher tortoise survey on the site. A copy of a FNAI report is attached. A table listing the estimated probability of occurrence with comments of the listed fauna species is attached as Table 1.

Recreation/Conservation/Preservation Lands

The site is not within or adjacent to Recreation/Conservation/Preservation Lands.

Significant Geological Features (caves, springs, sinkholes, etc.)

No Significant Geological Features (caves, springs, sinkholes, etc.) were observed on the site. A sinkhole was observed adjacent to the southwest corner of the site. Figure 3 shows the location of the sinkhole.

High Aquifer Recharge Areas

According to a Alachua County Aquifer Recharge Area map, the site is within a "Perforated" zone. No surface features indicating a direct connection to the Floridan aquifer were observed on the site during the inspections.

Wellfield Protection Areas

The site is not within a Wellfield Protection Area.

Wells

A residential or private well exists on the site adjacent to the house. A septic system also exists in this area.

Soils

The following table summarizes onsite soil series, acreage and percentage of each soils series on the site, and their descriptions:

<u>Soil I.D.</u>	<u>Name</u>	<u>Ac.</u>	<u>Description</u>
3	Arredondo fine sand, 0 to 5% slopes	108.3	Well Drained, WT: >80"
5	Ft Meade fine sand, 0 to 5% slopes	31.5	Well Drained, WT: >80"
8	Millhopper sand, 0 to 5% slopes	27.8	Moderately Well Drained, WT: 42-72"
29	Lochloosa fine sand, 2 to 5% slopes	21.2	Somewhat Well Drained, WT: 18-42"
30	Kendrick sand, 2 to 5% slopes	15.7	Well Drained, WT: >80"
33	Norfolk loamy fs, 2 to 5% slopes	14.9	Well Drained, WT: 42-72"
35	Gainesville sand, 0 to 2% slopes	24.0	Well Drained, WT: >80"
38	Pits and Dumps	19.9	NA
69	Arredondo fine sand, 5 to 8% slopes	15.9	Well Drained, WT: >80"
72	Lochloosa fine sand, 2 to 5% slopes	25.1	Somewhat Well Drained, WT: 18-42"
73	Kendrick sand, 5 to 8% slopes	40.2	Well Drained, Water Table: >80"
74	Blichton sand, 2 to 5% slopes	0.8	Well Drained, Water Table: >80"
76	Bivans sand, 5 to 8% slopes	9.4	Somewhat Well Drained, WT: 18-42"
78	Norfolk loamy fs, 5 to 8% slopes	23.3	Well Drained, WT: 42-72"

A soil map is attached as Figure 5.

Mineral Resource Areas

According to Alachua County Comprehensive Plan, the site is not within a mineral resource area.

Topography/Steep Slopes

According to a Alachua County Department of Growth Management topographical map (Figure 9) at 2 foot intervals, elevations on the site range from approximately 162 feet in the northeastern portion of the site to 45 feet in the southwestern portion of the site. Based on Figure 9, the general flow of surface waters on the site would be to the west and southwest towards Mill Creek.

Historical and Paleontological Resources

No cultural sites or other historical/archaeological resources are recorded on or immediately adjacent to this property. No evidence was observed of human burials, middens, old building sites or other evidence that historical or archaeological sites exist on the site.

Hazardous Materials Storage Facilities and Contamination (soil, surface water, ground water)

No evidence was observed of hazardous material storage or facilities exist or existed on the site. Based on historical aerial review, no red-flag warnings of the site being used for hazardous material storage, production, or use was discerned. Copies of historical aerials is attached as Figures 6 and 6B. No evidence of contaminated soils, surface water, or groundwater was observed during the site inspection.

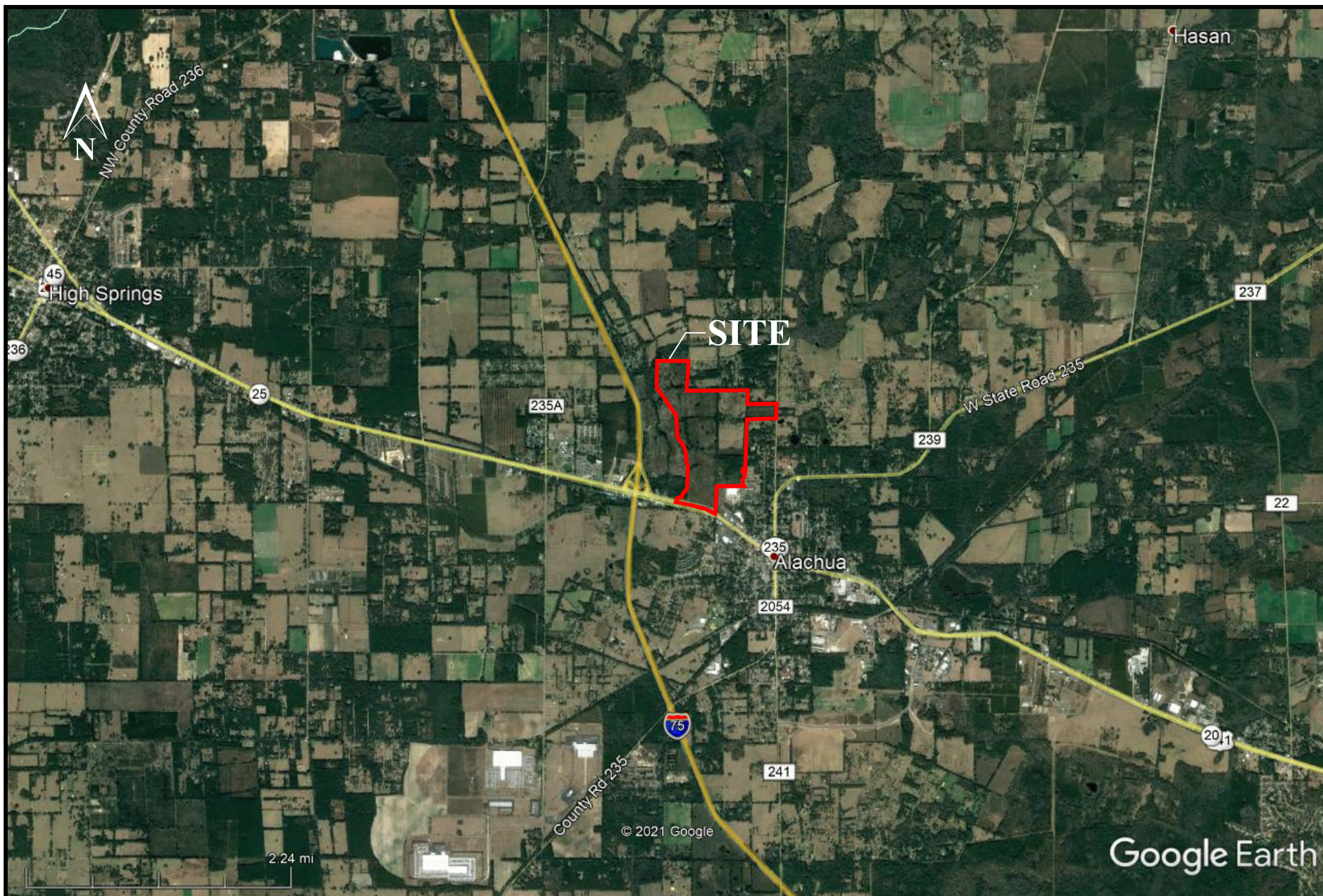
We appreciate the opportunity to provide our services. If you have any questions, please contact me.

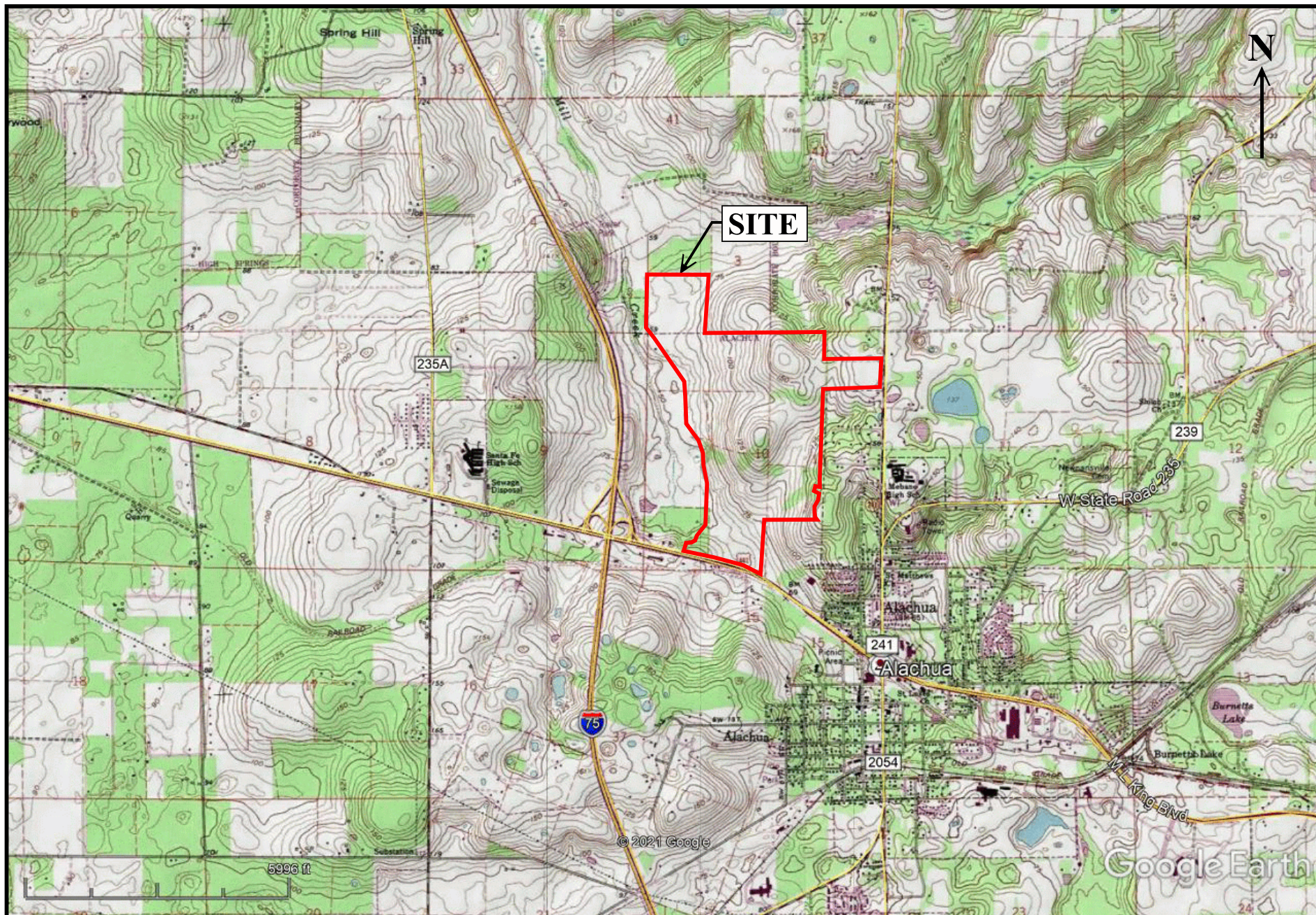
Sincerely,

A handwritten signature in dark ink, appearing to read "George Foster", with a long, sweeping horizontal stroke extending to the right.

George Foster
President

Figures





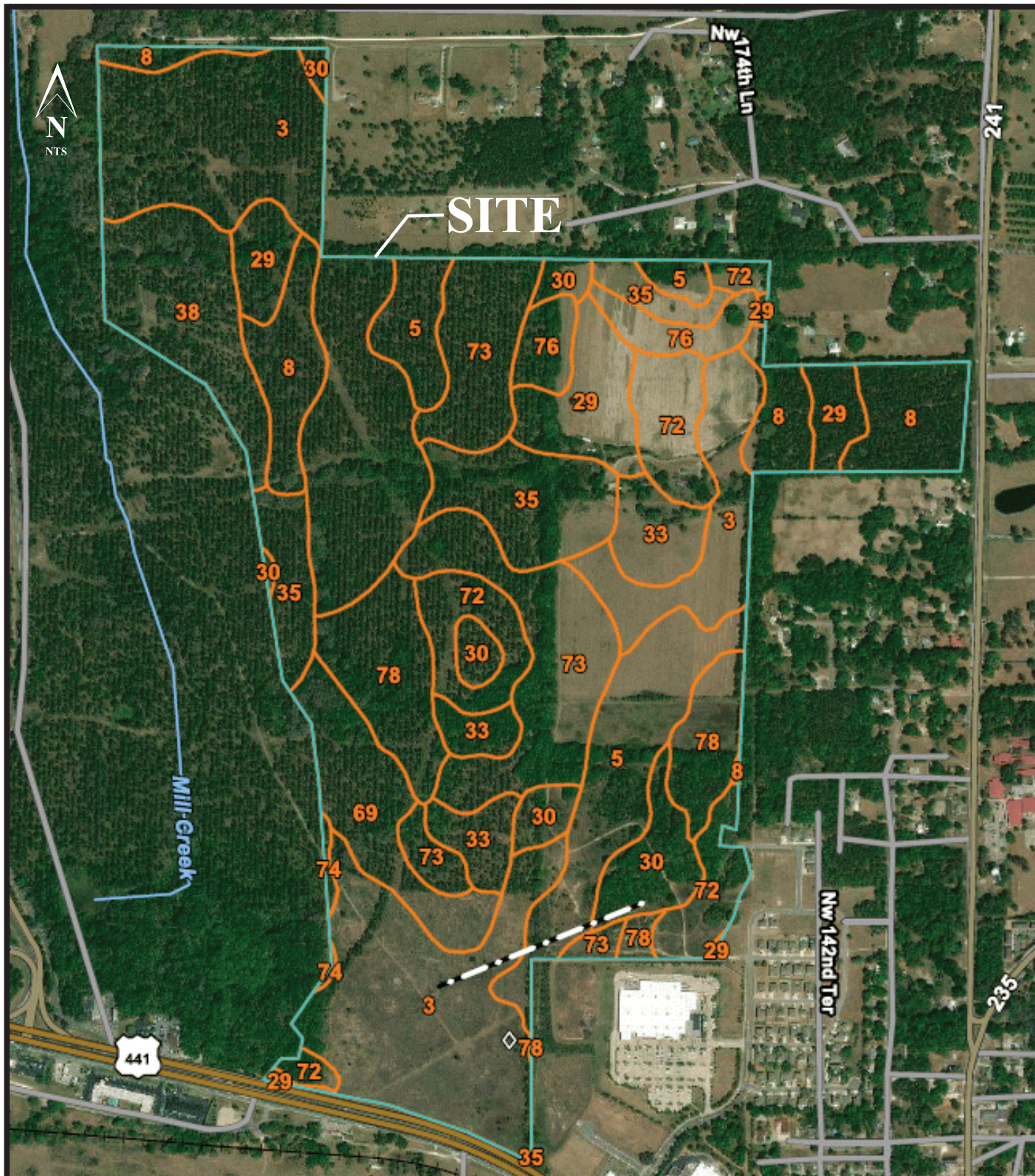


CLC Class ¹	Habitat Type	Ac.
1110	Upland Hardwood Forest	32.0
1400	Mixed Hardwood-Pine	21.0
1831	Rural Open	14.0
1832	Rural Structure (Driveway, House, Barn)	12.0
1870	Extractive (Clay Pit)	3.8
2123	Floodplain Marsh	0.2
183312	Former Hay Field (Old-field Successive)	70.0
183332	Coniferous Plantations (Clear-cut 2014-19)	225.0
	Total	378.0

LEGEND

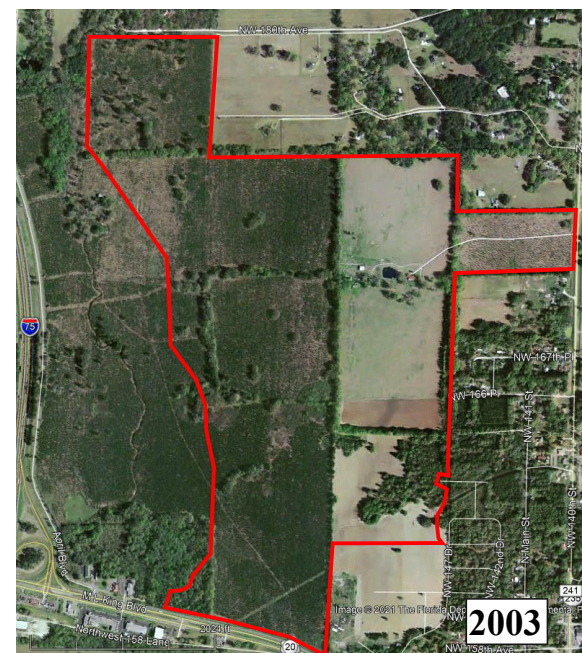
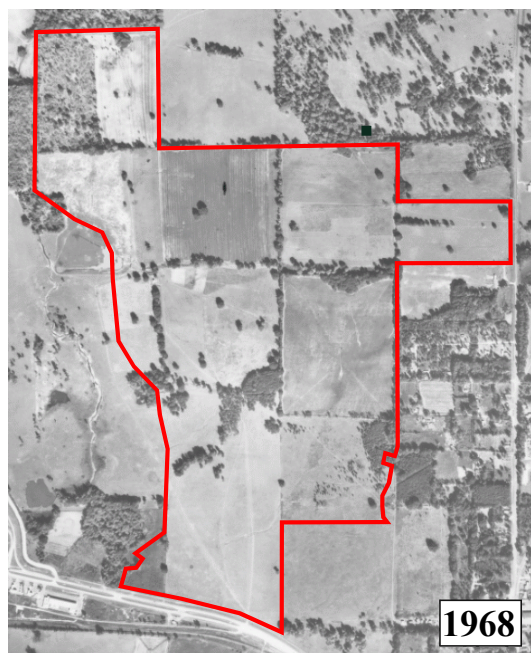
- #### CLC Code
- Habitat Delineation
- Flagged Wetland Line
- - - - Offsite Wetland Line

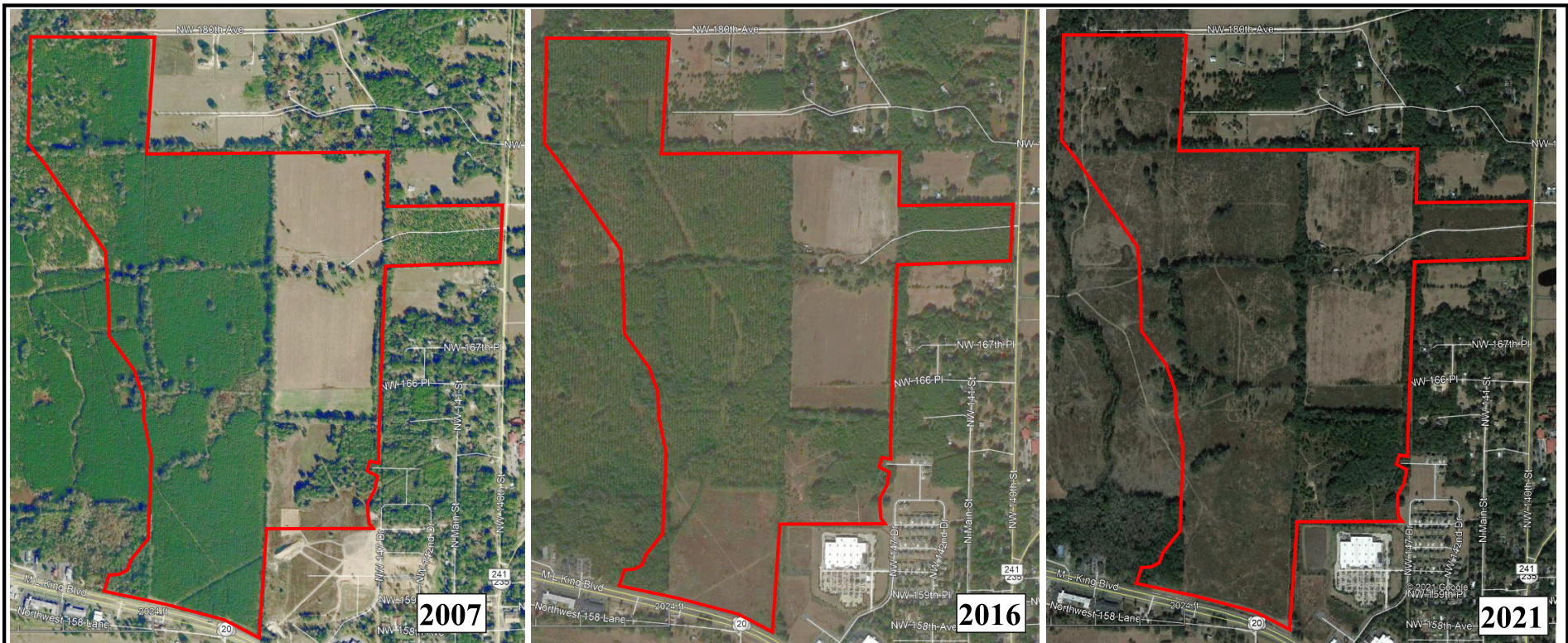
1. The Florida Cooperative Land Cover Map, (Sept. 2018)

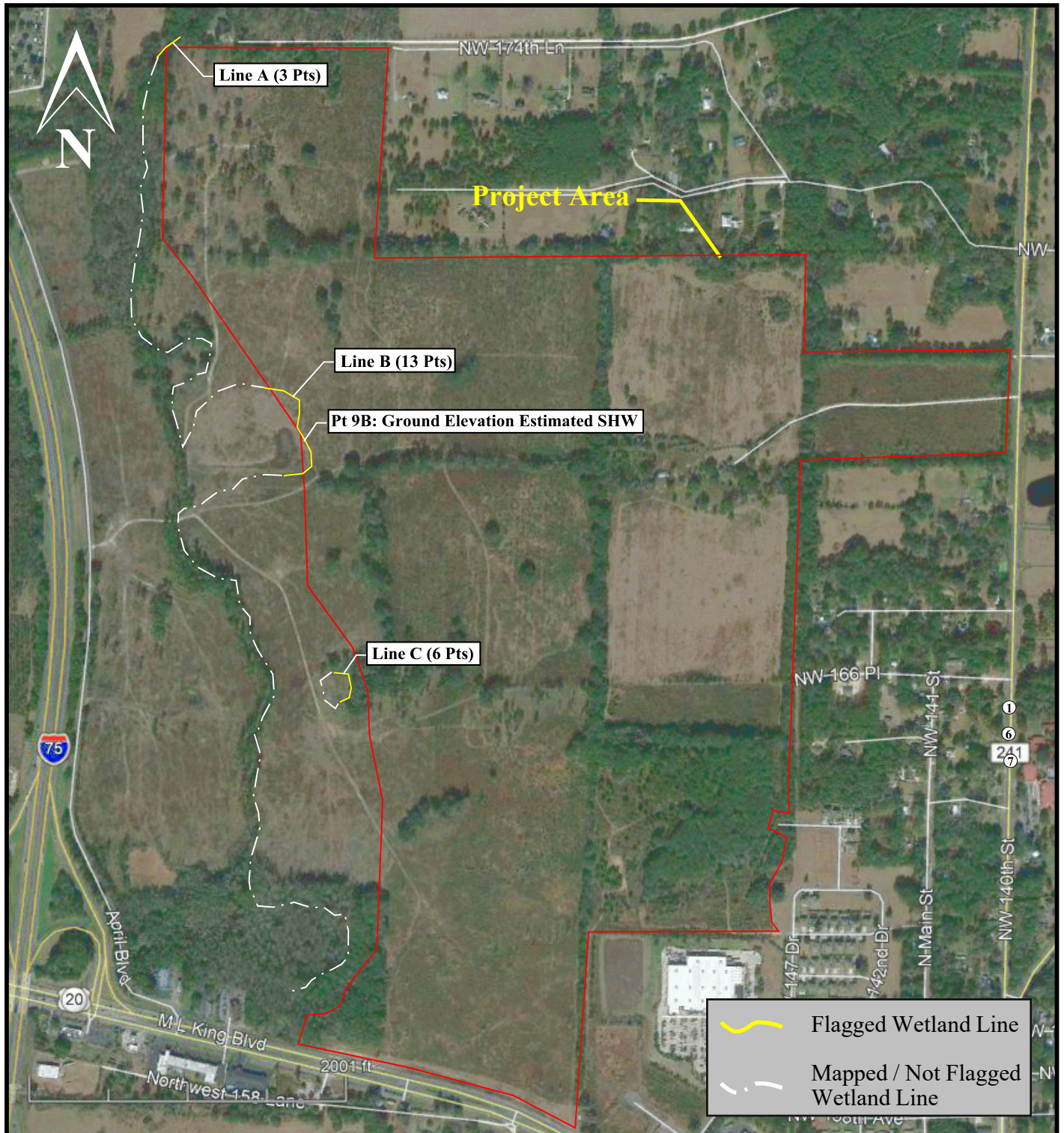


Soil I.D.	Name	Ac.	Description
3	Arredondo fine sand, 0 to 5% slopes	108.3	Well Drained, WT: >80"
5	Ft Meade fine sand, 0 to 5% slopes	31.5	Well Drained, WT: >80"
8	Millhopper sand, 0 to 5% slopes	27.8	Moderately Well Drained, WT: 42-72"
29	Lochloosa fine sand, 2 to 5% slopes	21.2	Somewhat Well Drained, WT: 18-42"
30	Kendrick sand, 2 to 5% slopes	15.7	Well Drained, WT: >80"
33	Norfolk loamy fine sand, 2 to 5% slopes	14.9	Well Drained, WT: 42-72"
35	Gainesville sand, 0 to 2% slopes	24.0	Well Drained, WT: >80"
38	Pits and Dumps	19.9	NA

Soil I.D.	Name	Ac.	Description
69	Arredondo fine sand, 5 to 8% slopes	15.9	Well Drained, WT: >80"
72	Lochloosa fine sand, 2 to 5% slopes	25.1	Somewhat Well Drained, WT: 18-42"
73	Kendrick sand, 5 to 8% slopes	40.2	Well Drained, Water Table: >80"
74	Blichton sand, 2 to 5% slopes	0.8	Well Drained, Water Table: >80"
76	Bivans sand, 5 to 8% slopes	9.4	Somewhat Well Drained, WT: 18-42"
78	Norfolk loamy fs, 5 to 8% slopes	23.3	Well Drained, WT: 42-72"

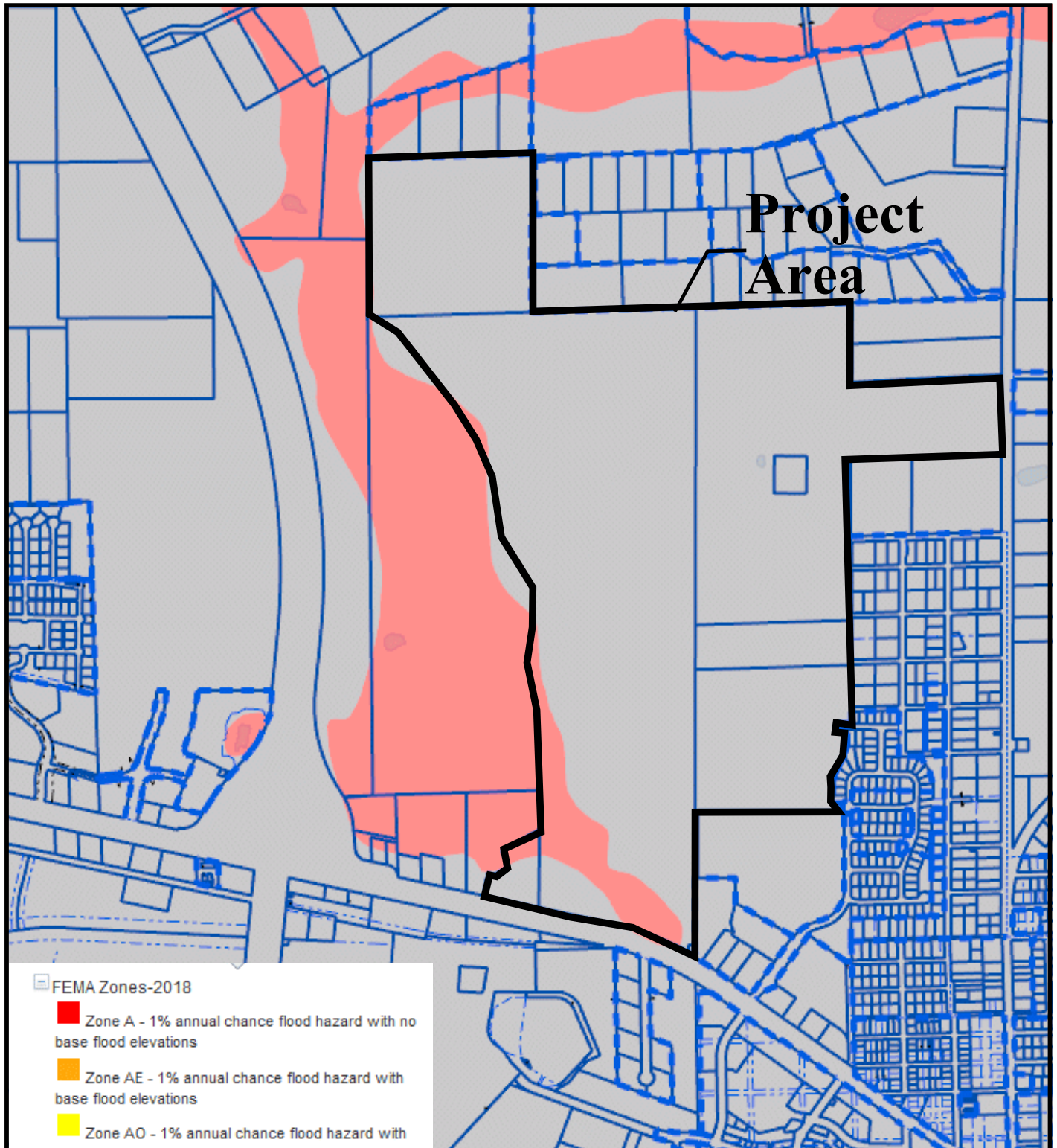


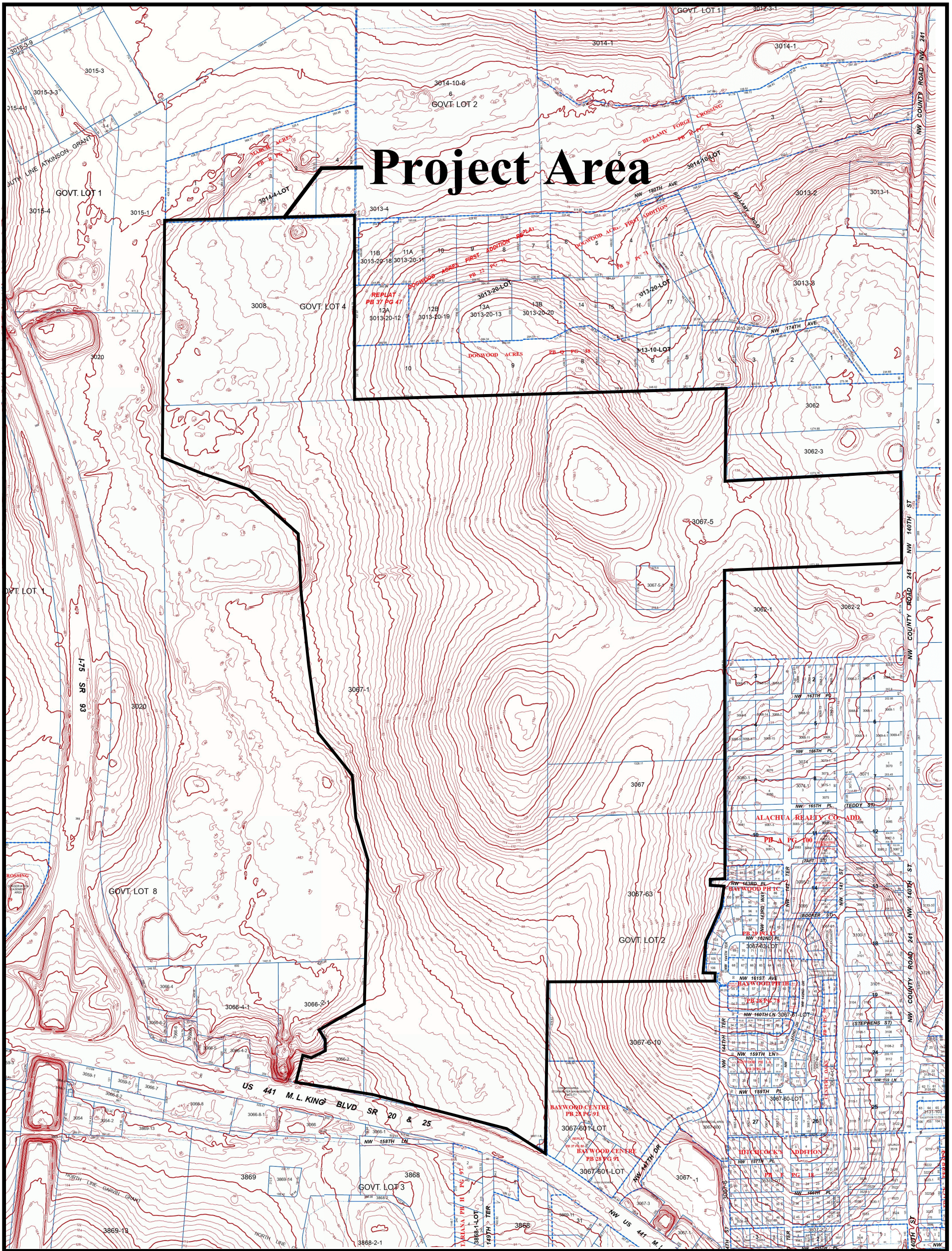


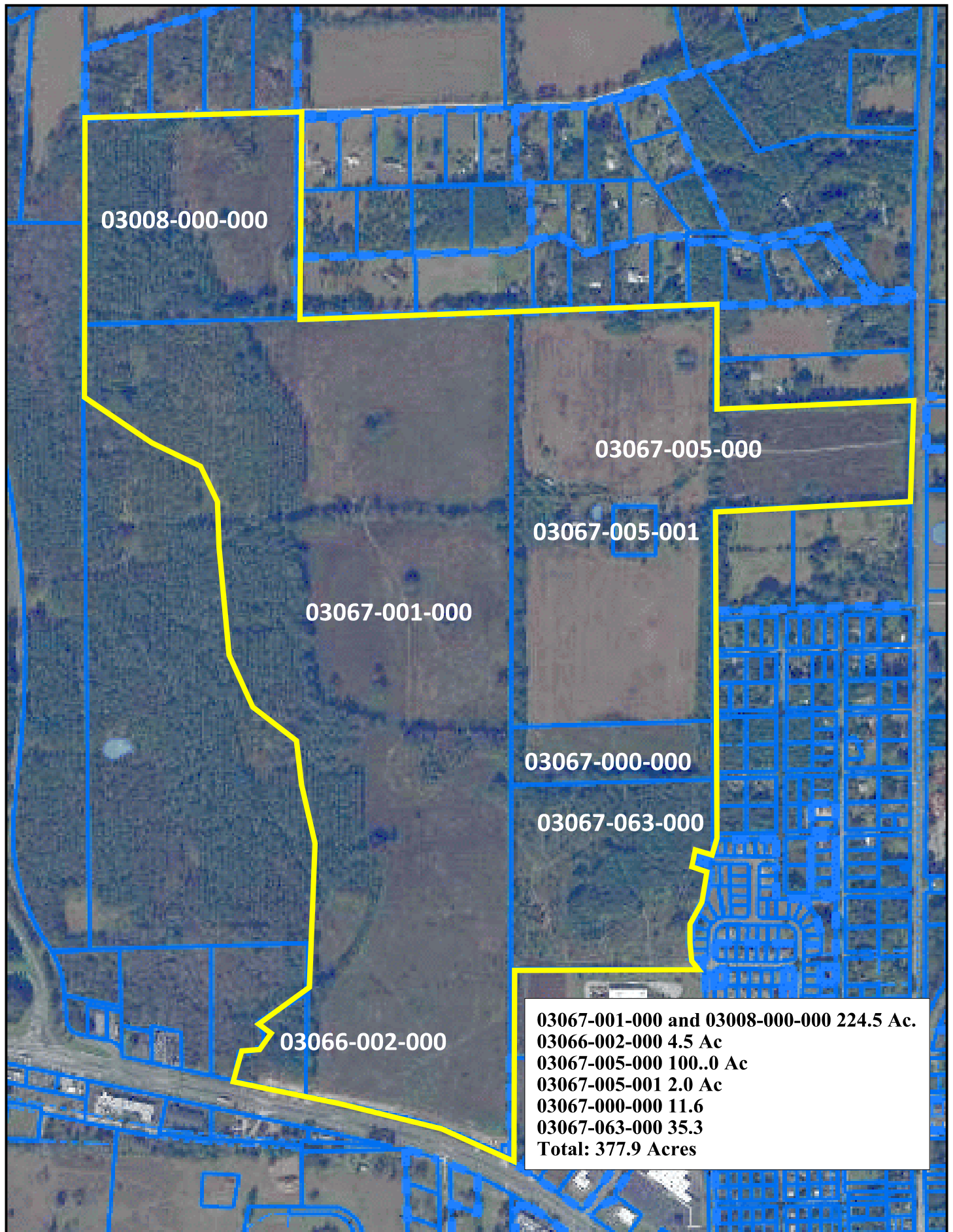


Wetland Delineation Notes:

Wetland lines were delineated on 6/11/21. The wetland lines were marked with orange ribbons.









1. Typical upland onsite hardwood forest



2. Typical former onsite hay field



3. Typical onsite clear-cut planted pine habitat with successive hardwood species



4. Typical onsite clear-cut pine habitat



5. Offsite clear-cut pine floodplain to west of site



6. Where floodplain marsh encroaches site.



7. Typical former onsite hay field



8. An onsite bush-hog trail through clear-cut planted pine habitat

Table 1: Probability of Occurrence of Listed Wildlife Species

Common Name		Scientific Name	Status FWC/USFWS ¹	Estimated Probability of Occurrence			Comments
				Observed	Possible	Unlikely	
BIRDS							
	Little Blue Heron	<i>Egretta caerulea</i>	SSC/---		X		Feeding habitat present in wetlands. Not typical nesting habitat (estuarine)
	Tricolored Heron	<i>Egretta tricolor</i>	SSC/---		X		Feeding habitat present in wetlands. Nesting usually occurs February through April. No shrub wetlands onsite, preferred nesting habitat.
	FL. Sandhill Crane	<i>Grus canadensis pratensis</i>	T/--		X		Feeding habitat present in wetlands. Nesting usually occurs January through May. No nests observed. No marsh onsite, preferred nesting habitat. Lake Lona water levels probably fluctuates too much for nesting.
	Wood Stork	<i>Mycteria americana</i>	E/E		X		Feeding habitat present in wetlands. Wetland areas not for nesting, prefer cypress and mangrove. Nesting usually occurs November through April.
Southeastern Amer. Kestrel		<i>Falco sparverius paulus</i>	T/--		X		The open areas (hay field and timbered pine areas) could provide habitat for this species. No kestrels or potential nest sites were observed on or adjacent the site.
Bald Eagle		<i>Haliaeetus leucocephalus</i>	NL/NL		X		Potential nesting and feeding habitat present. No nest observed. Closest recorded eagle nest is over 3 miles from the site.
MAMMALS							
Sherman's Fox Squirrel		<i>Sciurus niger shermani</i>	SSC/--		X		Somewhat preferred habitat present. None observed.
REPTILES							
Eastern Indigo Snake		<i>Drymarchon corais couperi</i>	T/T		X		Potential habitat present, gopher tortoise burrows present, a known retreat. Reclusive.
Gopher Tortoise		<i>Gopherus polyphemus</i>	T/--	X			Tortoise burrows noted onsite.
Florida Pine Snake		<i>Pituophis melanoleucus m.</i>	SSC/--		X		Marginal onsite habitat. Pocket gopher activity noted onsite, a preferred prey.
Short-tailed Snake		<i>Stilosoma extenuatum</i>	T/--		X		Possible habitat present. Reclusive and little known snake.
AMPHIBIANS							
Florida Gopher Frog		<i>Rana capito aesopus</i>	SSC/--		X		Tortoise burrows onsite, known preferred dwelling. None seen at entrances.

1. FWC = Florida Fish & Wildlife Conservation Commission; USFWS = United States Fish and Wildlife Service; E = Endangered; T = Threatened; T(S/A) = Similarity of Appearance; T(E/P) = Threatened (Experimental Population; SSC = Species of Special Concern, NL = Not listed / de-listed, but protected.

Fig 12 FNAI Biodiversity Matrix



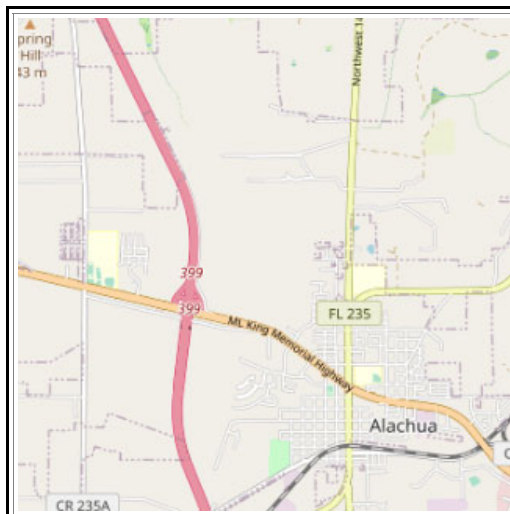
Florida Natural Areas Inventory Biodiversity Matrix Query Results UNOFFICIAL REPORT Created 7/18/2021

(Contact the FNAI Data Services Coordinator at 850.224.8207 or kbrinegar@fnai.fsu.edu Report)

for information on an official Standard Data

NOTE: The Biodiversity Matrix includes only rare species and natural communities tracked by FNAI.

Report for 2 Matrix Units: 24587, 24588



Descriptions

DOCUMENTED - There is a documented occurrence in the FNAI database of the species or community within this Matrix Unit.

DOCUMENTED-HISTORIC - There is a documented occurrence in the FNAI database of the species or community within this Matrix Unit; however the occurrence has not been observed/reported within the last twenty years.

LIKELY - The species or community is *known* to occur in this vicinity, and is considered likely within this Matrix Unit because:

1. documented occurrence overlaps this and adjacent Matrix Units, but the documentation isn't precise enough to indicate which of those Units the species or community is actually located in; or
2. there is a documented occurrence in the vicinity and there is suitable habitat for that species or community within this Matrix Unit.

POTENTIAL - This Matrix Unit lies within the known or predicted range of the species or community based on expert knowledge and environmental variables such as climate, soils, topography, and landcover.

Matrix Unit ID: 24587

0 **Documented** Elements Found

0 **Documented-Historic** Elements Found

3 **Likely** Elements Found

Scientific and Common Names	Global Rank	State Rank	Federal Status	State Listing
Drymarchon couperi Eastern Indigo Snake	G3	S3	LT	FT
Mycteria americana Wood Stork	G4	S2	LT	FT
Upland hardwood forest	G5	S3	N	N

Matrix Unit ID: 24588

0 **Documented** Elements Found

0 **Documented-Historic** Elements Found

2 **Likely** Elements Found

Scientific and Common Names	Global Rank	State Rank	Federal Status	State Listing
Drymarchon couperi Eastern Indigo Snake	G3	S3	LT	FT
Upland hardwood forest	G5	S3	N	N

Matrix Unit IDs: 24587, 24588

27 **Potential** Elements Common to Any of the 2 Matrix Units

Scientific and Common Names	Global Rank	State Rank	Federal Status	State Listing
Agrimonia incisa Incised Groove-bur	G3	S2	N	T
Aquatic cave	G3	S3	N	N
Asplenium heteroresiliens Wagner's Spleenwort	GNA	S1	N	N
Asplenium plenum Ruffled Spleenwort	G1Q	S1	N	N
Asplenium x curtissii Curtiss' Spleenwort	GNA	S1	N	N
Athene cunicularia floridana Florida Burrowing Owl	G4T3	S3	N	SSC

Calopogon multiflorus Many-flowered Grass-pink	G2G3	S2S3	N	T
Gopherus polyphemus Gopher Tortoise	G3	S3	C	ST
Grus canadensis pratensis Florida Sandhill Crane	G5T2T3	S2S3	N	ST
Hartwrightia floridana Hartwrightia	G2	S2	N	T
Hydroptila wakulla Wakulla Springs Vari-colored Microcaddisfly	G2	S2	N	N
Lampropeltis extenuata Short-tailed Snake	G3	S3	N	ST
Lithobates capito Gopher Frog	G3	S3	N	SSC
Litsea aestivalis Pondspice	G3?	S2	N	E
Matelea floridana Florida Spiny-pod	G2	S2	N	E
Melanoplus querneus Larger Sandhill Grasshopper	G2G3	S2S3	N	N
Myotis austroriparius Southeastern Bat	G3G4	S3	N	N
Neofiber alleni Round-tailed Muskrat	G3	S3	N	N
Peucaea aestivalis Bachman's Sparrow	G3	S3	N	N
Pituophis melanoleucus mugitus Florida Pine Snake	G4T3	S3	N	SSC
Peromyscus floridanus Florida Mouse	G3	S3	N	SSC
Procambarus pallidus Pallid Cave Crayfish	G2G3	S2S3	N	N
Pycnanthemum floridanum Florida Mountain-mint	G3	S3	N	T
Salix floridana Florida Willow	G2	S2	N	E
Sciurus niger shermani Sherman's Fox Squirrel	G5T3	S3	N	SSC
Sideroxylon alachuense Silver Buckthorn	G1	S1	N	E
Ursus americanus floridanus Florida Black Bear	G5T2	S2	N	N

Disclaimer

The data maintained by the Florida Natural Areas Inventory represent the single most comprehensive source of information available on the locations of rare species and other significant ecological resources statewide. However, the data are not always based on comprehensive or site-specific field surveys. Therefore, this information should not be regarded as a final statement on the biological resources of the site being considered, nor should it be substituted for on-site surveys. FNAI shall not be held liable for the accuracy and completeness of these data, or opinions or conclusions drawn from these data. FNAI is not inviting reliance on these data. Inventory data are designed for the purposes of conservation planning and scientific research and are not intended for use as the primary criteria for regulatory decisions.

Unofficial Report

These results are considered unofficial. FNAI offers a [Standard Data Request](#) option for those needing certifiable data.

Literature Reviewed

- Ashton, R.E. and Moler, P.E. (1992). *Rare and Endangered Biota of Florida: Volume III. Amphibians and Reptiles*. Gainesville, FL: University Press of Florida.
- Barnwell, Mary (June 2003). *Chassahowitzka Black Bear Study Stats and Summary*. Southwest Florida Water Management District. Brooksville.
- Behler, John L. and King, L. Wayne (1992). *The Audubon Society Field Guide to North American Reptiles and Amphibians*. Alfred A. Knopf, Inc. New York.
- Bell, R.C. and Taylor, B.J. (1982). *Florida Wild Flowers and Roadside Plants*. Chapel Hill: Laurel Hill Press.
- Cox, James, Kautz, Randy, MacLaughlin, Maureen, and Gilbert, Terry. *Closing the Gaps in Florida's Wildlife Habitat Conservation System*. 1994.
- Department of the Army. *Corps of Engineers Wetlands Delineation Manual*. (1987). Vicksburg, MS: Environmental Laboratory.
- FFWCC - Florida Fish and Wildlife Conservation Commission. *Florida's Endangered Species, Threatened Species and Species of Special Concern, Official List*, (July 2009). http://myfwc.com/docs/WildlifeHabitats/Threatened_Endangered_Species.pdf
- FFWCC (Aug. 2003) Florida Fish and Wildlife Conservation Commission. Management Plan Red-cockaded Woodpecker, *Picoides borealis*. <http://myfwc.com/media/214360/RCW.pdf>
- FFWCC (2004), Florida's Breeding Bird Atlas: a collaborative study of Florida's birdlife, <http://www.wildflorida.org/bba/maps.htm>
- FFWCC - Florida Fish and Wildlife Conservation Commission. Ecology and Habitat Protection Needs of Gopher Tortoise (*Gopherus polyphemus*) Populations Found on Lands Slated For Large-Scale Development in Florida (Dec 1987). Technical Report #4.
- FFWCC - Florida Fish and Wildlife Conservation Commission. Website information on Burrowing Owls (*Athene cunicularia floridana*). http://myfwc.com/WILDLIFEHABITATS/BirdSpecies_BurrowingOwl.htm
- FFWCC - Florida Fish and Wildlife Conservation Commission. Gopher Tortoise Permitting Guidelines (*Gopherus polyphemus*), April 2008 (Revised April 2009). http://www.myfwc.com/docs/LicensesPermits/PW_GopherTortoisePermitGuidelines.pdf
- FFWCC Eagle Nest Locator: <http://myfwc.com/eagle/eaglenests/#criterialocator>
- FGFWFC - Florida Game and Fresh Water Fish Commission. *Florida Atlas of Breeding Sites for Herons and Their Allies*. Nongame Wildlife Program, Technical Report No. 10. September 1991.
- FDOT - Florida Department of Transportation. *Florida Land Use, Cover and Form Classification System*. (second addition), September, 1985.

- FNAI - Florida Natural Areas Inventory Internet Data. *Matrix of Habitat and Distribution of Rare/Endangered Species in Sumter County, Florida.*
- Fritzpatrick, John W., Woolfenden, Glen E. and Kopeny, Mark T. *Ecological and Development-Related Habitat Requirements of the Florida Scrub Jay (Aphelocoma coerulescens coerulescens).* Nongame Wildlife Program, Technical Report No. 8. April 1991.
- Godfrey, R.K. and Wooten, J.W. (1981). *Aquatic and Wetland Plants of the Southeastern United States.* Athens, GA: The University of Georgia Press.
- Hersom, Matt. University of Florida IFAS Extension. Publication ID: AN 155. May 2011. <http://edis.ifas.ufl.edu/pdf/AN/AN15500.pdf>
- Kale, H.W. and Maehr, D.S. (1990). *Florida's Birds: A Handbook and Reference.* Sarasota, FL: Pineapple Press.
- Lakela, O. and Long R.W. (1976). *Ferns of Florida: An Illustrated Manual and Identification Guide.* Miami, FL: Banyan Books.
- Larkin, Jeffery L., Maehr, David S., Hootor, Thomas S., Orlando, Michael A. and Whitney, Karen. Landscape linkages and conservation planning for the black bear in west-central Florida. *Animal Conservation* (2004) 7, 112 C 2004, The Zoological Society of London. Printed in the United Kingdom. or <http://www.wildflorida.org/bear/Reports/Landscape_Linkages.pdf>
- Moler, Paul E. *Home Range and Seasonal Activity of the Eastern Indigo Snake, Drymarchon corais couperi, in Northern Florida.*
- National Audubon Society 2011. Important Bird Areas in the U.S. Myakka State Park Watershed <http://iba.audubon.org/iba/profileReport.do?siteId=82>
- Niering, William A. The Audubon Society Nature Guides. *Wetlands.* 1989.
- Stys, B. (1993). *Ecological and habitat protection needs of the southeastern American kestrel (Falco sparverius paulus) on large-scale development sites in Florida.* Florida Game and Fresh Water Fish Commission, Nongame Wildlife program Technical Report No. 13, Tallahassee, FL. 35 pp.
- Stys, B. (1997). *Ecology of the Florida sandhill crane.* Florida Game and Fresh Water Fish Commission, Nongame Wildlife program Technical Report No. 15, Tallahassee, FL. 20 pp.
- U.S. Fish & Wildlife Service. *Habitat Management Guidelines for the Bald Eagle in the Southeast Region.* Third Revision (January 1987) or internet site: <http://www.fws.gov/northflorida/BAldeagles/bald-eagles.htm>
- Wunderlin, R.P. 1997. *Guide to the Vascular Plants of Florida.* A University of South Florida book.

Environmental Resources Assessment Checklist



Alachua County Board of County Commissioners
Department of Growth Management

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

Submit application to: **Development Review**

Tel. 352.374.5249

Email: developmentreview@alachuacounty.us

ENVIRONMENTAL RESOURCES ASSESSMENT CHECKLIST

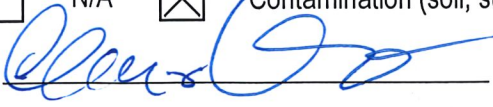
Pursuant to Alachua County Comprehensive Plan 2002, as amended, Conservation Open Space Element Policy 3.4.1, applications for land use change, zoning change, and development approval shall be required to submit an inventory of natural resource information. The inventory shall include site specific identification,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

Natural Resources Checklist:

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

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

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

Signed:  Project #: _____ Date: 7/18/21

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



SUWANNEE RIVER

WATER MANAGEMENT DISTRICT

February 15, 2022

Sayed Moukhtara
Tara Baywood, LLC
Tara Forest, LLC
7717 NW 20th Ln
Gainesville, FL 32605

SUBJECT: Permit Number ERP-001-209338-4
Tara Baywood Phases 1 & 2 and Tara Forest East Phases 1 & 2

Dear Sayed Moukhtara:

Enclosed is your ERP Individual Permit issued by the Suwannee River Water Management District on February 11, 2022. This permit is a legal document and should be kept with your other important documents. Permit issuance does not relieve you from the responsibility of obtaining any necessary permits from any federal, state, or local agencies for your project.

Noticing Your Permit:

For noticing instructions, please refer to the noticing materials in this package regarding closing the point of entry for someone to challenge the issuance of your permit. Please note that if a timely petition for administrative hearing is filed, your permit will become nonfinal and any activities that you choose to undertake pursuant to your permit will be at your own risk.

Compliance with Permit Conditions:

To submit your required permit compliance information, go to the District's website at <https://permitting.sjrwmd.com/srepermitting/jsp/start.jsp>. Click to sign-in to your existing account or to create a new account. Select the "Apply/Submit" tab, select "Submit Compliance Data", enter your permit number, and select "No Specific Date" for the Compliance Due Date Range. You will then be able to view all the compliance submittal requirements for your project. Select "the compliance item that you are ready to submit and then attach the appropriate information or form. The forms to comply with your permit conditions are available at floridaswater.com/permitting under the section "Handbooks, forms, fees, final orders". Click on forms to view all permit compliance forms, then scroll to the ERP application forms section and select the applicable compliance forms. Alternatively, if you have difficulty finding forms or need copies of the appropriate forms, please contact the Resource Management Division at (386) 362-1001.

Compliance with Other Permitting Programs:

This permit does not eliminate the necessity to obtain any required federal, state, local and special district authorizations prior to the start of any construction, alteration, operation, maintenance, removal or abandonment authorized by this permit.

The Suwannee River Water Management District did not issue a National Pollutant Discharge Elimination System (NPDES) permit for this project. If this project meets the thresholds such that a NPDES permit is required, you must apply to the Florida Department of Environmental

Water for Nature. Water for People.

Protection directly. More information about NPDES permits may be found online at <https://floridadep.gov/water/stormwater>. **Failure to obtain a NPDES permit prior to construction could subject you to enforcement action by that agency.**

For projects which involve wetlands or surface waters, the Suwannee River Water Management District did not issue a federal authorization for use or impacts to wetlands under federal jurisdiction, this project. Therefore, you must apply directly to the US Army Corps of Engineers (USACE). More information about USACE permitting may be found online at <https://www.saj.usace.army.mil/>. **Failure to obtain USACE authorization prior to construction could subject you to federal enforcement action by that agency.**

Transferring Your Permit:

Your permit requires you to notify the District in writing within 30 days of any change in ownership or control of the project or activity covered by the permit, or within 30 days of any change in ownership or control of the real property on which the permitted project or activity is located or occurs. You will need to provide the District with the information specified in rule 62-330.340, Florida Administrative Code (F.A.C.). Generally, this will require you to complete and submit Form 62-330.340(1), "Request to Transfer Permit".

Please note that a permittee is liable for compliance with the permit before the permit is transferred. The District, therefore, recommends that you request a permit transfer in advance in accordance with the applicable rules. You are encouraged to contact District staff for assistance with this process.

Thank you and please let us know if you have additional questions. For general questions contact us at (386) 362-1001.

Sincerely,



Tim Alexander
Deputy Executive Director

Enclosures: Permit

cc: District Permit File



SUWANNEE RIVER

WATER MANAGEMENT DISTRICT

ERP Individual Permit

PERMITTEE:

Sayed Moukhtara
Tara Baywood, LLC
Tara Forest, LLC
7717 NW 20th Ln
Gainesville, FL 32605

PERMIT NUMBER: ERP-001-209338-4**DATE ISSUED:** February 11, 2022**DATE EXPIRES:** February 11, 2027**COUNTY:** Alachua**TRS:** S10 T8S R18E**PROJECT:** Tara Baywood Phases 1 & 2 and Tara Forest East Phases 1 & 2

Upon completion, the approved entity to which operation and maintenance maybe transferred pursuant to rule 62-330.310 and 62-330.340 or 40B-4.1130, Florida Administrative Code (F.A.C) shall be:

Sayed Moukhtara
Tara Baywood, LLC
Tara Forest, LLC
7717 NW 20th Ln
Gainesville, FL 32605-3163

Based on the information provided to the Suwannee River Water Management District (District), the above mentioned project has met the conditions of issuance as found in subsection 62-330.301, subsections 62-330.407 through 62-330.635, or subsection 40B-4.3030, F.A.C. The permit is hereby in effect for the activity description below:

This major permit modification authorizes the construction of 20.56 acres of impervious surfaces and the construction, operation, and maintenance of a stormwater management system to serve a total of 39.27 acres of impervious surfaces on a total project area of 65.9 acres. The project shall be constructed in a manner consistent with the application package, plans, and calculations submitted and certified by Christopher Potts P.E., and Logan Peters, P.E. of JBrown Professional Group on or before January 27, 2022.

As the permittee and/or operation and maintenance entity, it is your responsibility to ensure that adverse off-site impacts do not occur either during or after the construction. Any additional construction or alterations not authorized by this permit may result in flood control or water quality problems both on and off site and will be a violation of District rule.

You and any other substantially affected persons are entitled to request an administrative hearing or mediation. Please refer to the enclosed notice of rights.

1. All activities shall be implemented following the plans, specifications and performance criteria approved by this permit. Any deviations must be authorized in a permit modification in accordance with rule 62-330.315, F.A.C. Any deviations that are not so authorized may subject the permittee to enforcement action and revocation of the permit under chapter 373, F.S.
2. A complete copy of this permit shall be kept at the work site of the permitted activity during the construction phase, and shall be available for review at the work site upon request by the District staff. The permittee shall require the contractor to review the complete permit prior to beginning construction.
3. Activities shall be conducted in a manner that does not cause or contribute to violations of state water quality standards. Performance-based erosion and sediment control best management practices shall be installed immediately prior to, and be maintained during and after construction as needed, to prevent adverse impacts to the water resources and adjacent lands. Such practices shall be in accordance with the State of Florida Erosion and Sediment Control Designer and Reviewer Manual (Florida Department of Environmental Protection and Florida Department of Transportation June 2007), and the Florida Stormwater Erosion and Sedimentation Control Inspector's Manual (Florida Department of Environmental Protection, Nonpoint Source Management Section, Tallahassee, Florida, July 2008), which are both incorporated by reference in paragraph 62-330.050(9)(b)5., F.A.C., unless a project-specific erosion and sediment control plan is approved or other water quality control measures are required as part of the permit.
4. At least 48 hours prior to beginning the authorized activities, the permittee shall submit to the Agency a fully executed Form 62-330.350(1), "Construction Commencement Notice," (October 1, 2013), (<http://www.flrules.org/Gateway/reference.asp?No=Ref-02505>), incorporated by reference herein, indicating the expected start and completion dates. A copy of this form may be obtained from the Agency, as described in subsection 62-330.010(5), F.A.C., and shall be submitted electronically or by mail to the Agency. However, for activities involving more than one acre of construction that also require a NPDES stormwater construction general permit, submittal of the Notice of Intent to Use Generic Permit for Stormwater Discharge from Large and Small Construction Activities, DEP Form 62-621.300(4)(b), shall also serve as notice of commencement of construction under this chapter and, in such a case, submittal of Form 62-330.350(1) is not required.
5. Unless the permit is transferred under rule 62-330.340, F.A.C., or transferred to an operating entity under rule 62-330.310, F.A.C., the permittee is liable to comply with the plans, terms and conditions of the permit for the life of the project or activity.

6. Within 30 days after completing construction of the entire project, or any independent portion of the project, the permittee shall provide the following to the Agency, as applicable:
 - a. For an individual, private single-family residential dwelling unit, duplex, triplex, or quadruplex — “Construction Completion and Inspection Certification for Activities Associated With a Private Single-Family Dwelling Unit” [Form 62-330.310(3)]; or
 - b. For all other activities — “As-Built Certification and Request for Conversion to Operational Phase” [Form 62-330.310(1)].
 - c. If available, an Agency website that fulfills this certification requirement may be used in lieu of the form.
7. If the final operation and maintenance entity is a third party:
 - a. Prior to sales of any lot or unit served by the activity and within one year of permit issuance, or within 30 days of as-built certification, whichever comes first, the permittee shall submit, as applicable, a copy of the operation and maintenance documents (see sections 12.3 thru 12.3.3 of Volume I) as filed with the Department of State, Division of Corporations and a copy of any easement, plat, or deed restriction needed to operate or maintain the project, as recorded with the Clerk of the Court in the County in which the activity is located.
 - b. Within 30 days of submittal of the as- built certification, the permittee shall submit “Request for Transfer of Environmental Resource Permit to the Perpetual Operation Entity” [Form 62-330.310(2)] to transfer the permit to the operation and maintenance entity, along with the documentation requested in the form. If available, an Agency website that fulfills this transfer requirement may be used in lieu of the form.
8. The permittee shall notify the District in writing of changes required by any other regulatory District that require changes to the permitted activity, and any required modification of this permit must be obtained prior to implementing the changes.
9. This permit does not:
 - a. Convey to the permittee any property rights or privileges, or any other rights or privileges other than those specified herein or in chapter 62-330, F.A.C.;
 - b. Convey to the permittee or create in the permittee any interest in real property;
 - c. Relieve the permittee from the need to obtain and comply with any other required federal, state, and local authorization, law, rule, or ordinance; or
 - d. Authorize any entrance upon or work on property that is not owned, held in easement, or controlled by the permittee.
10. Prior to conducting any activities on state-owned submerged lands or other lands of the state, title to which is vested in the Board of Trustees of the Internal Improvement Trust Fund, the permittee must receive all necessary approvals and authorizations under chapters 253 and 258, F.S. Written authorization that requires formal execution by the

Board of Trustees of the Internal Improvement Trust Fund shall not be considered received until it has been fully executed.

11. The permittee shall hold and save the District harmless from any and all damages, claims, or liabilities that may arise by reason of the construction, alteration, operation, maintenance, removal, abandonment or use of any project authorized by the permit.
12. The permittee shall notify the District in writing:
 - a. Immediately if any previously submitted information is discovered to be inaccurate; and
 - b. Within 30 days of any conveyance or division of ownership or control of the property or the system, other than conveyance via a long-term lease, and the new owner shall request transfer of the permit in accordance with rule 62-330.340, F.A.C. This does not apply to the sale of lots or units in residential or commercial subdivisions or condominiums where the stormwater management system has been completed and converted to the operation phase.
13. Upon reasonable notice to the permittee, District staff with proper identification shall have permission to enter, inspect, sample and test the project or activities to ensure conformity with the plans and specifications authorized in the permit.
14. If prehistoric or historic artifacts, such as pottery or ceramics, projectile points, stone tools, dugout canoes, metal implements, historic building materials, or any other physical remains that could be associated with Native American, early European, or American settlement are encountered at any time within the project site area, the permitted project shall cease all activities involving subsurface disturbance in the vicinity of the discovery. The permittee or other designee shall contact the Florida Department of State, Division of Historical Resources, Compliance Review Section (DHR), at (850)245-6333, as well as the appropriate permitting agency office. Project activities shall not resume without verbal or written authorization from the Division of Historical Resources. If unmarked human remains are encountered, all work shall stop immediately and the proper authorities notified in accordance with section 872.05, F.S. For project activities subject to prior consultation with the DHR and as an alternative to the above requirements, the permittee may follow procedures for unanticipated discoveries as set forth within a cultural resources assessment survey determined complete and sufficient by DHR and included as a specific permit condition herein.
15. Any delineation of the extent of a wetland or other surface water submitted as part of the permit application, including plans or other supporting documentation, shall not be considered binding unless a specific condition of this permit or a formal determination under rule 62-330.201, F.A.C., provides otherwise.
16. The permittee shall provide routine maintenance of all components of the stormwater management system to remove trapped sediments and debris. Removed materials shall be disposed of in a landfill or other uplands in a manner that does not require a permit under chapter 62-330, F.A.C., or cause violations of state water quality standards.
17. This permit is issued based on the applicant's submitted information that reasonably demonstrates that adverse water resource-related impacts will not be caused by the completed permit activity. If any adverse impacts result, the District will require the

permittee to eliminate the cause, obtain any necessary permit modification, and take any necessary corrective actions to resolve the adverse impacts.

18. A Recorded Notice of Environmental Resource Permit may be recorded in the county public records in accordance with section 62-330.090(7), F.A.C. Such notice is not an encumbrance upon the property.
19. This permit does not authorize the permittee to cause any adverse impact to or “take” of state listed species and other regulated species of fish and wildlife. Compliance with state laws regulating the take of fish and wildlife is the responsibility of the owner or applicant associated with this project. Please refer to Chapter 68A-27 of the Florida Administrative Code for definitions of “take” and a list of fish and wildlife species. If listed species are observed onsite, FWC staff are available to provide decision support information or assist in obtaining the appropriate FWC permits. Most marine endangered and threatened species are statutorily protected and a “take” permit cannot be issued. Requests for further information or review can be sent to FWCConservationPlanningServices@MyFWC.com.
20. Operation and maintenance of the surface water management system shall be the responsibility of the permittee until such time as those responsibilities are transferred to the approved association. Prior to the association assuming operation and maintenance responsibilities, permittee shall request transfer to operation and maintenance entity.
21. Prior to a dedication or transfer of all or any part of the common properties which is directly or indirectly related to the surface water management system, the dedication or approval of the transfer must be authorized by the District through modification of any and all permits or authorizations issued by the District. Such modifications shall be made under the lawfully adopted rules of the District in effect at the time of application for modification.
22. Permittee shall submit to the District within 30 days of issuance of permit, proof that the Articles of Incorporation have been filed with the Secretary of State and that the corporation is in good standing.
23. Permittee shall submit to the District within 30 days of issuance of permit, proof that all surface water management systems are located on the common areas and that the common areas are owned or controlled by the homeowner's association.
24. Prior to the sale of any lot or parcel, the permittee must record Declarations of Covenants and Restrictions which include a restriction on the real property pursuant to section 704.06, F.S.; prohibiting all construction including clearing, dredging, or filling, except that which is specifically authorized by Environmental Resource permit, within the conservation areas delineated on the final plans and/or mitigation proposal approved by the District.
25. Prior to the Permittee seeking to transfer the operation and maintenance to a Homeowner's Association, the Permittee must demonstrate to the reasonable satisfaction of the Suwannee River Water Management District that over twenty-four (24) consecutive months have passed since the active operation of the Homeowner's Association commenced and the Permittee shall demonstrate to the Suwannee River Water Management District's satisfaction that the Homeowner's Association is an active, ongoing concern which the Permittee shall establish by submitting copies of all minutes

of meetings of members of the Association, the board of directors, copies of all operation and maintenance expenses incurred and documentation showing that all assessments that were levied have been collected and such other documentation as the Suwannee River Water Management District may reasonably deem necessary to establish that the Homeowner's Association is an active, functioning and ongoing concern.

26. The permittee shall include the finished floor elevations for the lots and the wetland delineation lines on the final subdivision plat and shall submit a copy of the final, approved plat to the District following recordation.

WITHIN 30 DAYS AFTER COMPLETION OF THE PROJECT, THE PERMITTEE SHALL NOTIFY THE DISTRICT, IN WRITING, THAT THE FACILITIES ARE COMPLETE.

AUTHORIZED BY: Suwannee River Water Management District

By: 

Tim Alexander
Deputy Executive Director

NOTICE OF RIGHTS

1. A person whose substantial interests are or may be determined has the right to request an administrative hearing by filing a written petition with the Suwannee River Water Management District (District), or may choose to pursue mediation as an alternative remedy under Section 120.569 and 120.573, Florida Statutes, (F.S.), before the deadline for filing a petition. Choosing mediation will not adversely affect the right to a hearing if mediation does not result in a settlement. The procedures for pursuing mediation are set forth in Sections 120.569 and 120.57 F.S. Pursuant to Rule 28-106.111, Florida Administrative Code, (F.A.C.), the petition must be filed at the office of the District Clerk at District Headquarters, 9225 C.R. 49, Live Oak, Florida 32060 within twenty-one (21) days of receipt of written notice of the decision or within twenty-one (21) days of newspaper publication of the notice of District decision (for those persons to whom the District does not mail actual notice). A petition must comply with Chapter 28-106, F.A.C.

2. If the Governing Board takes action which substantially differs from the notice of District decision to grant or deny the permit application, a person whose substantial interests are or may be determined has the right to request an administrative hearing or may choose to pursue mediation as an alternative remedy as described above. Pursuant to Rule 28-106.111, F.A.C., the petition must be filed at the office of the District Clerk at District Headquarters, 9225 C.R. 49, Live Oak, Florida 32060 within twenty-one (21) days of receipt of written notice of the decision or within twenty-one (21) days of newspaper publication of the notice of District decision (for those persons to whom the District does not mail actual notice). Such a petition must comply with Chapter 28-106, F.A.C.

3. A substantially interested person has the right to a formal administrative hearing pursuant to Section 120.569 and 120.57(1), F.S., where there is a dispute between the District and the party regarding an issue of material fact. A petition for formal hearing must comply with the requirements set forth in Rule 28-106.201, F.A.C.

4. A substantially interested person has the right to an informal hearing pursuant to Section 120.569 and 120.57(2), F.S., where no material facts are in dispute. A petition for an informal hearing must comply with the requirements set forth in Rule 28-106.301, F.A.C.

5. A petition for an administrative hearing is deemed filed upon receipt of the petition by the Office of the District Clerk at the District Headquarters in Live Oak, Florida.

6. Failure to file a petition for an administrative hearing within the requisite time frame shall constitute a waiver of the right to an administrative hearing pursuant to Rule 28-106.111, F.A.C.

7. The right to an administrative hearing and the relevant procedures to be followed is governed by Chapter 120, Florida Statutes, and Chapter 28-106, F.A.C.

8. Pursuant to Section 120.68, F.S., a person who is adversely affected by final District action may seek review of the action in the District Court of Appeal by filing a notice of appeal pursuant to the Florida Rules of Appellate Procedure, within 30 days of the rendering of the final District action.

9. A party to the proceeding before the District who claims that a District order is inconsistent with the provisions and purposes of Chapter 373, F.S., may seek review of the order pursuant to Section 373.114, F.S., by the Florida Land and Water Adjudicatory Commission, by filing a request for review with the Commission and serving a copy of the Department of Environmental

Protection and any person named in the order within 20 days of adoption of a rule or the rendering of the District order.

10. For appeals to the District Courts of Appeal, a District action is considered rendered after it is signed on behalf of the District, and is filed by the District Clerk.

11. Failure to observe the relevant time frames for filing a petition for judicial review, or for Commission review, will result in waiver of the right to review.

CERTIFICATE OF SERVICE

I hereby certify that a copy of the foregoing Notice of Rights has been sent to:

Sayed Moukhtara
Tara Baywood, LLC
Tara Forest, LLC
7717 NW 20th Ln
Gainesville, FL 32605
(352) 278-5317

This February 15, 2022



Deputy Clerk
Suwannee River Water Management District
9225 C.R. 49
Live Oak, Florida 32060
386.362.1001 or 800.226.1066 (Florida only)

cc: File Number: ERP-001-209338-4

NOTICING INFORMATION

Dear Permittee:

Please be advised that the Suwannee River Water Management District (District) has not published a notice in the newspaper advising the public that it has issued a permit for this project.

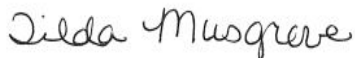
Newspaper publication, using the District's form, notifies members of the public of their right to challenge the issuance of the permit. If proper notice is given by newspaper publication, then there is a 21-day time limit to file a petition challenging the issuance of the permit.

To close the point of entry for filing a petition, you may publish (at your own expense) a onetime notice of the District's decision in a newspaper of general circulation within the affected area as defined in Section 50.011 of the Florida Statutes. If you do not publish a newspaper notice, the time to challenge the issuance of your permit will not expire.

A copy of the notice and a partial list of newspapers of general circulation are attached for your convenience. However, you are not limited to those listed newspapers. If you choose to close the point of entry and the notice is published, the newspaper will return to you an affidavit as proof of publication. In accordance with 40B-1.1010(4), F.A.C., a copy of the affidavit shall be provided to the District within 14 days of publication. A scanned copy of the affidavit may be forwarded to Tilda Musgrove by email at tjm@srwmd.org (preferred method) or send the original affidavit of publication to:

Tilda Musgrove
Resource Management
9225 CR 49
Live Oak, FL 32060

If you have any questions, please contact me at 386.362.1001.
Sincerely,



Tilda Musgrove
Business Resource Specialist
Resource Management

NOTICE OF AGENCY ACTION TAKEN BY THE
SUWANNEE RIVER WATER MANAGEMENT DISTRICT

Notice is given that the following permit was issued on _____:
(Name and address of applicant) _____
permit# _____. The project is located in _____ County, Section
_____, Township _____ South, Range _____ East. The permit authorizes a surface
water management system on _____ acres for _____
_____. The receiving water body is _____.

A person whose substantial interests are or may be affected has the right to request an administrative hearing by filing a written petition with the Suwannee River Water Management District (District). Pursuant to Chapter 28-106 and Rule 40BB-1.1010, Florida Administrative Code (F.A.C.), the petition must be filed (received) either by delivery at the office of the Resource Management Business Resource Specialist at District Headquarters, 9225 CR 49, Live Oak FL 32060 or by e-mail to tjm@srwmd.org, within twenty-one (21) days of newspaper publication of the notice of intended District decision (for those persons to whom the District does not mail or email actual notice). A petition must comply with Sections 120.54(5)(b)4. and 120.569(2)(c), Florida Statutes (F.S.), and Chapter 28106, F.A.C. The District will not accept a petition sent by facsimile (fax). Mediation pursuant to Section 120.573, F.S., is not available.

A petition for an administrative hearing is deemed filed upon receipt of the complete petition by the District Clerk at the District Headquarters in Live Oak, FL during the District's regular business hours. The District's regular business hours are 8 a.m. – 5 p.m., excluding weekends and District holidays. Petitions received by the District Clerk after the District's regular business hours shall be deemed filed as of 8 a.m. on the next regular District business day.

The right to an administrative hearing and the relevant procedures to be followed are governed by Chapter 120, Florida Statutes, Chapter 28-106, Florida Administrative Code, and Rule 40B-1.1010, Florida Administrative Code. Because the administrative hearing process is designed to formulate final agency action, the filing of a petition means the District's final action may be different from the position taken by it in this notice. **Failure to file a petition for an administrative hearing within the requisite time frame shall constitute a waiver of the right to an administrative hearing. (Rule 28-106.111, F.A.C.).**

If you wish to do so, you may request the Notice of Rights for this permit by contacting the Business Resource Specialist in the Division of Resource Management (RM), 9225 CR 49, Live Oak, FL 32060, or by phone at 386.362.1001.

NEWSPAPER ADVERTISING**ALACHUA**

Gainesville Sun Legal Advertising
PO Box 14747
Gainesville, FL 32614
352.372.4222

BRADFORD

Bradford County Telegraph, Legal Advertising
P. O. Drawer A
Starke, FL 32901
904-964-6305/ fax 904-964-8628

COLUMBIA

Lake City Reporter
180 E Duval Street
Lake City, FL 32055
386.754.0401

DIXIE

Dixie County Advocate
174 County Road 351
Cross City, FL 32628
352.498.3312

GILCHRIST

Gilchrist County Journal
207 N Main St
Trenton, FL 32693
352.463.7135

HAMILTON

Jasper News
521 Demorest Street SE
Live Oak, FL 32064
386.362.1734

JEFFERSON

Monticello News
PO Drawer 772
Madison, FL 32344
850.997.3568

LAFAYETTE

Mayo Free Press
521 Demorest Street SE
Live Oak, FL 32064
386.362.1734

LEVY

Levy County Journal
PO Box 159
Bronson, FL 32621
352.486.2312

MADISON

Madison Carrier
PO Drawer 772
Madison, FL 32344
850.973.4141

SUWANNEE

Suwannee Democrat
521 Demorest Street SE
Live Oak, FL 32064
386.364.1734

TAYLOR

Taco Times
PO Box 888
Perry, FL 32348
850.584.5513

UNION

Union County Times
125 E Main Street
Lake Butler, FL 32054
386.496.2261

ARTICLE I DEFINITIONS	3
ARTICLE II PROPERTY SUBJECT TO THIS DECLARATION	7
ARTICLE III MEMBERSHIP	9
ARTICLE IV MASTER ASSOCIATION.....	9
ARTICLE V VOTING RIGHTS	9
ARTICLE VI PROPERTY RIGHTS	10
ARTICLE VII COVENANT FOR MAINTENANCE ASSESSMENTS	14
ARTICLE VIII CAPITAL CONTRIBUTION	18
ARTICLE IX ARCHITECTURAL CONTROL.....	19
ARTICLE X USE RESTRICTIONS.....	22
ARTICLE XI EASEMENTS.....	27
ARTICLE XII COVENANTS FOR HOME AND LAWN MAINTENANCE.....	29
ARTICLE XIII COVENANTS RELATING TO FIRST MORTGAGEES	34
ARTICLE XIV LEASE AND OCCUPANCY RESTRICTIONS	35
ARTICLE XV WATER MANAGEMENT SYSTEMS.....	36
ARTICLE XVI INSURANCE AND HAZARD LOSSES	38
ARTICLE XVII GENERAL PROVISIONS	39

PREPARED BY AND
RETURN TO:

**DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF
TARA BAYWOOD**

This Declaration of Covenants, Conditions and Restrictions is hereby made this__day of _____2022 by **Tara Baywood, LLC**, a Florida limited liability company, (“Declarant”), whose mailing address is 7717 NW 20th Lane, Gainesville, Florida 32605. [NOTE: PRIOR TO RECORDING, NEED TO ADD JOINDERS FOR ALL RECORD TITLE OWNERS AND/OR MORTGAGE HOLDERS WITH AN INTEREST IN THE TARA BAYWOOD PROPERTY.]

WITNESSETH:

Declarant is the owner in fee simple of the property described in **Exhibit “A”** attached hereto and made a part hereof (the “Property”); and

Declarant for purposes of this Declaration will be Tara Baywood, LLC; and

Tara Baywood, LLC intends, but shall not be required, to develop the Property as a residential townhouse community and to construct, and/or sell Lots for the construction of single-family attached homes upon the Property, with such construction, ownership and occupancy of Lots and Homes to be subject to the covenants, conditions, restrictions, reservations, easements, liens and charges hereinafter set forth, and subject to the Master Declaration for Tara Forest, recorded in the Public Records for Alachua County, Florida at Book_____, Pages_, et. seq., as amended from time to time (“**Master Declaratio** ”).

NOW, THEREFORE, Declarant hereby declares that the Property shall be held, sold, conveyed, leased, mortgaged and otherwise dealt with subject to the protective covenants, conditions, restrictions, reservations, easements, liens and charges as hereinafter set forth, all of which are for the purpose of enhancing and protecting the value, desirability and plan of development for the same. Said covenants, conditions, restrictions, reservations, easements, liens and charges shall run with the Property, and shall be binding upon all parties having and/or acquiring any right, title or interest in said property or any portion thereof, and shall inure to the benefit of each and every person or party, from time to time, owning or holding an interest in said Property.

ARTICLE I DEFINITIONS

The following words and terms when used in this Declaration or any supplemental declaration hereto or any amendment thereto (unless the context shall clearly indicate otherwise) shall have the following meanings:

Section 1. “Architectural Control Committee” or “ACC” shall mean the committee established, upon delegation or termination of Master Declarant’s authority under the Master Declaration, to review plans and specifications for the construction or modification of improvements on Lots.

Section 2. “Architectural Review Committee” or “ARC” shall mean the committee established, if at all, by the Board of Directors for architectural review pursuant to Article IX of this Declaration.

Section 3. “Articles” shall mean and refer to the Articles of Incorporation of Tara Baywood Homeowners Association, Inc., a Florida corporation not-for-profit, attached hereto as **E** **hibit** “**B**”, and all exhibits which are attached thereto and made a part thereof, and shall include such amendments, if any, as may be adopted from time to time pursuant to the terms thereof.

Section 4. “Assessments” shall mean all expenses and charges levied for the purpose of operation of the Association and carrying out the Association responsibilities under the terms of this Declaration, such Assessments to include all Annual Assessments, Special Assessments, Master Association Assessments, and Individual Assessments as described in Article VII hereof and/or in the Master Declaration.

Section 5. “Association” shall mean Tara Baywood Homeowners Association, Inc., a Florida corporation not-for-profit, its successors and assigns.

Section 6. “Board of Directors” or “Board” shall mean the body responsible for administration of the Association, selected as provided in the Bylaws.

Section 7. “Builder” shall mean any person or entity that purchases more than one Lot for the purpose of constructing Homes on such Lots for sale to third party purchasers, and shall include LENNAR HOMES, LLC, a Florida limited liability company, and its affiliates and designated successors and assigns (“Lennar”).

Section 8. “Bylaws” shall mean the Bylaws of Tara Forest Baywood Homeowners Association, Inc., attached hereto as **Exhibit “C”** and all exhibits attached thereto and made a part thereof, and shall include such amendments, if any, as may be adopted from time to time pursuant to the terms thereof.

Section 9. “Common Area” is the property owned by or dedicated to the Association for the common use and enjoyment of the Members and all improvements constructed thereon and such other property as determined by Declarant or Association, in its sole and absolute discretion, which may include, but is not limited to, retaining walls and perimeter fencing but only to the

extent, the same are owned, whether in fee simple, as the holder of easement or leasehold rights, or otherwise, by, or dedicated to the Association. Common Areas shall exclude any property, real or personal, within the Property with is owned by or dedicated to the Master Association.

Section 10. “County” shall mean Alachua County, Florida.

Section 11. “Declarant” shall mean Tara Baywood, LLC, or any successor or assignee of Declarant who may be assigned all or a part of the rights and obligations of Declarant pursuant to a written assignment executed by Declarant and recorded among the Public Records of Alachua County, Florida. Where the HOA Act refers to “developer”, such shall include “Declarant” herein as applicable. If Declarant assigns only a portion of its rights and obligations as Declarant hereunder to an assignee, then the term Declarant as used in this Declaration shall mean such assignee only when necessary to give such assignee the rights and obligations of Declarant hereunder which were assigned to such assignee to the same extent as if such assignee had been the original Declarant, and said assignee shall not have any of the rights and obligations of Declarant hereunder which were not specifically assigned to such assignee. Notwithstanding the forgoing, use of the term Declarant in the Governing Documents is not intended to mean one who constructed and was responsible for the site development and infrastructure for the Community including, but not limited to, underground utilities, grading, excavating, erosion control and road work, to the extent such was a person or entity other than Declarant.

Section 12. “Declaration” shall mean this instrument, together with the Exhibits attached hereto and made a part hereof, and shall include such amendments, if any, as may be adopted from time to time pursuant to the terms hereof.

Section 13. “Development Period” shall mean the period of time from the date of recording of this Declaration until the last Lot within the Property or any property annexed to the Property and becoming a part of the Property as provided herein has been sold to third-party purchasers other than Builders.

Section 14. “Governing Documents” shall mean the Declaration, Articles, Bylaws, Rules and other documents governing the administration and operation of the Community.

Section 15. “HOA Act” shall mean Chapter 720, Florida Statutes, as it exists and is effective as of the date of recording of this Declaration.

Section 16. “Home” shall mean an attached single-family dwelling constructed upon and including a Lot and for which a certificate of occupancy has been issued.

Section 17. “Institutional First Mortgage” shall mean a mortgage executed in favor of an Institutional First Mortgagee, which mortgage is a first and prior mortgage encumbering a Home.

Section 18. “Institutional First Mortgagee” shall mean a bank, federal savings bank, and loan association, any insurance company, pension fund, real estate trust, Federal National Mortgage Association or its assigns, Federal Home Loan Mortgage Company or its assigns, or any

other party engaged in the business of mortgage financing, which owns or holds a first and prior mortgage encumbering a Home, and shall include any corporate subsidiary of such entity.

Section 19. "Lot" is a designated lot within the property described on the Plat or any property annexed thereto and becoming a part of the Property conveyed or to be conveyed to an Owner upon which there has been constructed or will be constructed a Home.

Section 20. "Master Association" shall mean Tara Forest Master Association, Inc., a Florida not-for-profit corporation, its successors and assigns.

Section 21. "Master Common Areas" shall mean "Common Property" as defined in the Master Declaration.

Section 22. "Master Declarant" shall mean Tara Forest, LLC a Florida limited liability company, or its successors or assigns as Declarant under the Master Declaration.

Section 23. "Master Declaration" shall mean the Master Declaration for Tara Forest recorded in Book_, Page_, et. seq. of the Public Records of Alachua County, Florida, as amended and supplemented from time to time.

Section 24. "Master Documents" shall mean the Master Declaration, the Articles of Incorporation and Bylaws of the Master Association, the architectural guidelines (adopted or to be adopted pursuant to the Master Declaration), and any rules and regulations promulgated by the Master Association, inclusive of all exhibits and attachments thereto and amendments thereof.

Section 25. "Member" shall mean every person or entity who is a Member of the Association in accordance with Article III.

Section 26. "Community" or "Tara Baywood" shall mean the community planned for development upon the property described in Exhibit "A" or any property annexed as provided herein; the said property being within Alachua County, Florida.

Section 27. "Operating Expense" shall mean and refer to the actual and estimated expense of maintaining and repairing Common Area and operating the Association, including but not limited to, salaries and management fees, professional fees, service and material costs, telecommunications service costs, costs of supplies and equipment, Association-sponsored social events, and any and all costs relating to the discharge of the Association's obligations hereunder; and further in meeting the costs to be incurred by the Association in performing its contractual or other duties and in exercising its prerogatives. Notwithstanding anything to the contrary herein, Operating Expenses shall not include reserves.

Section 28. "Owner" shall mean the record owner, whether one or more persons or entities, of the fee simple title to any Lot which is a part of the Property, but excluding those parties having such interest merely as security for the performance of any obligation.

Section 29. "Permit" shall mean the Environmental Resource or Surface Water

Management Permit for Tara Baywood, a copy of which shall be maintained by the Association for the benefit of the Association and by the Registered Agent of the Association.

Section 30. “Plat” shall mean the Plat of the Property for Tara Baywood, recorded or to be recorded in the Public Records of Alachua County, Florida. The term Plat shall also include any additional plats of property subsequently added to the terms of this Declaration.

Section 31. “Property” shall mean the property described in **Exhibit “A”**, and such additions thereto as may hereafter be brought within the jurisdiction of the Association and subject to the terms of this Declaration.

Section 32. “Rules” shall mean collectively the rules and regulations which the Board of Directors of the Association may promulgate or impose and thereafter modify, alter, amend, rescind and augment any of the same with respect to the use, operation, and enjoyment of the Property, Common Areas and any improvements located thereon. Notwithstanding anything contained herein to the contrary, the Declarant and Builder shall be exempt from all such Rules.

Section 33. “Supplemental Declaration” shall mean and refer to an instrument filed in the Public Records of the County pursuant to Article II, Section 3, which subjects additional property to this Declaration, creates additional classes of members, and/or imposes, expressly or by reference, additional restrictions and obligations on the land described in such instrument. The Declarant may, by Supplemental Declaration, create additional classes of membership with such rights, privileges and obligations as may be specified in such Supplemental Declaration in recognition of the different character and intended use of the property subject to such Supplemental Declaration.

Section 34. “Surface Water Management System” shall include, but is not limited to: all inlets, ditches, swales, culverts, water control structures, retention and detention areas, ponds, lakes, floodplain compensation areas, wetland, wetland buffer and upland preservation, and wetland mitigation areas. The Surface Water Management System facilities are located on land designated on the Plat.

Section 35. “Tenant” shall mean any person or person(s) who are renters, tenants or the like under a lease agreement with the Owner of a Lot for occupancy of the Home on the Lot.

Section 36. “Turnover” shall mean termination of the Class B Membership and transfer of operation of the Association by the Declarant, or successor Declarant, to Class A Members.

Section 37. “WMD” shall mean and refer to the Suwanee River Water Management District.

The foregoing definitions shall be applicable to this Declaration and to any supplemental declaration hereto or any amendment to this Declaration, unless otherwise expressly provided herein or therein.

ARTICLE II PROPERTY SUBJECT TO THIS DECLARATION

Section 1. Legal Description. The real property which is and shall be held, transferred, sold, conveyed and occupied subject to this Declaration which is located within the County, and which is the property described in **Exhibit “A”**, and such additions as may hereafter be brought within the jurisdiction of the Association and subject to the terms of this Declaration, less the portions thereof dedicated and/or conveyed to other entities.

Section 2. Application of Declaration. The Property shall be held, transferred, sold, conveyed and occupied subject to the terms and conditions of this Declaration, and any and all supplements and lawful amendments hereto and any and all supplements and lawful amendments thereto. By receipt and acceptance of delivery of a deed to any of the Property or other instrument evidencing ownership, whether or not it shall be so expressed in any such deed or other conveyance or adjudication, each Owner hereby agrees to abide by and accept title to such portion of the Property and all terms and provisions of this Declaration. The filing of this Declaration and subjecting the Property to the covenants, conditions, restrictions, reservations, easements, liens and charges contained herein shall not be construed in any way as inhibiting or prohibiting the Declarant from conveying the Lots or improvements within the Property to third parties free and clear of any covenants, conditions, restrictions, reservations, easements, liens and charges, except for those specifically provided for in this Declaration. Lots so conveyed by the Declarant to third parties shall be used and held by said third parties in accordance with this Declaration.

Section 3. Additional Property. Additional property may become subject to this Declaration or be withdrawn from the terms of this Declaration in the following manner:

- (a) Annexation Without Approval of Class “A” Membership. As the owner thereof, or if not the owner, with the consent of the owner thereof, Declarant shall have the unilateral right, privilege and option, from time to time at any time to annex, subject to the provisions of this Declaration and the jurisdiction of the Association, all or any portion of the real property described in a Supplemental Declaration. Such Supplemental Declaration shall not require the consent of the Members or Institutional Mortgagees. Any such annexation shall be effective upon the filing of record of such Supplemental Declaration unless otherwise provided therein. Notwithstanding the foregoing, nothing herein shall be construed as an obligation of Declarant to annex in additional Property to the Community or construct the Community pursuant to the plan of development approved on the date of this Declaration, which may be modified by the Declarant in the future.
- (b) Annexation With Approval of Class “A” Membership. Subject to the consent of the owner thereof, after the expiration of the Class B Member the Association may annex additional real property to the provisions of this Declaration and the jurisdiction of the Association. Such annexation shall require the affirmative vote of not less than sixty-seven (67%) percent of the Class “A” Members of the Association. Annexation shall be accomplished by filing of record in the public records of the County, a Supplemental Declaration describing the property being annexed. Any such Supplemental Declaration shall be signed by an authorized officer of the Association, and by the owner of the property being annexed, and any such annexation shall be effective upon filing unless otherwise provided

therein. The relevant provisions of the Bylaws dealing with regular or special meetings, as the case may be, shall apply to determine the time required for and the proper form of notice of any meeting called for the purpose of considering annexation of property pursuant to this Section and to ascertain the presence of a quorum at such meeting.

- (c) Withdrawal of Property. Declarant shall be entitled to withdraw portions of the Property owned by Declarant from the terms and conditions of this Declaration, subject to the terms and conditions of this Section. For purposes of this Declaration, the portion of the Property withdrawn from the terms hereof shall be referred to as the “Withdrawn Property.” In order to withdraw such portion of the Property from the terms of this Declaration, Declarant shall record in the Public Records of the County an instrument executed with the formalities of a Deed, which instrument shall make reference to this Declaration, state that the purpose of the instrument is to withdraw the Withdrawn Property from the terms and conditions of this Declaration, and contain a legal description of the Withdrawn Property. Declarant shall have the right to withdraw portions of the Land from the terms and conditions of this Declaration without the joinder, ratification or approval of the Association, any Owner, or any lienholder, provided that Declarant is the fee simple owner of the Withdrawn Property, and provided that the withdrawal of the Withdrawn Property shall not result in (i) the reduction of the number of Lots within the Community; (ii) the material reduction of the size of the Lots, Common Areas or Common Area facilities, or (iii) a material change to the scheme of development of the Community. Notwithstanding anything herein to the contrary, Declarant may not withdraw any portions of the Property without the prior written consent of the Master Declarant, so long as any Lots within the Community are owned by the Master Declarant. Upon the withdrawal of the Withdrawn Property from the terms and conditions of this Declaration, the Withdrawn Property shall no longer be subject to the terms of this Declaration, including all exhibits hereto, or any other covenants, restrictions and/or regulations provided herein or adopted hereunder, except for those easements, rights-of-way, or other portions hereof which, by their terms, specifically survive the termination of this Declaration, which shall include the withdrawal of such lands from the terms and conditions of this Declaration.
- (d) Amendment. This Article II, Section 3 shall not be amended without the prior written consent of Declarant during the Development Period or so long as the Declarant holds Lots for sale in the ordinary course of business. Nor may any provision in this Section requiring the consent of the Master Declarant be amended without the prior written approval of the Master Declarant, so long as any Lots within the Community are owned by the Master Declarant.

ARTICLE III MEMBERSHIP

Every person or entity who is a record Owner of a fee or undivided fee interest in any Lot which is subject to the covenants, conditions, restrictions, reservations, easements, liens and charges, of this Declaration, shall be a Member of the Association. The foregoing is not intended to include persons or entities who hold an interest merely as security for the performance of an obligation. No Owner shall have more than one membership for each Lot owned. Membership shall be appurtenant to a Lot and may not be separated from ownership of the Lot. Ownership of a Lot shall be the sole qualification for membership. The Owner of record of each Lot shall be subject to assessment by the Association, as hereinafter provided, and shall be subject to enforcement by the Association in accordance with the terms and provisions of this Declaration.

ARTICLE IV MASTER ASSOCIATION

Tara Baywood is a component of the larger community of Tara Forest. All Owners, lessees and occupants of homes in the Community shall have access to and use of various services and facilities provided by the Master Association in accordance with and subject to the Master Documents. Every Owner, by acceptance of a deed to a Lot in the Community acknowledges that, in addition to being bound by the Governing Documents for Tara Baywood, he or she is subject to and bound by the Master Documents and that he or she is automatically a Member of and subject to Assessments by the Master Association in accordance with the terms of the Master Declaration.

Section 1. This Declaration and the Property are subject to the Master Declaration, and in the event of a conflict with this Declaration, the terms of the Master Declaration shall govern.

Section 2. The foregoing shall not prevent enforcement by the Association of provisions of the Governing Documents which are stricter than those of the Master Documents.

Section 3. Notwithstanding anything herein to the contrary, this Declaration shall not be construed or amended in any manner so as to affect the property or rights of the Master Association, including its ACC, without the Master Association's written consent or joinder.

ARTICLE V VOTING RIGHTS

The Association shall have two (2) classes of voting membership:

Class A. Class A Members shall be those Owners defined in Article III with the exception of the Declarant until the expiration of the Class B Membership when Class B Memberships convert to Class A Memberships. Class A Members shall be entitled to one (1) vote for each Lot in which they hold the interest required for membership by Article III. When more than one (1) person or entity holds such interest in any Lot, all such persons shall be Members. The vote for such Lot shall be exercised as they among themselves determine, but in no event shall more than one (1) vote be cast with respect to any Lot.

Class B. The Class B Member shall be the Declarant, its successors and assigns. The Class B member shall be entitled to three (3) votes for each Class A Member vote such that, as long as

the Class B membership is in place, the Declarant shall have three times the votes of all Class A Members. Class B membership shall cease and be converted to Class A membership on the happening of any of the following events, whichever occurs earlier:

(a) Three (3) months after ninety percent (90%) of the Lots ultimately planned for the Community have been conveyed to Class A Members other than Builders; provided however this event shall not be deemed to have occurred based on Lots conveyed to a person or entity who becomes a successor Declarant by assignment;

(b) Thirty (30) days after Declarant elects to terminate the Class B Membership; provided, however, Declarant shall not, without Lennar's prior written consent, elect to terminate the Class B Membership earlier than when ninety percent (90%) of the Lots ultimately planned for the Community have been conveyed to Class A Members other than Builders; or

(c) As otherwise required by applicable law.

Upon the conversion of the Class B Membership to Class A Membership, the Declarant shall be entitled to one vote for each Lot they own in the same manner as all other Class A Members.

ARTICLE VI PROPERTY RIGHTS

Section 1. Master Property. It is anticipated that as set forth in the Master Declaration, the Master Association will own or have easement rights in the property which is commonly common property of a community. The Master Documents shall govern all easements restrictions and use rights in and to the Master Common Property.

Section 2. Common Area. The Common Area licensed, transferred, and/or conveyed as Common Area, shall be held, operated, maintained, repaired and replaced according to the following:

- (a) Said Common Area, upon installation and construction, shall be maintained, repaired and replaced as scheduled and as necessary in a continuous and satisfactory manner in good order, condition, and repair as of the recording of this Declaration;
- (b) The right to the use of the Common Area, once installation or construction thereof has been completed, shall extend to all Members and their family, tenants, contract purchasers and invited guests, subject to regulation from time to time by the Association in its Rules. Vendors, contractors and service providers, entering the Community as an invitee of an Owner or the Association, shall be subject to the Rules of the Association;
- (c) The Common Area shall be subject to the other provisions of this Declaration, the Articles, Bylaws; and
- (d) The Association, through its Board of Directors, may make and enforce this Declaration and the reasonable rules and regulations governing the Common Area, which rules and regulations shall be consistent with the rights and duties established by this Declaration.

Notwithstanding anything contained herein to the contrary, the Declarant and Builders shall be exempt from all such rules. Sanctions for violations may include monetary fines levied in accordance with the Declaration and applicable law and suspension of the right to vote. The Board of Directors shall, in addition, have the power to seek equitable and monetary relief in any court for violations. The imposition of sanctions shall be as provided herein and in the Bylaws of the Association.

- (e) Association and Owners each covenant and agree jointly and severally to indemnify, defend and hold harmless Declarant, its officers, directors, shareholders, and any related persons or corporations and their employees from and against any and all claims, suits, actions, causes of action or damages arising from any personal injury, loss of life, or damage to property, sustained in relation to the Common Area or other property serving Association, and improvements thereon, or resulting from or arising out of activities or operations of the Association or Owners, and from and against all costs, expenses, court costs, attorneys' fees and paraprofessional fees (including, but not limited to, all trial and appellate levels and whether or not suit be instituted), expenses and liabilities incurred or arising from any such claim, the investigation thereof, or the defense of any action or proceedings brought thereon, and from and against any orders judgments or decrees which may be entered relating thereto. The costs and expense of fulfilling this covenant of indemnification shall be operating expenses of the Association to the extent such matters are not covered by insurance maintained by the Association.

Section 3. Declarant's and/or Builder's Reserved Rights. Notwithstanding any provision herein to the contrary, the property rights under this Article VI shall be subject to:

- (a) The right of Declarant to execute all documents and take such actions and do such acts affecting the Common Area which, in the Declarant's sole discretion, are desirable or necessary to facilitate the Declarant's or any Builder's development, construction, sales and marketing of the Property. However, nothing contained herein shall authorize Declarant to take any action that will diminish the rights of any lienholder or the holder of any mortgage on any Lot; affect the Master Common Area; take any action that will affect title to any of the Lots after conveyance to third parties; or unilaterally change the Declaration, Articles, Bylaws and Rules in violation of Chapter 720, Florida Statutes after the Class B Membership has terminated;
- (b) Subject to any approvals required from the Master Declarant or Master Association under the Master Documents, the Declarant and Builders shall have full rights of ingress and egress to and through, and over and about the Property during the Development Period and such additional period of time as Declarant or Builders are engaged in any construction or improvement work, sales, leasing or marketing of the Community on or within the Property, and the Declarant and Builders shall further have an easement thereon for the purpose of storage of materials, vehicles, tools, equipment, etc., which are being utilized in such development or construction and for the use and maintenance of signs, banners, and the like being used in connection with the sale or promotion of the Property, or any portion thereof. The Declarant and Builders shall further have the right to operate

and maintain models, sales centers and leasing offices and to operate and open gates and access to the Community to facilitate sales and marketing of the Community in Declarant's and Builders' absolute discretion. No Owner, his or her guests, employees, servants, agents and invitees shall in any way interfere or hamper Declarant or Builders or their agents, servants, employees, invitees, successors or assigns, in connection with such construction, development, promotion or sales activity; and

- (c) Declarant shall have full right to assign any or all of its right, title and interest in the Property, both as Declarant and as a Member of the Association, to another party by the execution and recording of a proper instrument in the Public Records of the County. This provision shall not, however, be construed to allow Declarant to assign a membership in the Association in a transaction separate from ownership of a Lot. Notwithstanding the foregoing, the Declarant, in its sole discretion, shall also have the right to grant a Builder certain rights reserved hereunder to the Declarant for the purpose of constructing, selling and marketing Homes in the Community and conducting construction, sales and marketing thereof by executing an assignment of rights in favor of the Builder to be kept in the official records of the Association. Any such assignment of rights shall not impose any obligation of the Declarant hereunder on any such Builder unless obligations are expressly assumed by the Builder.
- (d) Notwithstanding anything contained herein to the contrary, neither the Declarant nor the Association nor any Builder make any representation whatsoever as to the commencement, completion or construction of any improvements within or upon the Common Area or property over which the Association or Master Association have easement rights. Title to any Common Area owned by Declarant may be transferred to the Association at any time, provided that title to all portions of the Common Area owned by Declarant shall be transferred to the Association no later than the expiration of the Development Period. THE ASSOCIATION AND THE MEMBERS SHALL BE OBLIGATED TO ACCEPT THE COMMON AREA IN THEIR "AS-IS" CONDITION. THE DECLARANT MAKES NO REPRESENTATIONS OR WARRANTIES, EXPRESS OR IMPLIED, ALL OF WHICH ARE DISCLAIMED TO THE FULLEST EXTENT PERMITTED BY LAW, WITH RESPECT TO THE COMMON AREA INCLUDING WITHOUT LIMITATION THE MERCHANTABILITY OR FITNESS FOR ANY PARTICULAR PURPOSE, THE CONSTRUCTION, DESIGN, ADEQUACY OF SIZE OR CAPACITY RELATED TO THE USE OF THE SAME, DATE OF COMPLETION OR FUTURE ECONOMIC PERFORMANCE OR OPERATION OF THE COMMON AREA AND THE IMPROVEMENTS THEREON, INCLUDING ALL MATERIALS, FIXTURES, PERSONAL PROPERTY OR EQUIPMENT THEREIN.
- (e) Declarant and Builders shall have the perpetual right to take such action reasonably necessary to transact any business necessary to consummate the development of the Property and sales and re-sales of Lots, Parcels and/or other properties owned by Builders, Declarant or others outside of the Property. This right shall include, but not be limited to, the right to maintain models, sales offices and parking associated therewith, have signs on any portion of the Property, including Common Areas, Master Common Areas, as

applicable, employees in the models and offices without the payment of rent or any other fee, maintain offices in models and use of the Common Areas, Master Common Areas as applicable, to show Lots, Homes or Parcels. The sales office and signs and all items pertaining to development and sales remain the property of Declarant or such Builder, as applicable. Declarant and Builders shall have all of the foregoing rights without charge or expense. The rights reserved hereunder shall extend beyond the Turnover. Notwithstanding the foregoing, no such models, sales offices, parking or signs shall unreasonably interfere with the development and sale of Lots and Homes.

Section 4. No Dedication to Public Use. Nothing contained in this Declaration, and except as otherwise provided in the Master Documents, shall be construed or be deemed to constitute a dedication, express or implied, of any part of the Common Area for public use, except for access to and from and throughout the property described in the Plat or any additions thereto for emergency access, law enforcement and persons providing essential services to the Community and its Members.

Section 5. Incorporation of Easements by Reference. Reference in the respective deeds of conveyance, or any mortgage or trust deeds or other evidence of obligation, to the easements and covenants herein described shall be sufficient to create and reserve such easements and covenants to the respective grantees, mortgagees or trustees of said parcels as fully and completely as though said easements and covenants were fully recited and set forth in their entirety in such documents.

Section 6. Further Reserved Easements. In addition to the rights reserved elsewhere herein, Declarant reserves easements for itself, its nominees, and for Builders, over, upon, across, and under the Property as may be required in connection with the development of the Property, and other lands designated by Declarant and to promote or otherwise facilitate the development, construction and sale and/or leasing of Lots, Homes, Parcels, or any portion of the Property, and other lands designated by Declarant. Without limiting the foregoing, Declarant specifically reserves the right, for itself, its nominees and Builders, to use all paved roads and rights of way within the Property for vehicular and pedestrian ingress and egress to and from any portion of the Property. At no time shall Declarant or any Builder be obligated to pay any amount to the Association or the Master Association on account of Declarant's or such Builder's use of such paved roads and rights of way, or by their agents, nominees, employees or contractors. The easements created by this Section, and the rights reserved herein in favor of Declarant and Builders, shall be construed as broadly as possible and supplement the rights of Declarant and Builders set forth in this Declaration. At no time shall Declarant or any Builder incur any expense whatsoever in connection with its use and enjoyment of such rights and easements.

Section 7. Surface Water Management. It is acknowledged that the Property is located within the boundaries of the WMD and that an easement is hereby created over the entire Property for the surface water drainage and storage, and for the installation and maintenance of the Surface Water Management System for the Property; provided, however that such easement shall be subject to improvements constructed within the Property as permitted by controlling governmental authorities from time to time. The Surface Water Management System shall be operated and maintained in compliance with all approvals, codes and regulations of governmental authorities

and the WMD and in accordance with the Master Documents. Any repair or reconstruction of the Surface Water Management System shall be as permitted, or if modified, as approved, by the WMD.

ARTICLE VII COVENANT FOR MAINTENANCE ASSESSMENTS

Section 1. Creation of the Lien and Personal Obligation of Assessments to be Paid to the Association. The Declarant, for each Lot owned by it within the Property, hereby covenants, and each Owner of any Lot by acceptance of a deed therefore, whether or not it shall be so expressed in any such deed or other conveyance (including any purchaser at a judicial sale), is deemed to covenant, which covenant shall run with the land and be binding on every Owner, and agrees to pay to the Association: (1) any regular assessments or charges for the payment of Operating Expenses of the Association (“**Regular Assessments**” or “**Annual Assessments**”); (2) any special assessments for improvements, or to fund any deficits between the amount collected for regular assessments in accordance with the annual budget and the amount determined necessary by the Association for the proper management and maintenance of the Common Area, together with other costs and/or expenses levied or imposed against the Association or property of the Association (“**Special Assessments**”); and (3) any individual assessments or charges incurred by the Association on behalf of one or more Lots but not all Lots (“**Individual Assessments**”). All such assessments shall be fixed, established and collected from time to time as hereinafter provided. The Regular, Special, and Individual Assessments (collectively “**Assessments**”), together with such interest thereon and costs of collection thereof, including attorney’s fees, as hereinafter provided and any applicable late fee imposed by the Board of Directors of the Association, shall be a charge on the Property and shall be a **continuing lien** relating back to the date of recordation of the Declaration upon any Lot against which each such assessment is made, and said lien may be enforced in the same manner in which mortgages are enforced. Each such assessment, together with interest, costs (including applicable late fees), and reasonable attorneys’ fees for its collection, including attorneys’ fees involved at all appellate levels and whether or not suit is instituted, shall also be the personal obligation of the person or entity who was the Owner of the Lot at the time when the assessment becomes due. Each Owner shall be jointly and severally responsible with the previous Owner for all Assessments due to the Association prior to the transfer of title without prejudice to any right the present Owner may have to recover any amounts paid by the present Owner from the previous Owner.

Section 2. Purpose of Assessments. The Assessments to be levied by the Association shall be used for the purpose of promoting the recreation, health, and welfare of the residents of the Property and the management and operation of the Association, and shall specifically include, but is not limited to, the maintenance and repair of the Surface Water and/or Storm Water Management Systems, the maintenance of the Common Area improvements or equipment maintained by the Association. Special Assessments shall be used to fund capital improvements, deficits in the collection of Regular Assessments to cover Operating Expenses of the Association, and other purposes deemed necessary by a majority vote of Owners of the Association as set forth in Section 5 hereof. Individual Assessments shall be for the costs incurred by the Association which by nature are applicable only to one or more Lots, but less than all Lots. By way of example and not limitation, in the event an Owner fails to maintain their Lot in a manner required by the Governing Documents, the Association shall have the right, through its agents and employees, to enter upon

the Lot and to repair, restore, and maintain the Lot and/or Home as required by the Governing Documents. The costs of any such repair, restoration and/or maintenance, plus the reasonable administrative expenses of the Association and any costs incurred in bringing a Lot and/or Home into compliance with the Governing Documents, shall be an Individual Assessment levied against such Lot.

Section 3. Basis of Annual Assessments. For the first year of operation of the Association, the Assessment shall be the amount as set forth in the estimated operating budget of the Association for the first year of operation. From and after January of the next operating year, the Annual Assessment shall be determined in accordance with the Articles of Incorporation and Bylaws of the Association taking into account current maintenance costs and future needs of the Association. Because reserve accounts are not being initially provided for by the Declarant, the Members of the Association may elect to collect reserves after the expiration of the Class B Membership upon the affirmative approval of a majority of the total voting interests of the Association obtained by a vote of the Members at a duly called meeting of the membership or by the written consent of a majority of the total voting interests of the Association. The approval action of the membership must state that reserve accounts shall be provided for in the budget and must designate the components for which the reserve accounts are to be established. Upon approval by the membership, the Board shall include the required reserve accounts in the budget in the next fiscal year following the approval and each year thereafter. Once reserves are established as provided in this subsection, the reserve accounts must be funded or maintained through the collection of Assessments or have their funding waived in the manner provided by Chapter 720, Florida Statutes. Notwithstanding the same, the Declarant is exempt from reserve funding obligations prior to termination of the Class B Membership for the Lots Declarant owns.

Section 4. Uniform Rate of Assessment. Unless otherwise provided for herein, both Annual and Special Assessments must be fixed at a uniform rate for all Lots with a Home and may be collected on an annual, quarterly or monthly basis or at any other interval as determined by the Board of Directors. Payments of all Assessments will be made directly to the Association or its designated management company and in no instance shall any mortgagees have the obligation to collect Assessments.

Section 5. Special Assessment for Capital Improvements. In addition to the Annual Assessment authorized above, the Association may levy in any assessment year, a Special Assessment applicable to that year only, for the purpose of defraying, in whole or in part, the cost of any construction or reconstruction, unexpected repair or replacement of a Common Area capital improvement, including the necessary fixtures and personal property related thereto, or to cover deficits in the collection of Regular Assessments to cover Operating Expenses of the Association; PROVIDED that any such Special Assessments shall have the assent of a majority of Members who are voting in person or by proxy at a meeting duly at which a quorum is attained and called for this purpose, written notice of which shall be sent to all Members not less than 15 days nor more than 60 days in advance of the meeting setting forth the purpose of the meeting.

Section 6. Quorum for Any Action Authorized Under Section 5. At each meeting called, as provided in Section 5 hereof, the presence of the meeting of Members or of proxies entitled to cast thirty percent (30%) of the total eligible voting interests of the Membership (Class B included

until terminated), shall constitute a quorum. If the required quorum is not forthcoming at any meeting, another meeting may be called, subject to the notice requirements set forth in Section 6 and the required quorum at any such subsequent meeting shall be one-half (½) of the required quorum at the preceding meeting. No such subsequent meeting shall be held more than sixty (60) days following the preceding meeting.

Section 7. Date of Commencement of Annual Assessments; Due Dates. The Annual Assessments provided for herein shall commence as to a Lot upon the issuance of certification of occupancy. The first Annual Assessment shall be adjusted according to the number of months remaining in the calendar year. The Board of Directors of the Association shall fix the amount of the Annual Assessment against each Lot at least thirty (30) days in advance of each Annual Assessment period. Written notice of the Annual Assessment shall be sent to every Owner subject thereto together with the due date of such Assessments established by the Board of Directors. The Board of Directors may institute late payment fees and interest at the highest legal rate in accordance with the HOA Act for delinquent payment of the Annual Assessment. The Association shall upon demand at any time furnish an estoppel certificate in writing signed by an officer of the Association setting forth whether the Assessments on a specified Lot have been paid and the information set forth in the HOA Act. A reasonable charge may be made by the Board or its agent for the issuance of these certificates.

Section 8. Effect of Nonpayment of Assessments; Remedies of the Association. Any Assessments which are not paid when due shall be delinquent. If the Assessment is not paid within ten (10) days (or such other period of time established by the Board) after the due date, an administrative late fee of the greater of Twenty-Five and no/100 Dollars (\$25.00) or 5% of the amount of the installment that is past due, together with interest in an amount equal to the maximum rate per annum allowable by law beginning from the due date until paid in full may be levied. The Association, acting through its Board of Directors, may bring an action at law against the Owner personally obligated to pay the same, or foreclose the lien against the Lot to which the Assessment is levied, and interest, costs and reasonable attorneys' fees, including at all appellate levels and whether or not suit is instituted, in collection or enforcement shall be added to the amount of such Assessment. Additionally, the Board of Directors of the Association may at its discretion accelerate the Assessments then due from a delinquent Owner for the next twelve (12) months. The Association may also notify any mortgagees or lenders of Owner, any co-borrowers and/or guarantor(s) without recourse to Declarant and/or the Association of delinquencies in the payment of Assessments. No Owner may waive or otherwise escape liability for the Assessments provided for herein by non-use of the Common Area or abandonment of his or her Lot. All payments on accounts shall be first applied to fines levied in accordance with the terms of the Declaration, interest accrued by the Association, then to any administrative late fees, then to collection costs and attorney fees, and then to the delinquent Assessments. The allocation of payments described herein shall apply notwithstanding any restrictive endorsement, designation or instruction placed on or accompanying a payment. Additionally, if a Home is occupied by a Lessee and the Owner is delinquent in the payment of Assessments, the Association may demand from the Lessee payment to the Association of all monetary obligations, including without limitation, Assessments due from the Owner to the Association. So long as the Owner remains delinquent, future rent payments due to the Owner may be collected by the Association and shall be credited to the monetary obligations of the Owner to the Association. If within fourteen (14)

days from written demand of the Association, the Lessee provides the Association with written evidence of making prepaid rent payments, the Lessee shall receive credit for the prepaid rent for the applicable period of such prepaid rent.

Section 9. Individual Assessment Against a Particular Owner of Lot. In the event an Owner of any Lot in the Property shall fail to maintain the premises and the improvements situated thereon in accordance with the terms and conditions of the Declaration, Master Declaration and any promulgated Rules in a manner satisfactory to the Board of Directors to a minimum standard of consistency with the general appearance of the Property as initially constructed and improved by the Declarant or a Builder (taking into account normal wear and tear and exposure to normal exterior conditions, but not to the point of unsightliness), the Association, after approval by a majority of the Board of Directors, shall have the right, through its agents and employees, to enter upon said Lot and to repair, maintain, and restore the Lot, and the exterior of the buildings and any other improvements erected thereon. The costs of such exterior maintenance performed on behalf of the Lot Owner may be assessed to the Lot as an Individual Assessment for such expense; and said Individual Assessment shall be enforced in the same manner as provided for in Section 8. In addition, Owners shall be jointly and severally liable with their guests, tenants or invitees for damage(s) caused by their guests, tenants or invitees and for the associated costs of repair or replacement. In the event any Owner, its guests, tenants or invitees cause any damage to the Common Area, including but not limited to landscaping or sidewalks, the cost of any repairs required to correct such damage and the cost thereof may be assessed to the Lot Owner as an Individual Assessment.

Section 10. Subordination of the Lien to Mortgages. The lien of the Assessments provided for herein shall be superior to all other liens except tax liens and the liens of any bona fide Institutional First Mortgage to an Institutional First Mortgagee recorded prior to any lien for Assessments by the Association; provided, however, that said mortgage liens are first liens against the property encumbered thereby, subject only to tax liens, and a secure indebtedness payable in monthly, quarterly or annual payments over a period of not less than ten (10) years.

Section 11. Exempt Property. The following Property subject to this Declaration shall be exempt from the Assessments created herein: (a) any portion of the Property dedicated to and accepted by a local public authority; (b) the Common Area; and (c) any portion of the Property owned by a charitable or non-profit organization exempt from taxation by the laws of the State of Florida; however, no land or improvements devoted to dwelling use shall be exempt from said Assessments. Lots owned by the Declarant shall be exempt from payment of Assessment during such period of time the Declarant is funding deficits in operating expenses pursuant to Section 12 below.

Section 12. Declarant's Right to Deficit Fund Operating Expenses. Notwithstanding any provision that may be contained to the contrary in this Declaration, for as long as Declarant or a successor Declarant is in control of the Association, Declarant shall not be liable for Assessments against Lots owned by the Declarant, provided that the Declarant funds any deficit in operating expenses exclusive of reserves, cost of capital improvements, and non-budgeted repairs or replacement, as specified in Chapter 720.308(1)(b), Florida Statutes. For the purposes hereof, a deficit shall be computed by subtraction from said operating expenses (exclusive of the items

described in the foregoing sentence) all assessments, income and other sums and income received or receivable by the Association. The deficit, if any, to be paid by Declarant pursuant to this Section shall be determined by looking at the period of deficit funding as a whole, without regard to quarterly, annual or any other accounting or fiscal periods and without regard to intraperiod allocations. The Declarant may at any time commence to pay Assessments to the Lots that it owns and thereby automatically terminate its obligations to fund a deficit in the operating expenses of the Association, or any time or from time to time elect again to fund deficits as aforesaid. When all Lots within the Property are sold and conveyed to purchasers, the Declarant shall have no further liability of any kind to the Association for the payment of Assessments or deficits other than those that arose prior to such time. Should Declarant, in its sole discretion, elect to fund cash shortfalls caused by delinquencies or other matters which would not otherwise require deficit funds from the Declarant, or make excess contributions over the totality of the deficit funding period, such funds shall be considered a loan to the Association to be paid back to the Declarant by the Association. The Declarant's rights under this Section 12 shall not be construed as a guarantee of Assessments under Section 720.308(2), Florida Statutes.

ARTICLE VIII CAPITAL CONTRIBUTION

Section 1. Working Fund Contribution on Sale by Declarant. At the time of a conveyance of a Lot and Home by the Declarant or a Builder to a third-party purchaser, each purchaser, excepting Builders who are not actively engaged in rental programs, or who are otherwise leasing out the Lot or Home for the exchange of the payment of rent, shall pay to the Association the amount of \$500.00 as a contribution to working capital. These monies (hereinafter called **Working Fund Contribution**) shall be the Association's property and shall be held by the Association through its Board of Directors, pursuant to the powers described in the Articles and Bylaws. The Working Fund Contribution shall be deemed ordinary Association income, may be applied to offset operating expenses both during and after the deficit funding period, and need not be separated from or held or applied differently than Assessments. The funds derived from the Working Fund Contributions are income to the Association and shall be used by the Board exclusively for purposes which provide a direct benefit (as defined in 77 Fed. Reg. 15574 (Mar. 16, 2012)) to the Community, including, without limitation, future and existing capital improvements, operating expenses, support costs and start-up costs. No refund of a Working Fund Contribution will be made on re-sale. Notwithstanding the foregoing, the Declarant may elect, in its sole discretion to waive the Working Fund Contribution on the initial sale of a Lot.

Section 2. Capital Contribution on Sale by Owner Other Than Declarant. At the time of a conveyance of a Home pursuant to a sale by an Owner other than the Master Developer, Declarant or Builders (except those Builders who were previously subject to the Working Fund Contribution pursuant to Section 1 of this Article), each purchaser shall pay to the Association the amount of \$500.00 as a Working Fund Contribution. The amount of the resale Working Fund Contribution shall be subject to change from time to time by the Board of the Association. These monies shall be the Association's property, and shall be held by the Association through its Board of Directors, pursuant to the powers described in the Articles and Bylaws. The Working Fund Contribution shall be deemed ordinary Association income and need not be separated from or held or applied differently than Assessments. No refund of a Working Fund Contribution will be made on re-sale. The funds derived from all such Working Fund Contributions are income to the

Association and shall be used by the Board exclusively for purposes which provide a direct benefit (as defined in 77 Fed. Reg. 15574 (Mar. 16, 2012)) to the Community, including, without limitation, future and existing capital improvements, operating expenses, support costs and start-up costs.

ARTICLE IX ARCHITECTURAL CONTROL

Section 1. Review of Proposed Construction. Except as otherwise expressly set forth in this Article IX, and subject to the requirements of the Master Declaration, no improvement or alteration of any kind, including, but not limited to, a fence, wall or other addition, structure, or equipment (including exterior paint, roofing, landscaping, antennas, awnings, and shutters) shall be installed, painted, erected, removed or maintained within the Property, until the plans and specifications showing the nature, kind, shape, height, materials and location of the same shall have been submitted to, and approved in writing by the ACC of the Master Association and a majority of the Board of Directors of the Association. The terms, conditions, restrictions or requirements of the ACC shall prevail in the event of any conflicts between the ACC review and approval and the Association review and approval provided for herein. The Board of Directors of the Association shall approve proposals or plans and specifications submitted for its approval only if it deems that the construction, alterations or additions contemplated thereby in the locations indicated will not be detrimental to the appearance of the surrounding area of the Property and that the appearance of any improvement or other structure affected thereby will be in harmony with surrounding structures and improvements (or the surrounding area contemplated by Declarant, if within the Development Period) and it otherwise desirable. Notwithstanding any other provision in this Declaration, for so long as Declarant has the authority to appoint the entire Board of Directors, Declarant shall have the option to appoint a Board member or other individual (“**Declarant ARC Appointee**”) to receive, review and approve or disapprove applications for construction, alterations or additions contemplated by this Article IX, in lieu of the Board or a committee acting in that capacity. Any reference in this Section 1 to “Board” or “Board of Directors” shall instead mean the Declarant ARC Appointee where such appointment has been made. The Board of Directors of the Association may condition its approval of proposals and plans and specifications as it deems appropriate, and may require submission of additional plans and specifications or other information prior to approving or disapproving material submitted. The Board of Directors of the Association may also issue rules or guidelines setting forth procedures for the submission of plans for approval. The Board of Directors of the Association may require such detail in plans and specifications submitted for its review as it deems proper, including, without limitation, floor plans, site plans, drainage plans, elevation drawings and descriptions or samples of exterior materials and colors. Until receipt by the Board of Directors of the Association of any required plans and specifications and approval of the ACC, the Board of Directors of the Association may postpone review of any plans submitted for approval. The Board of Directors of the Association shall have forty-five (45) days after delivery of all required materials to approve or reject any such plans. During the period of time the Declarant appoints the majority of the Board, if an Owner's plans are not approved within such 45-day period, said plans shall be deemed not approved; however, once Owners other than the Declarant elect a majority of the Board, if an Owner's plans are not approved within such 45-day period, said plans shall be deemed approved. All changes and alterations shall be subject independently to all applicable governmental laws, statutes, ordinances, rules, regulations, orders and decrees. Any alteration or modification to the location and/or

placement of exterior walls of any Home shall be further conditioned on compliance with the County ordinances and the obtaining of applicable governmental approvals, if any.

Section 2. No Waiver of Future Approvals. The approval of the Board of Directors of the Association of any proposals or plans and specifications or drawings for any work done or proposed, or in connection with any other matter requiring the approval and consent of the Board of Directors of the Association, shall not be deemed to constitute a waiver of any right to withhold approval or consent as to any similar proposals, plans and specifications, drawings or matters whether subsequently or additionally submitted for approval or consent.

Section 3. Liability of the Board of Directors of the Association. No member of the Board of Directors of the Association (or Declarant or Declarant ARC Appointee) shall be liable to any Owner or other person by reason of mistake in judgment, failure to point out deficiencies in plans, or any other act or omission in connection with the approval or disapproval of any plans. Any Owner submitting plans hereunder by the submitting of same, agrees (i) not to seek any damages or make any claim arising out of approval of plans hereunder, and (ii) to indemnify and hold the Board of Directors of the Association, the Association, Declarant ARC Appointee and Declarant harmless from any cost, claim, damage, expense or liability whatsoever, including attorneys' fees and costs at all tribunal and appellate levels (and whether or not suit is instituted), arising out of the approval or disapproval of any plans regardless of the negligence of the committee members, their representatives, or appointing entity.

Section 4. Inspection of Work. Inspection of work and correction of defects therein shall proceed as follows:

- (a) Upon the completion of any work for which approved plans are required hereunder the applicant for such approval (**A p p l i c a n t**) shall give written notice of completion to the Board of Directors of the Association.
- (b) Within thirty (30) days thereafter, the Board of Directors of the Association (or its duly authorized representative) may inspect such completed work. If the Board of Directors of the Association finds that such work was not affected in substantial compliance with the approved plans, it shall notify the Applicant in writing of such noncompliance within such thirty (30) day period, specifying the particulars of noncompliance, and shall require the Applicant to remedy the same.
- (c) If an Applicant is notified of any noncompliance, the Applicant shall remedy or remove the same within a period of not more than forty-five (45) days from the date of announcement of the Board ruling. If Applicant does not comply with the Board of Directors of the Association ruling within such period, the Board, at its option, may either remove the noncomplying improvement or remedy the noncompliance (an easement therefore being hereby created), and Applicant shall reimburse the Association, upon demand, for all expenses incurred in connection therewith. This amount, together with interest thereon at the rate of eighteen (18%) percent per annum from the date the noncompliance was to have been remedied or removed, the maximum late fee allowed under Florida Statutes for each month that a violation exists if payment is not made within

thirty (30) days after announcement, and all costs and reasonable attorneys' fees incurred by the Association in collection, enforcement or abatement, as appropriate (including attorneys' fees incurred at all appellate levels and whether or not suit is instituted) shall be a personal obligation of Owner and shall not pass to the successors in title of Owner unless expressly assumed by such successors. Such amount (including interest, costs, late fees and attorneys' fees as provided above) shall also be a *continuing lien* and run with the land on the Owner's Property if not paid within thirty (30) days after notice enforceable in the same manner in which mortgages are enforced by foreclosure, or by bringing an action at law or equity against the Owner.

- (d) If for any reason the Board of Directors of the Association fails to notify the Applicant of any noncompliance within forty-five (45) days after receipt of written notice of completion from the Applicant, the improvement shall be deemed to have been made in accordance with the approved plans.

Section 5. Variances. The Board of Directors or Declarant ARC Appointee may authorize variances from compliance with any of the architectural provisions of this Declaration when circumstances such as topography, natural obstructions, hardship, aesthetic or environmental considerations may require. Such variance must be evidenced in writing. If such variances are granted, no violation of the covenants, conditions and restrictions contained in this Declaration shall be deemed to have occurred with respect to the matter for which the variance was granted. The granting of such a variance shall not operate to waive any of the terms and provisions of this Declaration for any purpose except as to the particular property and particular provisions hereof covered by the variance, nor shall it affect in any way the Owner's obligation to comply with all governmental laws and regulations affecting his use of the Lot and Home, including, but not limited to, zoning ordinances and lot setback lines or requirements imposed by any governmental or municipal authority and obtaining approval for the ACC.

Section 6. Architectural Review Committee. The Board of Directors of the Association may assign all of its responsibilities under this Article IX to an Architectural Review Committee to be appointed by the Board of Directors of the Association (the "**ARC**").

Section 7. Declarant's and Lennar's Exemption. Notwithstanding anything to the contrary, this Article IX does not apply to the Declarant or to Lennar. Declarant and Lennar shall be exempt from all architectural review and approval requirements, including, without limitation, any architectural guidelines or design standards of the Association and/or the ARC. Notwithstanding anything in the Governing Documents to contrary, but subject to the requirements of the Master Declaration, the Declarant shall have the right to approve any of the foregoing for any Builder in lieu of the Association; provided, however, Lennar shall be exempt from all architectural approval requirements and design standards under the Governing Documents. The Declarant's review and approval of any Builder plans shall be deemed approval of the ARC and the Association and such approval may not be revoked or modified and any modifications of such approved plans shall only require approval of the Declarant. The foregoing shall not act as an exemption to any requirements that apply to the Declarant under the Declaration.

ARTICLE X USE RESTRICTIONS

Section 1. Residential Use. No Lot shall be used for any purpose other than for residential purposes. The foregoing sentence shall not be interpreted or enforced in any manner which interferes with the construction, sale, leasing and/or marketing of a Lot or Home by a Builder, the Declarant or their affiliates or assigns. The occupancy of each Home shall be limited to the maximum number of persons allowable in accordance with Federal Regulations and local ordinances based on the size and configuration of the Home. No building shall be erected altered, placed or permitted to remain on any Lot other than a Home, related appurtenances, and other structures originally constructed by the Declarant or Lennar or other Builders and/or otherwise approved in accordance with ARC, ACC, Declarant ARC Appointee and/or Board approval.

Section 2. Temporary Structures No structure of a temporary character, trailer, basement, tent, shack, barn, shed or other out-building shall be placed or used on any Lot without the approval of the Board. No such structures shall at any time be used as a residence or appurtenance to such residence, either temporary or permanent. The foregoing shall not apply to temporary construction trailers or other temporary structures used by the Declarant, Lennar or other Builders approved by Declarant.

Section 3. Offensive Activity. No noxious or offensive activity shall be carried on upon any Lot, nor shall anything be done thereon which may be or may become an annoyance or nuisance to the Community within the Plat, or any matter which affects the health, safety or welfare of the owners or occupants of the Property, in the Association's reasonable discretion. The foregoing sentence shall not be interpreted or enforced in any manner which interferes with the construction, sale, leasing and/or marketing of a Lot or Home by a Builder, the Declarant or their affiliates or assigns.

Section 4. Animals. Subject to more restrictive provisions of the Master Declaration, no animals of any kind, including but not limited to livestock, swine, poultry, reptiles or insects, shall be kept, maintained, or bred on any Lot or elsewhere within the Property, except for fish in an aquarium and birds in cages maintained in the interior of the Home and not more than a total of four (4) domestic dogs (other than dogs which in the reasonable determination of the Board of Directors or under applicable codes or regulations are determined to be a threat to the safety of the occupants of the Property which shall not be allowed under any circumstances in the Property) or four (4) domestic cats (hereinafter "Pets"), shall be permitted to be kept in a Home or Lot, provided such Pets are not kept, bred or raised for commercial purposes. Notwithstanding the foregoing, Pets permitted by this Section 4 may be kept on a Lot only so long as such Pets do not constitute a nuisance. The Board of Directors shall specifically have the power to require the removal and relocation of any unauthorized animal and any Pet that is a nuisance, or which has harmed, or which presents a threat of harm, to residents and others in the Community. Each person bringing or keeping an animal within the Property shall be absolutely liable to the Association, other Owners and their invitees for any damage to persons or property caused by any animal brought upon or kept upon the Property and it shall be the duty and responsibility of each such Owner to clean up after Pets which have deposited droppings or otherwise used any portion of the Property or public street abutting or visible from the Property. Pets belonging to Owners or invitees of any Owner must be kept within an enclosure or, on a leash held by a person capable of controlling the Pet

when outside the Home. No Pets shall be "tied out" in a yard or on a porch or patio and left unattended for any extended period of time. Outdoor kennels, cages and dog runs are not permitted on any Lot. The Association shall have the right to promulgate Rules and Regulations relating to Pets and animals and the right to restrict or require removal of any animals determined by the Board or applicable codes or regulations to constitute a nuisance or danger to the Community. In addition, all Pet owners shall be required to maintain at all times adequate homeowners' insurance coverage for any and all liabilities related to the Pets owned and kept on the Lot, which insurance shall name the Association as an additional insured to the extent such endorsement is available. Proof of such insurance coverage shall be provided by the Owner to the Association upon reasonable request, not more than one time per calendar year. If such coverage is not provided as required herein, the Board of Directors shall have the right to require the animal to be removed from the Lot until the appropriate insurance is obtained. Notwithstanding anything to the contrary contained herein, all restrictions in this Section 4 are subject to the Americans with Disabilities Act and the Fair Housing Act.

Section 5. Signs. During the Development Period, no sign of any kind shall be displayed to the public view on any Lot, except one sign, subject to prior approval by the Board as to materials and aesthetic features, which sign is not larger than 24" x 24", placed in the ground on the front of the Lot advertising the property for sale or for rent. Once the Declarant, or successor Declarant, and Lennar, has conveyed all Lots it owns within the Property, then the size of the signs can be modified as authorized by the Board. Except for signs used by the Declarant or a Builder, the location of signs, as well as the color, materials, and other aesthetic features of such may be set forth in the ACC guidelines or Rules by the Board or ACC. A sign provided by a contractor for security services, to the extent permitted by the HOA Act, and signs used by the Declarant or Builders to advertise the Property and/or Homes, are specifically excluded from the terms of this Section. The Declarant and Builders are authorized to install signage, flags, banners and other marketing and advertising materials within the Community. The Declarant shall establish a Community-wide signage and marketing plan in the event multiple Builders own Lots within the Community, and all Builders within the Community are subject to such Community-wide signage and marketing plan established by the Declarant.

Section 6. Garbage. No Lot shall be used or maintained as a dumping ground for rubbish. All trash and garbage shall be regularly removed from each Lot and shall not be allowed to accumulate thereon. Trash, garbage or other waste shall be kept in sanitary, covered containers. All equipment for the storage or disposal of such materials shall be kept in a clean and sanitary condition. In no event shall such equipment and/or containers be visible from the streets, from neighboring Property or within property contained in the Plat, except for a reasonable time immediately prior to and after scheduled trash collection, and in all events in compliance with the County Code. This Section shall not apply to Builders, the Declarant or their contractors, and shall also not apply to any Lots owned by Builder, the Declarant or their affiliates and assigns.

Section 7. Storage of Property. No garments, rugs, towels or blankets or any other materials may be hung, exposed or dusted from the windows or from the front facade of any Home. Further, unless otherwise specifically prohibited by applicable local, State or Federal law, no outside clotheslines or other facilities for drying or airing clothes shall be erected in the front yard, side yard or back yard of any Home. All personal property of Owners or other occupants shall be

stored inside; provided, however, patio furniture or other personal property which is specifically for the use and enjoyment of designated outdoor areas of the Home shall be permitted.

Section 8. Parking. Parking in the Community is limited to designated driveways, garages and Common Area parking spaces. There shall be no parking on the grass, the street, or any portion of any sidewalk which is not part of a designated driveway. An Owner may park in the Home's garage or in the driveway on the Lot. Parking on streets may be limited by the Association's Rules and Regulations. Car covers are prohibited and license tags on all vehicles must be current. No vehicle which cannot operate on its own power shall remain in the Community for more than twenty-four (24) hours, except inside of the garage of a Home. No repair or maintenance, except for emergency repairs of vehicles shall be made unless in the garage of a Home. No vehicles shall be stored on blocks. No tarpaulin covers on vehicles shall be permitted anywhere within the public view. Any trailer, commercial vehicle, recreational vehicle, boat, rowboat, canoe, jet ski or boat trailer shall not be permitted to be parked outside of an enclosed garage. This restriction shall not be deemed to limit service vehicles whose purpose is to perform maintenance and delivery service to the Lot Owners or the Association during normal working hours or for work performed for the Declarant, Builders, or the Association which are necessary in the development, maintenance or management of the Association. The term "commercial vehicle" includes trucks and vehicular equipment or other vehicles which are used or which are ordinarily intended to be used for commercial purposes or which contain materials regularly used in trade or business. No vehicles displaying commercial advertising shall be parked within the public view except those of visiting contractors making repairs to a Lot or Home and this provision is specifically intended to preclude any Lot Owner from parking their personal commercial vehicle or that used for employment in public view. Automobiles issued by the County or other governmental entity (i.e., police cars), shall not be deemed to be a commercial vehicle and may be parked in the garage or driveway of the Lot. No vehicle shall be used as a domicile or residence either temporarily or permanently. No all-terrain vehicles (ATVs) or mini motorcycles are permitted at any time on any paved surfaces of the roadways in the Community or on any sidewalk. Notwithstanding any other provision in this Declaration to the contrary, the foregoing restrictions shall not apply to construction vehicles utilized in connection with construction, improvement, installation, or repair by Declarant, Builders or their agents. Subject to applicable laws and ordinances, any vehicle parked in violation of these or other restrictions contained herein, the Association is authorized to order the towing of any vehicle (at said vehicle owner's expense) for a violation of this Section if a vehicle remains in violation of this Section for a period of twenty- four (24) hours from the time a notice of violation is placed on the vehicle or if such a vehicle was cited for such violation within the preceding fourteen (14) day period. Each Owner by acceptance of title to a Home irrevocably grants the Association and its designated towing service the right to enter a Lot and tow-vehicles in violation of this Declaration. Neither the Association nor the towing company shall be liable to the owner of such vehicle for trespass, conversion or otherwise, nor guilty of any criminal act, by reason of such towing or removal and once the notice is posted, neither its removal, nor failure of the owner to receive it for any other reason, shall be grounds for relief of any kind. By accepting title to a Home, the Owner provides to the Association the irrevocable right to tow or remove vehicles parked on the Owner's Lot and to the extent allowed by law, the roadways in the Community, which are in violation of this Declaration. An affidavit of the person posting the foresaid notice stating that it was properly posted shall be conclusive evidence of proper posting. This section shall not apply to vehicles used by Declarant and/or Builders in connection with their development,

construction, sales, and marketing activities in the Community.

Section 9. Septic Tanks. No septic tanks or individual wells will be permitted on any Lot.

Section 10. Garages. No garage may be improved for purposes of making same a living area, nor shall garage doors be removed except for replacement (in which case the Owner must obtain approval of any replacement door from the Board of Directors of the Association (or ARC if established) and/or the ACC. No garage may be used for the operation of a business or for any commercial purpose of any kind.

Section 11. Driveways. No widening of a driveway shall be permitted without prior written Board, Declarant ARC Appointee or ARC approval, and approval shall not be given for an extension beyond the external side lines of the garage. Any driveway extension must match the current driveway surface. Driveway stains or surface coatings are not permitted unless such stains are clear. Owners may not change the driveway surface from that installed by the Builder of the Home. Replacement of a driveway must be of the same materials and style as originally installed by the Builder.

Section 12. Window Coverings. No external window covering, reflective window covering or iron or decorative bars (either interior or exterior) may be placed or permitted to remain on any window of any building without the prior written approval of the Board of Directors of the Association. Window treatments shall consist of drapery, blinds, decorative panels, or other window covering, and no newspaper, aluminum foil, sheets or other temporary window treatments are permitted, except for periods not exceeding one (1) week after an Owner or tenant first moves into a Home or when permanent window treatments are being cleaned or repaired. No security bars shall be placed on the windows of any Home without prior written approval of the Board. Except for any awnings, canopies or shutters installed by a Builder (if and as applicable), no awnings, canopies or shutters shall be affixed to the exterior of a Home without the prior written approval of the Board. No reflective tinting or mirror finishes on windows shall be permitted unless approved by the Board. Window treatments facing the street shall be of a neutral color, such as white, off-white or wood tones. Window or wall air conditioner units are prohibited.

Section 13. Flags and Banners. Except for flags and banners utilized by the Declarant or a Builder, no flags or banners other than a flag permitted by Chapter 720.304, Florida Statutes, or other local, state or federal law, which must be displayed in a respectful manner and which is subject to reasonable standards for size, placement and safety as may be adopted by the Association, will be permitted. The foregoing sentence shall not apply to the Declarant or Builders, and the Declarant and Builders are authorized to install flags, banners, signage and other advertising materials within the Community. The Declarant shall establish a Community-wide signage and marketing plan in the event multiple Builders own Lots within the Community, and all Builders within the Community are subject to such Community-wide signage and marketing plan established by the Declarant.

Section 14. Reconstruction. In the event that a Home or other improvement is damaged or destroyed by casualty loss or other loss, then the Owner thereof shall commence to rebuild or

repair the damaged Home or improvement in accordance this Declaration within 6 months of the date of the loss. As to any such reconstruction of a destroyed Home or improvements, the same shall only be replaced as approved by the Board of Directors (or ARC if established) and/or the ACC. Notwithstanding anything to the contrary herein, to the extent that insurance coverage obtained and maintained by the Association covers such casualty destruction, the Owner of such damaged or destroyed Home shall not perform any activities that would negate such coverage or impair the availability of such coverage.

Section 15. Business Activity. Except for (i) normal construction activity, (ii) sale, leasing and/or re-sale of a Home, (iii) sale, leasing or re-sale of other property owned by Declarant or a Builder, or (iv) administrative offices and/or sales offices of Declarant or a Builder, no commercial or business activity shall be conducted in the Community that disrupts the residents, including without limitation, within any Home. Notwithstanding the foregoing, and subject to applicable statutes and ordinances, an Owner may maintain a home business office within a Home for such Owner's personal use; provided, however, business invitees, customers, and clients shall not disrupt the residential nature of the Community unless the Board provides otherwise in the Rules and Regulations. No Owner may actively engage in any solicitations for commercial purposes within the Community. No solicitors of a commercial nature shall be allowed within the Community, without the prior written consent of Association. No day care center, childcare facility, assisted living facility or halfway house may be operated out of a Home. No garage sales are permitted, except as permitted by Association. The foregoing shall not apply to any platted Lot which is designated for and zoned for commercial use or pertaining to circumstances regulated by applicable fair housing laws. The leasing of a Home shall not be considered "business activity" for purposes of this Section.

Section 16. Telecommunications Equipment. No exterior visible antennae, radio masts, towers, poles, aerials, satellite dishes, or other similar equipment shall be placed on any Home or Lot without the prior written approval thereof being first had and obtained from the Board. The Board may require, among other things, that all such improvements be screened so that they are not visible from adjacent Homes, or from the Common Areas. No Owner shall operate any equipment or device which will interfere with the radio or television reception of others. All antennas not covered by the Federal Communications Commission ("FCC") rules are prohibited. Installation, maintenance, and use of all antennas shall comply with restrictions adopted by the ACC and the Board and shall be governed by the then current rules of the FCC.

Section 17. Fences. Subject to the provisions of the Master Documents regulating fences, if any, and architectural review provisions of this Declaration, all fences (except for any fences installed by Declarant or Lennar) shall require approval of the ARC and the ACC prior to installation on a Lot. Retaining walls and perimeter fences within the Community that were originally installed by the Master Declarant, Declarant, Lennar or the Association shall be maintained by the Association for the benefit of all Owners. All other fences located on a Lot or approved fences installed by an Owner or Owners shall be maintained by the Owner or Owners of such benefited Lots at such Owner's or Owners' sole cost and expense. Fences shared by two or more Lots, shall be maintained, cleaned, repaired and replaced jointly by the Owners of the Lots upon which the fence is shared. In the event such Owner(s) fail to maintain, clean, repair or replace a fence for which they have responsibility, the Association shall have the right, but not the

obligation, to enter upon the Lots and perform necessary maintenance, cleaning, repair or replacement of the fence, the expense of which shall be charged in equal shares to the benefitting Lot Owners as an Individual Assessment.

Section 18. Hurricane Shutters. Any hurricane shutters or other protective devices visible from outside a Home shall be of a type as approved by the Board. Accordion, panel and roll-up style hurricane shutters, if approved, may not be left closed during hurricane season. Any such approved hurricane shutters may be installed upon forty-eight (48) hours prior to the expected arrival of a hurricane and must be removed within seventy-two (72) hours after the end of a hurricane watch or warning or as the Board or ARC may determine otherwise. Except as the Board may otherwise decide, shutters may not be closed at any time other than in relation to a storm event.

Section 19. Ponds. No Owner shall use any bodies of water located within the Community, if any, for recreational purposes, including boating, jet skiing, or any other types of water sports. Swimming in any body of water within the Community is prohibited. No planting, fencing or other improvements or additions to the landscape area or grassed area surrounding any body of water in the Community and within the maintenance easements surrounding the bodies of water are permitted. No installation of sand or other materials intended to simulate a beach shall be permitted along the pond and lake banks, within the maintenance easements surrounding the lake or rear yards of Lots adjacent to the lakes. The Association has the right to further restrict use of bodies of water in the Community in promulgated Rules. BY ACCEPTANCE OF A DEED TO A HOME OR LOT, EACH OWNER ACKNOWLEDGES THAT THE WATER LEVELS OF ANY WATER BODIES IN THE COMMUNITY MAY VARY FROM TIME TO TIME. THERE IS NO GUARANTEE BY THE DECLARANT, BUILDERS, OR ASSOCIATION AND ANY OF THEIR OFFICERS, DIRECTORS, COMMITTEE MEMBERS, EMPLOYEES, MANAGEMENT AGENTS, CONTRACTORS OR SUBCONTRACTORS THAT WATER LEVELS WILL BE CONSTANT OR AESTHETICALLY PLEASING AT ANY PARTICULAR TIME. AT TIMES, AREAS IN THE COMMUNITY WHICH ARE DESIGNED TO RETAIN WATER, MAY HAVE LITTLE TO NO WATER RETENTION AND WATER LEVELS MAY BE NON-EXISTENT.

Section 20. Exemptions. Notwithstanding anything to the contrary, any restrictions contained in this Article that would disrupt the construction, sales, leasing and/or marketing of Homes in the Community shall not apply to the Declarant or Lennar.

ARTICLE XI EASEMENTS

Section 1. Public Services. Easements are reserved over each Lot and the Common Area for public service purposes including but not limited to, police protection, fire protection, emergency services, postal service and meter reading.

Section 2. Maintenance. Easements for ingress and egress and for the performance of its maintenance responsibilities hereunder are reserved on and over each Lot in favor of the Association and its agents, contractors and service providers related to the same. Such easements are reserved for their intended purpose and shall not be removed by subsequent Owners.

Section 3. Encroachments. Notwithstanding any other provisions contained in this Declaration, in the event that any Home, as constructed by the Declarant or a Builder on a Lot, encroaches upon an adjoining Lot, then a perpetual easement appurtenant to such Lot shall exist for the continuance of any such encroachment. In the event any fence, roof, overhanging roof, or portion of the Home, as constructed upon any Lot by Declarant or a Builder, encroaches or overlaps upon any other Lot, then, in such event, a perpetual easement appurtenant to the Lot upon which the fence, roof, overhanging roof, or Home is construction shall exist for the continuation of any such encroachment or overlapping upon the adjoining Lots.

Section 4. Drainage. Pursuant to the Master Documents and subject to amendment thereto, the Master Association shall have the responsibility to maintain landscape buffers, easements and irrigation lines and facilities within the landscape and utility easements and all drainage easements, drainage facilities and drainage pipes and equipment within the designated easements in the Community. Notwithstanding the foregoing, Owners shall have the responsibility to maintain Drainage Swales and easements on their Lots. There shall be, and Declarant hereby grants reciprocal, perpetual non-exclusive easements between all adjacent Lots, as easements appurtenant to the Lots, for the natural run-off of rainwater, in accordance with any stormwater management plan which may be applicable to the development of the Tara Baywood, provided, however, that in no event shall any Owner of any Lot be required to allow stormwater drainage across its Lot in such a manner as shall damage any permanent improvements located thereon.

Section 5. Maintenance of Easement Areas. Within the easement areas hereby reserved, created, or shown on the Plat of Tara Baywood, or within any designated Master Association Common Area or property dedicated to or owned by an MSTU/MSBU and containing any component of the Surface Water Management System, no digging, excavation, depositing fill material, debris or any other material or item, or altering any water control structure, or any other construction to modify the Surface Water Management System facilities shall be allowed, and no permanent structure may be placed or permitted to remain which may damage or interfere with the installation and maintenance of utilities or which may change the direction of flow or drainage canals in the easements, or which may obstruct or retard the flow of water through drainage channels in the easements. The area of each Lot upon which an easement is located shall be maintained continuously by the Owner of the Lot, except that those improvements which are the property of a public authority or utility company shall be maintained by such authority or utility company. Each Lot Owner shall maintain any drainage easement located in the Lot in the manner required, if required, by the Master Association.

Section 6. Right of Entry. The Master Association, through their duly authorized employees, agents or contractors, shall have the right after reasonable notice to the Owner thereof, to enter any Lot at any reasonable hour of the day to perform such maintenance, replacement or repair of the Surface Water Management System, or any other items, as may be authorized herein or in the Master Declaration. In the event of any emergency which might reasonably result in damage to any Lot or the improvements located thereon, the Master Association shall have the right to enter any Lot as may be reasonably necessary to resolve such emergency without prior notice to the Owner thereof. Any such entrance by the Master Association shall not be deemed to be a trespass upon such Lot.

Section 7. Declarant. An easement is reserved over each Lot, in favor of the Declarant for the purpose of carrying out any obligations of the Declarant under the terms of this Declaration or any governmental permit, order or applicable law in connection with the construction of Homes on Lots. The easements created by this section shall be broadly construed and supplement other rights of the Declarant herein, running with the land until such time as the Declarant no longer owns any Lots in the Community and all of the Declarant's obligations hereunder are satisfied.

ARTICLE XII COVENANTS FOR HOME AND LAWN MAINTENANCE

[SUBJECT TO MODIFICATION BASED ON PARTIES AGREED UPON HOME AND LANDSCAPE MAINTENANCE SCOPE FOR TOWNHOMES]

Section 1. Maintenance of Homes. Each Lot Owner shall be responsible for maintaining, repairing, and replacing the Home and all other improvements situated on the Owner's Lot that are not to be maintained by the Association, in a clean, sanitary, neat, safe and orderly condition including without limitation the following: provision of pest control services; all obligations for the structure of the building, fences; all interior maintenance; maintaining in good repair the driveway that services the Owner's Lot; maintain, repair, and replace the mailbox that services the Owner's Lot (however, any common mail kiosks shall be maintained, repaired and replaced by the Association); repair or replacement of all walls, windows, gutters, downspouts and skylights, doors, fixtures or equipment (including, but not limited to any air-conditioning or water softening fixtures or equipment), facilities or other items whatsoever installed within or placed upon any Lot by any Owner, including its agents, or other designees, and/or any other maintenance obligations designated as the Owners' responsibilities from time to time in the Declaration or the Rules.

The Lot Owner shall obtain the written consent of the Association and the Master Association prior to making any modifications requiring architectural review approval. If any Lot Owner breaches these covenants, the Association may enforce these covenants in accordance with the provisions of this Declaration.

Section 2. Landscape Maintenance and Irrigation. The Association shall be responsible for maintaining the landscaped areas and irrigation in accordance with the following terms:

- (a) General. The Association shall be responsible for maintaining the landscaped areas within each Lot in accordance with this Section. The Association's landscape maintenance responsibilities include edging the lawn, mowing, fertilization of grass, trimming of trees and shrubs, mulching (on such frequency as determined by the Association in its reasonable discretion), and landscape-related exterior pest control. The foregoing shall be performed at the Board's discretion and on such intervals as the Board may decide in its discretion. The cost associated with such landscape maintenance shall be a part of the Operating Expenses, and each Owner of a Home shall pay an equal share of such costs. Except as otherwise provided herein, in the event any landscaping, including, without limitation, grass, shrubs or trees, become dead or badly damaged, the Association shall be responsible for the replanting, repair, and/or replacement of such landscaping with landscaping selected by the Board in its

discretion. Notwithstanding the foregoing or any other provision of this Declaration to the contrary, the Association shall have no responsibility for the repair or replacement of sod, grass, shrubs, trees, or any other landscaping within a Lot in the case of damage due to the negligence or willful acts of an Owner or its Lessees, family members, invitees or guests, and the Owner of each Lot shall be responsible for any such repair and replacement of the landscaped areas in such event. In the event landscaped areas are not repaired and replaced by the Owner of the Lot, the Association may, but shall not be obligated to, repair and replace such landscaped areas on behalf of the Owner. The costs and expenses of such repairs and replacements shall be determined by the Association in its discretion and shall be assessed against the respective Lot as an Individual Assessment.

- (b) Additional Landscape Maintenance. Each Owner by acceptance of a deed to their Lot, authorizes the Association to conduct additional landscape maintenance beyond the scope described in this Section if, in the discretion of the Board, such additional maintenance is required for any reason whatsoever, including, without limitation, naturally occurring deterioration of the landscaped areas or damage caused by an Owner's neglect. The costs associated with any such additional landscape maintenance shall be assessed against the respective Lot as an Individual Assessment.
- (c) Modification of Landscaping. In the event an Owner modifies the landscaping as initially installed by the Declarant, then such Owner shall be solely responsible for the maintenance and irrigation of such modified landscaping, and there shall be no abatement or reduction in such Owner's Individual Assessments. Notwithstanding anything contained herein to the contrary, no Owner shall modify the landscaping as initially installed by the Declarant, nor shall any landscape lighting be installed by an Owner, without the prior written approval of the ARC. In no event shall any landscaping modified by an Owner impede access or otherwise interfere with the routine landscape maintenance provided by the Association in accordance with this Declaration. In the event the HOA is excluded from a Lot or portion thereof by a fence placed on the Lot (the "Excluded Area"), the HOA may be relieved, in the HOA's sole discretion, of all further duties to maintain the Excluded Area; however, the Owner of the Excluded Area shall maintain the Excluded Area to the same degree and quality as the other Lots and the Owner will be assessed as if the HOA maintained the Excluded Area.
- (d) Irrigation Facilities—Lots. The Association is responsible repairing and replacing the irrigation to the landscaped areas, including: damaged sprinkler heads, piping or valves that comprise the irrigation system of the Lots, except in the case of damage due to an Owner's negligence or willful acts of an Owner or its Lessees, family members, guests or invitees. The cost associated with any such maintenance, repair and replacement of the irrigation facilities shall constitute a part of the Operating Expenses for which Assessments shall be levied except in the case of costs for repair and replacement of damage due to an Owner's negligence or willful acts of an Owner or its Lessees, family members, guests or invitees, which costs shall be assessed against the respective Lot as an Individual Assessment. Grass and landscaping located on Lots shall be irrigated in

a routine and ordinary manner at intervals and frequency as the Board may decide in its sole discretion and as may be permitted by WMD or the County regulations. The Association shall have direct access to control boxes and/or devices used in connection with any irrigation system that may be installed on any Lot and Owners are not permitted to block access to or tamper with the same. The Association reserves the right to place or remove locks on any control boxes and/or devices used in connection with irrigation regardless of their location. Further, Owners shall not place locks or otherwise impede the Association's access to any areas the Association is responsible to maintain. In the event that any Owner locks or otherwise impedes the Association's access to any areas the Association is responsible to maintain, the Association may take any and all measures necessary to eliminate same, including removing or disabling any locks, and the Association shall have no liability for such actions.

- (e) Irrigation Facilities—Common Areas. The Association shall maintain the irrigation system for the Common Areas and within any landscape easements or buffers as an Operating Expense. The Association is hereby granted an easement over and across the Owner's Lot for the purpose of installing the irrigation system, if applicable. No Owner shall place any obstruction, fence, wall, tree or shrubbery over the irrigation system without the consent of the Association. An Owner shall be responsible for payment of water charges, which may be billed by separate meter to each Owner or billed to the Association through a master meter(s) and paid as an Operating Expense. Further, each Owner shall be responsible for any costs related to the repair and/or replacement necessary as a result of any damage done to the irrigation system, whether on the Owner's Lot, the Common Area, or within a landscape easement or buffer caused by the Owner, any member of Owner's family, any guests, invitees, tenants, contractors, workers or agents of Owner. Each Owner acknowledges that due to water quality, irrigation systems may cause staining on Homes, other structures, or paved areas. It is each Owner's responsibility to treat and remove any such staining at the Owner's expense. The Owner shall be responsible for all costs incurred by the Association in maintaining the irrigation system on the Owner's Lot (excepting any portion within a dedicated landscape easement or buffer) and shall promptly reimburse the Association within ten (10) days after receipt of an invoice from the Association for such maintenance. All such costs shall be deemed an Individual Assessment on such Lot.

EACH OWNER ACKNOWLEDGES THAT SOME LOTS WITHIN THE COMMUNITY MAY HAVE YARDS THAT ARE LARGER OR SMALLER THAN THE YARDS OF OTHER LOTS WITHIN THE COMMUNITY. NOTWITHSTANDING THE FOREGOING, ALL LANDSCAPE MAINTENANCE EXPENSES SHALL BE DEEMED PART OF THE OPERATING EXPENSES, AND EACH OWNER OF A HOME SHALL PAY AN EQUAL SHARE OF SUCH COSTS.

Section 3. Reserved.

Section 4. Reserved.

Section 5. Party Walls and/or Fences. Each common wall shared by two Lots shall be a

party wall for the perpetual benefit of and use by the Owners of each respective Lot. Each such Lot and Owner is hereby granted an easement for the existence of the party wall to the extent it encroaches on the adjoining Lot, whether encroachment exists as a result of initial construction, reconstruction or natural settling or shifting. Except as otherwise provided herein, each Owner shall bear the responsibility to repair and maintain the unfinished surface of the exterior portion of the party wall which is located within Owner's residence. Both Owners shall equally share the cost of repair and maintenance of the structural and interior portions of the party wall. However, if either Owner's negligence or willful misconduct causes damage to the party wall, such Owner shall bear the entire cost of repair. Each Owner shall have the right to enter the adjacent Lot, including the residence located thereon, where necessary in connection with the repair or maintenance of a party wall, upon reasonable prior notice to the affected Owner(s) and at reasonable times and an easement for same is hereby created.

Any repair or reconstruction shall utilize substantially similar materials, design and location as originally existed. No openings may be cut in the party wall or structural changes made thereto, unless agreed upon by Owners sharing the party wall. Any common fences constructed on the property line between Lots attached Units shall be treated in the same manner as a party wall. Any party by negligence or willful act that causes a shared fence to be damaged or infested, shall bear the entire cost of furnishing necessary treatments, protections or repairs resulting from damage. In addition, in the event an Owner fails to repair or replace improvements as required herein, the Association has the right, after applicable notice to the Owner of the Owner's failure to perform its obligations hereunder and reasonable time for the Owner to perform the work, to perform any work necessary to shared improvements and charge the responsible Owner or Owners the expense thereof as an Individual Assessment.

Notwithstanding anything to the contrary herein, the Declarant and the Association have the right to enforce the provisions of this Section, however, neither the Declarant nor the Association shall have any obligation whatsoever to enforce the provisions of this Section or become involved in any dispute between Owners in connection with this Section.

Section 6. Insurance. Each Owner of a Lot shall obtain insurance coverage upon the Lot insuring the Home and any improvements located thereon in an amount equal to the maximum insurable replacement value. Such coverage shall afford protection against (i) loss or damage by fire, hurricane, tornado, wind-storm, or other hazards covered by a standard extended coverage endorsement, and (ii) such other risks as from time to time shall be customarily covered with respect to similar construction, location and use as the Home including but not limited to vandalism and malicious mischief. Such coverage shall name the Association as an additional insured party. The Owner shall furnish proof of insurance to the Association at the time of purchase of a Lot and shall furnish proof of renewal of such insurance on the anniversary date thereof. In addition, any Owner owning or keeping a pet on a Lot shall also obtain and maintain adequate homeowners' insurance to cover pet liability, naming the Association as an additional insured.

Section 7. Exterior Painting and Cleaning. The Association shall paint all exterior painted portions of Homes, including any exterior walls of a garage, garage door, exterior doors, shutters, and fascia, to be performed at the Board's discretion and on such intervals as the Board may decide in its discretion. The cost associated with such exterior painting made in accordance with this

Section shall constitute part of the reserves for which Assessments may be levied, and each Owner of a Home shall pay an equal share of such costs. The Association shall have no responsibility to repair damage to paint caused by an Owner or due to the negligence or willful acts of an Owner or such Owner's Lessees, family members, invitees or guests. In the event any exterior painting on a Home is damaged by an Owner or due to an Owner's negligence (or the negligence or willful acts of such Owner's Lessees, family members, invitees or guests), then the Owner shall be responsible for the repair of such painting at the Owner's sole cost and expense, and the Association may, but shall not be obligated to, repair such painting and the costs and expenses of such repairs shall be assessed against the respective Lot as an Individual Assessment.

In the event that (i) an Owner desires to paint its Home in addition to, or at intervals more frequently than, the Association's painting of such Home as provided herein, or (ii) an Owner is responsible for painting an exterior portion of its Home due to damage to paint caused by an Owner or the negligence or willful acts of any Owner or its Lessees, family members, guests or invitees, then any such proposed painting shall be subject to ARC approval. If the proposed painting is approved by the ARC, the ARC shall have the right to impose such conditions on such Owner as it deems reasonably appropriate. The conditions shall, at a minimum, include the following: (i) all work and materials shall be at the Owner's sole cost and expense; (ii) all color selections shall be approved by the ARC and must be the same or substantially similar to the other Homes attached to the Home; (iii) the painting project must include an entire elevation of the Home (i.e., the entire side of the Home, etc.); and (iv) if the Association thereafter paints the Home and the other Homes attached to the Home in accordance with this Section, the Home shall be included as part of the painting project, and the cost associated with such painting project shall be deemed a part of the reserves for which Assessments may be levied, and each Owner of a Home shall pay an equal share of such costs.

Each Lot Owner shall be responsible for exterior pressure cleaning of the Home and improvements thereon as required by the Association in accordance with this section. It is anticipated that the Association shall require the roof, exterior walls, sidewalks, patios and driveways of all Homes to be pressured washed every three years. The Board shall convene a duly noticed meeting to determine when the uniform pressuring washing shall be required for all Homes in the Community and each Owner shall have at least 120 days to commence the work after the Association provides written notification of required cleaning. Each Owner shall have the right to clean more frequently than required by the Association. Notwithstanding the foregoing, by majority vote of the Members at a duly notice meeting, the Association may enter into a contract for pressuring washing of all Homes in the Community and charge each Owner its equal share of the cost thereof as a Special Assessment. If any Lot Owner fails or refuses to pressure wash its Home or other improvements as required herein, the Association may perform the work and charge the Owner the cost thereof as an Individual Assessment.

Section 8. Roofs. The Association shall repair and replace shingles and roof decking of roofs of Homes at the Board's discretion and on such intervals as the Board may decide in its discretion. The Association shall, however, have no obligation to repair or replace roof trusses or other structural components of the roof. The cost associated with any such roof repair and replacement shall be deemed a part of the reserves, and each Owner of a Home shall pay an equal share of such costs. Notwithstanding any of the foregoing to the contrary, the Association shall

have no obligation for repair or replacement of roofs in the case of damage due to any willful actions or negligence of an Owner, or acts of God that would otherwise be covered under the Owner's Insurance Policy. In the case of damage caused by any willful actions or negligence of an Owner or an act of God that would otherwise be covered under the Owner's Insurance Policy, such Owner shall be responsible for any such repair or replacement at the Owner's sole cost and expense. In the event the roof or any component thereof is not repaired and replaced by the Owner pursuant to the foregoing sentence, the Association may, but shall not be obligated to, repair and replace such roof on behalf of the Owner, and the costs and expenses of such repairs and replacements shall be assessed against the respective Lot as an Individual Assessment. If a roof is damaged or destroyed by the act of one adjoining Owner, or his/her guests, Lessees, licensees, agents or family members (whether or not such act is negligent or otherwise culpable), then that Owner shall immediately rebuild or repair the roof without cost to the adjoining Owner and shall indemnify the adjoining Owner from any consequential damages, loss or liabilities.

Notwithstanding anything to the contrary herein, the Declarant and the Association have the right to enforce the provisions of this Section, however, neither the Declarant nor the Association shall have any obligation whatsoever to enforce the provisions of this Section or become involved in any dispute between Owners in connection with this Section.

ARTICLE XIII COVENANTS RELATING TO FIRST MORTGAGEES

Section 1. The following actions will require the prior written approval of two-thirds (2/3) of the holders of record of Institutional First Mortgages on Lots within the Property, (based upon one (1) vote for each Institutional First Mortgage holder): the abandonment, partition, subdivision, encumbrance, sale or transfer of the Common Area by the Association, other than the granting of easements for public utilities or for other public purposes consistent with the intended use of the Common Area; a material change in the method of determining the assessments or other charges that may be levied against an Owner; the failure of the Association to maintain fire and extended coverage on any insurable improvements hereafter on the Common Area and any insurable improvements thereon in an amount that shall not be less than one hundred (100%) percent of the insurable value, based on the current replacement costs; the use of the insurance proceeds paid to the Association for any loss to the Common Area, or the improvements thereon, for any purpose other than the repair, replacement or reconstruction of the Common Area and the improvements thereon; the amendment of the Declaration in any manner which materially affects or impairs the rights of an Institutional First Mortgagee; the conveyance, encumbrance or hypothecation in any manner of the Common Area.

Section 2. An Institutional First Mortgage encumbering any Lot in the Property may singly or jointly with other Institutional First Mortgagees: pay the taxes or other charges which are in default and which may or have become a charge against the Common Area; pay overdue premiums on hazard insurance policies for the Common Area; or secure new hazard insurance coverage for the Common Area after lapse of the existing coverage. In the event any Institutional First Mortgagee makes any of the aforementioned payments, such Institutional First Mortgagee shall be entitled to immediate reimbursement from the Association for the payments advanced, and such Mortgagee shall be subrogated to the assessment and lien rights of the Association against

the Owners for the repayment of such advance, and the expense of making such reimbursement to the Institutional First Mortgagee shall be deemed a Operating Expense of the Association.

Section 3. No provision of this Declaration shall be interpreted to give an Owner, or any other party, priority over the rights of any Institutional First Mortgagee pursuant to the terms of its Mortgage on any Lot on the Property in the event of a distribution to such Owner of insurance proceeds or condemnation awards for losses to or a taking of the Common Area.

Section 4. Any Institutional First Mortgagee of a Lot on the Property who obtains title to a Lot pursuant to the remedies provided in said Mortgagee's Institutional First Mortgage on that Lot, or obtains title by deed in lieu of foreclosure, shall not be jointly and severally liable with the prior owner for unpaid assessment or charges accrued against said Lot prior to the acquisition of title to said Lot by such Mortgagee; however, such Mortgagee, or its successors or assigns as a subsequent holder of the first mortgage, acquiring title to a Lot by foreclosure or by deed in lieu of foreclosure, shall be liable for the unpaid Assessments that became due before the mortgagee's acquisition of title in the amount equal to the lesser of (i) the Lot's unpaid Assessments and Special Assessments that accrued or came due during the 12 months immediately preceding the acquisition of title and for which payment in full has not been received by the Association; or (ii) one percent of the original mortgage debt on the Lot. The limitations on Assessment liability for Institutional First Mortgagees obtaining title through foreclosure provided by this paragraph apply only if the Institutional First Mortgagee filed suit against the Lot Owner and initially joined the Association as a defendant in the mortgagee foreclosure action. Joinder of the Association is not required if, on the date the complaint is filed, the Association was dissolved or did not maintain an office or agent for service of process at a location that was known to or reasonably discoverable. Institutional First Mortgagees shall be responsible for all Assessments on the Lot as of the date of acquisition, including any Special Assessment or Individual Assessment assessed or coming due after the date of acquisition of title to the Lot.

Section 5. The Institutional First Mortgagee of any Lot on the Property is entitled, upon written request, to written notification from the Association of any default in the performance by the Owner of any of such Owner's obligations pursuant to the terms of this Declaration, which default is not cured after sixty (60) days' notice to such Owner.

ARTICLE XIV LEASE AND OCCUPANCY RESTRICTIONS

Section 1. Leases. All leases shall be in writing and a copy of any such lease shall be provided by the Owner of the Lot to the Association within seven (7) days after entering into such lease. No lease shall be for a term of less than seven (7) months. The Owner will be jointly and severally liable with the tenant to the Association for any sum which is required by the Association to affect such repairs or to pay any claim for injury or damage to property caused by the negligence of the tenant. The number of occupants must comply with Federal Law and applicable local codes regarding the size of the Home. The tenant, as part of the Lease Agreement, shall agree to abide by and adhere to the terms and conditions of this Declaration together with all Rules and Regulations and all policies adopted by the Association. By acceptance of a deed to a Home, the Owner hereby agrees to remove, at the Owner's sole expense, by legal means including eviction, his or her tenant should the tenant refuse or fail to abide by and adhere to this Declaration, the

Rules and Regulations and any other policies adopted by Association. During such time as a Home is leased, the Owner of such Home shall not enjoy the use privileges of the Common Areas appurtenant to such Home. If a Lot or Home is occupied by a tenant and the Owner is delinquent in paying any monetary obligation due to the Association, the Association may demand that the tenant pay to the Association all rental payments becoming due and continue to make such payments until all the monetary obligations of the Owner related to the Lot have been paid in full and the Association releases the tenant or until the tenant discontinues tenancy, in accordance with the terms of Florida law.

ARTICLE XV WATER MANAGEMENT SYSTEMS

Section 1. Transfer of Surface Water and Stormwater Management System. The Association is intended to exist in perpetuity; however, should the Association cease to exist, property containing the Surface Water and Stormwater Management System and any other water management portions of Common Area shall be transferred to, accepted and maintained by an entity in accordance with Rule 62-330.310, Florida Administrative Code, and the Environmental Resource Permit Applicant's Handbook Volume 1, Section 12.3, incorporated herein, and be approved by the WMD prior to such termination, dissolution, or liquidation.

Section 2. Amendments Pertaining to Surface Water Management System. Any amendment of this Declaration which would affect the Surface Water Management System or the responsibility of the Master Association, or its agents, to maintain, or cause to be maintained, the Surface Water Management System must be approved by the WMD for a determination of whether the amendment necessitates a modification of the surface water management permit. The amendment may not be finalized until any necessary permit modification is approved.

Section 3. Surface Water Management. No Owner or any other person or entity other than Declarant shall do anything to adversely affect the surface water management and drainage of the Property without the prior written approval of the Master Association and any controlling governmental authority, including but not limited to the excavation or filling in of any lake or canal, or the changing of the elevation of any portion of the Property, provided the foregoing shall not be deemed to prohibit or restrict the initial construction of improvements upon the Property by Declarant or by the developer of any portion of the Property in accordance with permits issued by controlling governmental authorities. In particular, no Owner other than Declarant or the Association shall install any landscaping, place any fill on a Lot, remove or cut littoral plantings or native vegetation, spray herbicide or grade portions of the Property which would adversely affect the drainage of any contiguous Lot. No construction activities may be conducted relative to any portion of the surface water management system, including but not limited to digging or excavation; depositing fill, debris or any other material or item; constructing or altering any water control structure; or any other construction to modify the system as permitted without the consent of the WMD. No Owner or other person or entity shall unreasonably deny or prevent access to water management areas for maintenance, repair or landscaping purposes by the Declarant, the Master Association or the WMD, or any appropriate governmental agency that may require access. No person shall fill, dike, rip-rap, block, divert or change the water retention and drainage areas that have been or may be created without the prior written consent of the WMD. No Owner may construct or maintain any building, residence, or structure, or undertake or perform any activity in

the wetlands, wetlands buffers and upland preservation areas, wetland mitigation areas, and drainage easements described in the Permit or Plat, unless prior approval is received from the Association, the Mater Association and WMD. If such actions are permitted by the WMD, the Declarant, or the Association may draw water for irrigation or other purposes from any water management area. All recreational activities, including without limitation, boating, swimming, wading or fishing, in water management areas are strictly prohibited.

Section 4. Drainage Swales. A drainage swale may be constructed upon each Lot for the purpose of managing and containing the flow of surface water if any, found upon such lot from time to time (“Drainage Swale”). Each lot owner shall be responsible for the maintenance, operation and repair of any Drainage Swale on the Lot. Maintenance, operation and repair shall mean the exercise of practices, such as mowing and erosion repair, which allow the Drainage Swales to provide drainage, direct water flow, water storage, conveyance or other stormwater management capabilities as permitted by the WMD. Filling, excavation, construction of fences or otherwise obstructing the surface water flow in the Drainage Swales is prohibited. No alteration of the Drainage Swale shall be authorized and any damage to any Drainage Swale, whether caused by natural or human- induced phenomena, shall be repaired and the Drainage Swale returned to its former condition as soon as possible by the Owner(s) of the Lot(s) upon which the Drainage Swale is located. In the event a Lot Owner fails to maintain or repair the Drainage Swale on the Owner’s Lot in accordance with this Section 4, the Association, upon reasonable advance notice and opportunity to cure, may, through its employees, agents, or contractors, enter upon the Lot and perform such maintenance and repairs at the Owner’s sole expense. All such costs shall be deemed an Individual Assessment on such Lot. The remedy provided hereunder is not exclusive. The Association may levy fines and or seek equitable and other relief in the courts as otherwise provided in this Declaration

Section 5. Wetland Areas. The Plat or an amended Plat may contain wetlands, wetlands buffers and upland preservation areas which are regulated in accordance with Section 706 of the Alachua County Land Development Code. Unless permitted by the Land Development Code, the following acts are expressly prohibited within wetlands and wetland buffer areas, if any, without prior written consent of Alachua County: (1) “Development”, as defined by the Land Development Code, (2) construction or placing of buildings, roads, signs, billboards or other advertising, or other structure on or above the ground, (3) construction or placing of utilities on, below or above the ground without appropriate local, state and federal permits or authorizations, dumping or placing of soil or other substances or material as landfill or dumping or placing trash, waste, unsightly or offensive materials (5) removal, mowing or trimming of trees, shrubs or other vegetation, (6) application of herbicides, pesticides, or fertilizers, (7) excavation, dredging or removal of loam, peat, gravel, soil, rock or other material substances in such a manner as to affect the surface, (8) surface use except for purposes that permit the land or water areas to remain in its natural condition, (9) planting of vegetative material that is not native to the Southwest region of Florida, (10) any activity detrimental to drainage, flood control, water conservation, erosion control, soil conservation, or fish and wildlife habitat preservation, and (11) acts or uses detrimental to such retention of land or water areas. If wetland mitigation monitoring is required by the Permit and if the Association is responsible thereunder to carry out such obligation, the rules and regulations of the Association shall state that it will be the Association’s responsibility to complete the task successfully,

including meeting all conditions associated with mitigation maintenance and monitoring.

Section 6. Littoral Areas. The ponds and wetlands within Tara Baywood may contain littoral areas which are required by State regulations to be vegetated with native plants and maintained in perpetuity. Littoral areas aid in shoreline stabilization and nutrient uptake, and provide habitat for native animal species. The removal of littoral shelf vegetation (including cattails) from wet detention ponds is prohibited unless otherwise approved by the WMD. Removal includes dredging, the application of herbicide, cutting of and the introduction of grass carp.

Section 7. Rights of Enforcement. The WMD, the Master Association, the Association, the Declarant and each Owner shall have the right to enforce, by a proceeding at law or in equity, the provisions contained in this Declaration which relate to the maintenance, operation, monitoring, repair and replacement of the Surface Water Management System. Notwithstanding the foregoing, the WMD has the right to take enforcement action, including a civil action for injunction and penalties, against the Mater Association to compel it to correct any outstanding problems with the Surface Water Management System facilities or the mitigation or conservation areas under the responsibility or control of the Mater Association.

ARTICLE XVI INSURANCE AND HAZARD LOSSES

Section 1. Authority. The Association's Board of Directors, or its duly authorized agent, shall have the authority to and shall obtain blanket all-risk insurance, if available at commercially reasonable rates, for all insurable Common Area. If blanket all-risk coverage is not available at commercially reasonable rates, then at a minimum an insurance policy providing fire and extended coverage shall be obtained. Insurance that shall be carried by the Association shall be governed by the following provisions:

Section 2. Named Insured. All insurance policies shall be purchased by the Association and shall be placed in a single agency or company, if possible, licensed by the State of Florida. The named insured shall be the Association. The Board of Directors has the authority to use their discretion in obtaining the coverage listed hereinafter, as some of the requirements may be or become unobtainable, or may be cost prohibitive.

Section 3. Coverage. The Association shall use its best efforts to maintain insurance covering the following:

- (a) Casualty. The Common Area owned and maintained by the Association (collectively the "Insured Property"), shall be insured in an amount not less than 100% of the full insurance replacement value thereof. Such policies may contain reasonable deductible provisions as determined by the Board of Directors of the Association. Such coverage shall afford protection against:
 - (i) Loss or Damage by Fire and Other Hazards covered by a standard extended coverage endorsement; and
 - (ii) Such Other Risk as from time to time are customarily covered with respect to the Common Area similar to the Insured Property in construction, location and use, including, but not limited to, vandalism and malicious mischief.

- (b) General Liability Insurance. If the policy does not include “severability of interest” in its terms, a specific endorsement must be obtained to preclude the insurer’s denial of an Owner’s claim because of negligent acts of the Association or of other Owners.
- (c) Workmen’s Compensation Insurance. The Association shall obtain workmen’s compensation insurance in order to meet the requirements of law, as necessary.
- (d) Directors and Officers Liability Insurance. The Association shall obtain directors’ and officers’ liability insurance providing such coverage as the Board of Directors of the Association may determine from time to time.
- (e) Fidelity Bond/Theft Insurance. The Association shall obtain insurance or a fidelity bond for all persons who control or disburse funds of the Association, with coverage in the amount of the maximum funds that will be in the custody of the association or its management at any one time.
- (f) Other Insurance. The Board of Directors of the Association shall obtain such other insurance as they shall determine from time to time to be desirable.
- (g) City of Alachua: Per Section 7.7.2(C) of the City of Alachua’s Code of Ordinances, the City provides no liability insurance for any common areas or recreational facilities.

Section 4. Subrogation Waiver. If available, the Association shall obtain policies which provide that the insurer waives its right to subrogation as to any claim against Members, the Association and their respective servants, agents and guests.

Section 5. Premiums. Premiums upon insurance policies purchased by the Association shall be paid by the Association. The cost of insurance premiums and other incidental expenses incurred by the Association in administering and carrying out any of the provisions of this Section shall be assessed against and collected from Members as part of the Annual Assessments.

Section 6. Association’s Power to Compromise Claims. The Board of Directors of the Association is hereby irrevocably appointed agent for each Member and for each holder of a mortgage or other lien, for the purpose of compromising and settling all claims arising under insurance policies purchased by the Association, and to execute and deliver releases upon payment of claims.

ARTICLE XVII GENERAL PROVISIONS

Section 1. Covenants Run With Land. All covenants, conditions, restrictions, reservations, easements, liens and charges contained in this Declaration shall constitute covenants running with the land, and all grantees, devisees, or mortgagees, their heirs, personal representatives, successors

and assigns, and all parties claiming by, through or under such persons, agree to be bound by the provisions of (a) this Declaration of Covenants, Restrictions, Conditions and Easements, and (b) the Articles of Incorporation and Bylaws of the Association. The Association shall be the entity responsible for the operation and maintenance of the Common Area.

Section 2. Enforcement. The Declarant or the Association shall have the right during the Development Period to enforce all restrictions, conditions, covenants, reservations, liens and charges now or hereafter imposed by the provisions of this Declaration by proceedings at law or in equity. After the Development Period, the Association or any Lot Owner shall have the right to enforce, by proceedings at law or in equity, all restrictions, conditions, covenants, reservations, liens and charges now or hereafter imposed by the provisions of this Declaration. In any such legal or equitable proceedings to enforce any restriction, condition, covenant, reservation, lien or charge now or hereafter imposed by these covenants, the prevailing party shall be entitled to recover its reasonable attorneys' fees and costs including at all appellate levels.

The Association shall not be obligated to take action to enforce any covenant, restriction or rule which the Board reasonably determines is, or is likely to be construed as, inconsistent with applicable law, or in any case in which the Board reasonably determines that the Association's position is not strong enough to justify taking enforcement action. Any such determination shall not be construed as a waiver of the right to enforce such provision under other circumstances or estop the Association from enforcing any other covenant, restriction or rule.

Section 3. Severability. Invalidation of any one of these covenants or restrictions by judgment or court order shall not affect any other provisions which shall remain in full force and effect.

Section 4. Duration. The covenants, conditions, restrictions, reservations, easements, liens and charges provided for in this Declaration shall run with and bind the land, and shall inure to the benefit of and be enforceable by the Association, or the Owner of any Lot subject to this Declaration, their respective legal representatives, heirs, successors and assigns, for a term of not less than thirty (30) years from the date this Declaration is recorded, after which time said covenants, as amended from time to time, shall be automatically extended for successive ten year periods or as otherwise provided in accordance with Florida Statutes, Chapters 720 and 712, as amended from time to time. In the event the Association ceases to operate and exist, any Owner may petition the Circuit Court for the appointment of a Receiver to manage the affairs of the Association and all Common Area and for the corresponding infrastructure to be dedicated or conveyed to a similar non-profit organization or entity to assure continued maintenance and operation.

Section 5. Amendment. So long as there is a Class B Membership, Declarant reserves the right to amend this Declaration without the consent of the Lot Owners, subject to the terms and conditions herein. Such amendments shall not require the consent of the Institutional First Mortgage Lenders and shall become effective when executed by Declarant and recorded in the Public Records of Alachua County, Florida. After the Class B Membership terminates, the covenants and restrictions of this Declaration may be amended by an affirmative vote of not less than two-thirds (2/3) of the voting interests present in person or by proxy at a duly noticed meeting

of the Lot Owners for the purpose of voting on such amendment. Notwithstanding anything in this Declaration to the contrary, any amendment to the Declaration, Articles or Bylaws affecting any aspect of the Surface Water Management System must receive prior written approval of the WMD. Notwithstanding anything in this Declaration to the contrary, any amendment to the Declaration, Articles or Bylaws affecting the rights of a Builder and/or any property owned by a Builder must receive prior written approval from such Builder. For purposes of clarification, except as otherwise expressly provided herein or as otherwise provided under Florida Statutes, a Builder's prior written approval shall not be required for amendments which do not affect the rights of a Builder and/or property owned by a Builder.

Section 6. Remedies for Violation. In addition to all other remedies, in the sole discretion of the Board of Directors of the Association, a fine or fines may be imposed upon an Owner or Tenant, as applicable, for failure of an Owner or Tenant, Owner's family, guests, invitees or employees, to comply with any covenant, restriction, rule or regulation, provided the following procedures are adhered to:

- (a) Notice: The Association shall notify the Owner or Tenant, as applicable, of the alleged infraction or infractions. Included in the notice shall be the date and time of a meeting of a committee of the Association seated for the purpose of hearing such violation matters, at which time the Owner may present reasons why a fine(s) should not be imposed. At least fourteen (14) days' notice of such meeting shall be given.
- (b) Hearing: The alleged non-compliance shall be presented to the committee after which the committee shall hear reasons why a fine(s) should not be imposed. A written decision of the committee shall be submitted to the Owner or Tenant, as applicable, by not later than fifteen (15) days after the committee's meeting.
- (c) Amounts: The Board of Directors (if the committee's findings are made against the Owner or Tenant) may impose fines against the Lot Owner or Tenant as follows:
 - (1) First non-compliance or violation which are of a continuing nature: a fine not in excess of One Hundred and No/100 (\$100.00) Dollars per day not to exceed One Thousand and No/100 (\$1,000.00) Dollars in the aggregate.
 - (2) Second non-compliance or violations which are of a continuing nature: a fine not in excess of One Hundred and No/100 (\$100.00) Dollars per day without a limitation on the aggregate amount of the amount due.
- (d) Payment of Penalties. Fines shall be paid not later than five (5) days after notice of the imposition or assessment of the penalties, or within such additional time as determined by the Board.
- (e) Collection. In addition to a suit for damages for which the prevailing party will be entitled to attorney's fees and costs, a lien on the Lot for a fine or fines totaling at least \$1,000.00

may be recorded and foreclosed, if not timely paid, following notice in accordance with Section 720.3085, Florida Statutes.

- (f) Application of Proceeds. All monies received from fines shall be allocated as directed by the Board of Directors of the Association.
- (g) Non-Exclusive Remedies. These fines shall not be construed to be exclusive, and shall exist in addition to all other rights and remedies to which the Association may be otherwise legally entitled; provided, however, any penalty paid by the offending Owner shall be deducted from or offset against any damages which the Association may otherwise be entitled to recover by law from such Owner.
- (h) Right of Entry. In addition to the foregoing rights, whenever (a) there shall have been built within the Property any structure which is in violation of this Declaration or in the event of any damage or destruction of any of the Property or portion thereof by an Owner or any of its guests, invitees, lessees or occupants, into disrepair and/or has not been maintained as required by this Declaration and/or any Rules, or (b) any portion of the Property and/or Home owned by an Owner has fallen into disrepair and/or has not been maintained as required by this Declaration and/or any Rules, a duly authorized representative of the Association may enter upon the Property where such violation, damage or destruction exists and summarily abate, remove or correct the same at the expense of the Owner; provided, however, that the Association shall then make the necessary repairs, constructions, etc., to insure that the Property and improvements where such violation occurred is restored to the same condition in which it existed (or should have existed) prior to such violation, and any such entry, abatement, removal or restoration and construction work shall not be deemed a trespass. All amounts expended by the Association, together with interest thereon at the rate of eighteen (18%) percent per annum from thirty (30) days after the date of notification of the violation and all costs and reasonable attorney's fees incurred by the Association shall be treated as an assessment subject to the provisions for the collection of assessments as set forth herein.

Section 7. Effect of Waiver of Violation. No waiver of a breach of or violation of any of the terms, provisions and covenants in this Declaration, or in the Articles or Bylaws, shall be construed to be a waiver of any succeeding breach or violation of the same term, provision or covenant of this Declaration, or the Articles or Bylaws.

Section 8. Instruments Governing Common Area and Owners of Lots. This Declaration and the Articles and Bylaws, and any lawful amendments thereto shall govern the Common Area and together with the Master Documents, the rights, duties and responsibilities of the Owners of Lots and their family members occupying the Homes, Tenants, guests and invitees.

Section 9. HUD/FHA, VA, FNMA Approval. If the Property is approved by the Department of Housing and Urban Development ("HUD") as a Planned Unit Development, as long as there is a Class B membership, the following actions may require the prior approval of HUD/FHA or the Veterans Administration or the Federal National Mortgage Association:

Annexation of additional properties, mergers and consolidations, mortgaging of Common Area, and amendment of this Declaration of Covenants, Conditions and Restrictions affecting or modifying rights of Institutional First Mortgagees hereunder.

Section 10. Agreements for Professional Management. Any agreement for professional management, or any other contract providing for services of the Declarant may not exceed three years. Any such agreement must allow for the termination by either party without cause, but in such event, may provide for and payment of a termination fee on sixty (60) days or less written notice.

Section 11. Declarant's Disclaimer of Representations. Notwithstanding anything to the contrary herein, the Declarant and Builder makes no warranties or representations whatsoever that the plans presently envisioned for the development of the Property or surrounding land can or will be carried out, or that any real property now owned or hereafter acquired by the Declarant is or will be subjected to this Declaration, or that any such real property (whether or not is have been subjected to this Declaration) is or will be committed to or developed for a particular (or any) use, or that if such real property is once used for a particular use, such use will continue in effect. While Declarant has no reason to believe that any of the restrictive covenants and other provisions contained in this Declaration are or may be invalid or unenforceable for any reason or to any extent, Declarant makes no warranty or representation as to the present or future validity or enforceability of any such restrictive covenant and other provisions. Any Owner acquiring a Lot in reliance on or more of such restrictive covenants and other provisions herein shall assume all risks of the validity and enforceability thereof and by accepting a deed to the Lot agrees to hold Declarant and harmless therefrom.

Section 12. Security. The Association may, but shall not be obligated to, maintain or support certain activities within Tara Baywood designed to make the Property safer than it otherwise might be. Neither the Association, the original Declarant, nor any successor Declarant or any Builder shall in any way be considered insurers or guarantors of security within the Community, nor shall any of them be held liable for any loss or damage by reason of failure to provide adequate security or ineffectiveness of security measures undertaken. No representation or warranty is made that any fire protection system, burglar alarm system or other security system or measures, including any mechanism or system for limiting access to the Property, cannot be compromised or circumvented, nor that any such systems or security measures undertaken will in all cases prevent loss or provide the detection or protection for which the system is designed or intended. Each Owner acknowledges, understands and covenants to inform its tenants and all occupants of their Homes that the Association, its Board of Directors and committees, Declarant, and any successor Declarant are not insurers and that each Person using the Property assumes all risks of personal injury and loss or damage to property, including Homes and the contents of Homes, resulting from acts of third parties.

Section 13. Notice to Owners. Whenever notices are required to be given hereunder, the same shall be sent to the Owner by United States First Class Mail, postage prepaid, at the address of the Home situated upon the Lot, unless otherwise required by the HOA Act. Such notices shall be deemed given when deposited in the United States Mail. Any Owner may change Owner's mailing address by written notice given to the Declarant or the Association in the official records

of the Florida Department of State, Division of Corporations, or the official address of the Association as it may be designated from time to time. Notices may alternatively be transmitted to owners electronically for those Owners who provide written notice to the Association of such election, in accordance with the HOA Act.

Section 14. Grammatical Construction. Wherever the context so requires, the use of any gender shall be deemed to include all genders, and the use of the singular shall include the plural, and the plural shall include the singular.

Section 15. Conflicts. In the event of any conflict between the provisions of this Declaration, the Articles and the Bylaws, the provisions of this Declaration, the Articles and the Bylaws shall control in that order.

Section 16. CABLE TELEVISION, INTERNET AND HOME SECURITY MONITORING SERVICES. THE ASSOCIATION IS NOT OBLIGATED TO BUT MAY, SUBJECT TO OBLIGATIONS AND RIGHTS SET FORTH IN THE MASTER DECLARATION, ENTER TO AN AGREEMENT WITH A CABLE TELEVISION COMPANY, INTERNET SERVICE PROVIDER AND/OR SECURITY MONITORING COMPANY PURSUANT TO WHICH ALL OF THE OWNERS WILL BE PROVIDED CABLE TELEVISION AND/OR INTERNET SERVICE AND/OR HOME SECURITY MONITORING SERVICES WHICH WILL BE CHARGED AS ASSESSMENTS. IN THE EVENT SECURITY MONITORING IS PROVIDED TO THE OWNERS BY THE ASSOCIATION, DECLARANT AND THE ASSOCIATION WILL HAVE NO LIABILITY OF ANY KIND OR NATURE DUE TO THE FAILURE OF THE SECURITY MONITORING COMPANY TO DETECT OR REACT TO FIRE, UNAUTHORIZED ENTRY, OR OTHER SECURITY PROBLEM IN ANY HOME.

Section 17. LIMITATION OF LIABILITY OF ASSOCIATION. NOTWITHSTANDING ANYTHING CONTAINED HEREIN OR IN THE ARTICLES OF INCORPORATION, BYLAWS, ANY RULES OR REGULATIONS OF THE ASSOCIATION OR ANY OTHER DOCUMENT GOVERNING OR BINDING THE ASSOCIATION (COLLECTIVELY, THE "ASSOCIATION DOCUMENTS"), THE ASSOCIATION SHALL NOT BE LIABLE OR RESPONSIBLE FOR, OR IN ANY MANNER BE A GUARANTOR OR INSURER OF, THE HEALTH, SAFETY OR WELFARE OF ANY OWNER, TENANT, OCCUPANT OR USER OF ANY PORTION OF THE PROPERTY, INCLUDING, WITHOUT LIMITATION, RESIDENTS AND THEIR FAMILIES, TENANTS, GUESTS, INVITEES, AGENTS, SERVANTS, CONTRACTORS OR SUBCONTRACTORS OR FOR ANY PROPERTY OF ANY SUCH PERSONS. WITHOUT LIMITING THE GENERALITY OF THE FOREGOING:

- (a) IT IS THE EXPRESS INTENT OF THE ASSOCIATION DOCUMENTS THAT THE VARIOUS PROVISIONS THEREOF WHICH ARE ENFORCEABLE BY THE ASSOCIATION AND WHICH GOVERN OR REGULATE THE USES OF THE PROPERTY HAVE BEEN WRITTEN, AND ARE TO BE INTERPRETED AND ENFORCED, FOR THE SOLE PURPOSE OF ENHANCING AND MAINTAINING THE ENJOYMENT OF THE PROPERTY AND THE VALUE THEREOF;
- (b) THE ASSOCIATION IS NOT EMPOWERED, AND HAS NOT BEEN CREATED, TO ACT AS AN ENTITY WHICH ENFORCES OR ENSURES THE COMPLIANCE WITH

THE LAWS OF THE UNITED STATES, STATE OF FLORIDA, THE COUNTY AND/OR ANY OTHER JURISDICTION OR THE PREVENTION OF TORTIOUS ACTIVITIES; AND

- (c) ANY PROVISIONS OF THE ASSOCIATION DOCUMENTS SETTING FORTH THE USES OF ASSESSMENTS WHICH RELATE TO HEALTH, SAFETY AND/OR WELFARE SHALL BE INTERPRETED AND APPLIED ONLY AS LIMITATIONS ON THE USES OF ASSESSMENT FUNDS AND NOT AS CREATING A DUTY OF THE ASSOCIATION TO PROTECT OR FURTHER THE HEALTH, SAFETY OR WELFARE OF ANY PERSON(S), EVEN IF ASSESSMENT FUNDS ARE CHOSEN TO BE USED FOR ANY SUCH REASON.

EACH OWNER (BY VIRTUE OF OWNER'S ACCEPTANCE OF TITLE TO OWNER'S HOME) AND EACH TENANT OR OTHER PERSON HAVING AN INTEREST IN OR LIEN UPON, OR MAKING USE OF ANY PORTION OF THE PROPERTY (BY VIRTUE OF ACCEPTING SUCH INTEREST OF MAKING SUCH USES) SHALL BE BOUND BY THIS PROVISION AND SHALL BE DEEMED TO HAVE AUTOMATICALLY WAIVED ANY AND ALL RIGHTS, CLAIMS, DEMANDS AND CAUSES OF ACTION AGAINST THE ASSOCIATION ARISING FROM OR CONNECTED WITH ANY MATTER FOR WHICH THE LIABILITY OF THE ASSOCIATION HAS BEEN DISCLAIMED IN THIS PROVISION.

AS USED IN THIS SECTION, "ASSOCIATION" SHALL INCLUDE WITHIN ITS MEANING ALL OF THE ASSOCIATION'S DIRECTORS, OFFICERS, COMMITTEE AND BOARD MEMBERS, EMPLOYEES, AGENTS, CONTRACTORS (INCLUDING MANAGEMENT COMPANIES), SUBCONTRACTORS, SUCCESSORS AND ASSIGNS. THE PROVISIONS OF THIS ARTICLE SHALL ALSO INURE TO THE BENEFIT OF THE DECLARANT, AND THEIR AFFILIATES, WHICH SHALL BE FULLY PROTECTED HEREBY.

Section 18. Tara Forest Master Association, Inc. By acceptance of title to a Lot in the Community, each Owner shall automatically become a member of the Tara Forest Master Association, Inc., which is the master homeowners' association for Tara Forest. All Lots in the Community are encumbered by the Master Declaration for Tara Forest, as amended from time to time (the "**Master Declaratio** "). The rights and responsibilities of membership, including the rights to use certain facilities and the duty to pay assessments and other charges as applicable, are set forth in the Master Declaration. The Master Association has lien rights affecting the Lots in accordance with the Master Declaration.

Section 19. CONSTRUCTION ACTIVITIES. ALL OWNERS, OCCUPANTS AND USERS OF THE PROPERTY ARE HEREBY PLACED ON NOTICE THAT THE DECLARANT, BUILDERS, THE ASSOCIATION, AND ANY OF THEIR OFFICERS, DIRECTORS, COMMITTEE MEMBERS, EMPLOYEES, MANAGEMENT AGENTS, CONTRACTORS OR SUBCONTRACTORS (THE "LISTED PARTIES") WILL BE, FROM TIME TO TIME, CONDUCTING EXCAVATION, CONSTRUCTION AND OTHER ACTIVITIES WITHIN OR IN PROXIMITY TO THE PROPERTY. BY THE ACCEPTANCE

OF THEIR DEED OR OTHER CONVEYANCE OR MORTGAGE, LEASEHOLD, LICENSE OR OTHER INTEREST, OR BY USING ANY PORTION OF THE PROPERTY, EACH SUCH OWNER, OCCUPANT AND USER AUTOMATICALLY ACKNOWLEDGES, STIPULATES AND AGREES (i) THAT NONE OF THE AFORESAID ACTIVITIES SHALL BE DEEMED NUISANCES OR NOXIOUS OR OFFENSIVE ACTIVITIES, HEREUNDER OR AT LAW GENERALLY, (ii) NOT TO ENTER UPON, OR ALLOW THEIR CHILDREN OR OTHER PERSONS UNDER THEIR CONTROL OR DIRECTION TO ENTER UPON (REGARDLESS OF WHETHER SUCH ENTRY IS A TRESPASS OR OTHERWISE) ANY PROPERTY WITHIN OR IN PROXIMITY TO THE PROPERTY WHERE SUCH ACTIVITY IS BEING CONDUCTED (EVEN IF NOT BEING ACTIVELY CONDUCTED AT THE TIME OF ENTRY, SUCH AS AT NIGHT OR OTHERWISE DURING NON-WORKING HOURS), (iii) THAT ENTRY GATES MAY BE OPEN DURING ANY PERIODS OF CONSTRUCTION AT ANY TIMES OR ALL TIMES IN THE SOLE DISCRETION OF THE DECLARANT OR THE ASSOCIATION (iv) THE LISTED PARTIES SHALL NOT BE LIABLE FOR ANY AND ALL LOSSES, DAMAGES (COMPENSATORY, CONSEQUENTIAL, PUNITIVE OR OTHERWISE), INJURIES OR DEATHS ARISING FROM OR RELATING TO THE AFORESAID ACTIVITIES, (v) ANY PURCHASE OR USE OF ANY PORTION OF THE PROPERTY HAS BEEN AND WILL BE MADE WITH FULL KNOWLEDGE OF THE FOREGOING AND (vi) THIS ACKNOWLEDGMENT AND AGREEMENT IS A MATERIAL INDUCEMENT TO DECLARANT TO SELL, CONVEY, LEASE AND/OR ALLOW THE USE OF THE APPLICABLE PORTION OF THE PROPERTY.

Section 20. Notices and Disclaimers as to Water Bodies and Wildlife. THE SUBDIVISION MAY CONTAIN WATER BODIES SUCH AS LAKES, PONDS, CANALS, CREEKS, STREAMS, PRESERVES OR OTHER BODIES OF WATER IN OR IN THE VICINITY OF THE SUBDIVISION ("WATER BODIES"). SUCH WATER BODIES MAY POSE HEALTH AND SAFETY RISKS TO OWNERS, OCCUPANTS AND USERS OF THE PROPERTY IN AND AROUND THE SUBDIVISION, INCLUDING THE RISK OF DANGEROUS WILDLIFE. ALL OWNERS, OCCUPANTS AND USERS OF THE PROPERTY ARE HEREBY PLACED ON NOTICE THAT THE DECLARANT, THE BUILDERS, THE ASSOCIATION, AND ANY OF THEIR OFFICERS, DIRECTORS, COMMITTEE MEMBERS, EMPLOYEES, MANAGEMENT AGENTS, CONTRACTORS OR SUBCONTRACTORS (THE "**LISTED PARTIES**") SHALL NOT BE LIABLE TO OWNERS, OCCUPANTS AND USERS OR RESPONSIBLE FOR MAINTAINING OR ASSURING THE WATER QUALITY OR WATER LEVEL OF OR IN ANY WATER BODIES. ALL OWNERS, OCCUPANTS AND USERS OF ANY PORTION OF THE PROPERTY LOCATED ADJACENT TO OR HAVING A VIEW OF ANY OF THE WATER BODIES SHALL BE DEEMED, BY VIRTUE OF THEIR ACCEPTANCE OF THE DEED TO OR USE OF SUCH PROPERTY, TO HAVE RELEASED THE LISTED PARTIES FROM ALL CLAIMS FOR ANY AND ALL CHANGES IN THE QUALITY AND LEVEL OF THE WATER IN SUCH WATER BODIES. FURTHER, THE LISTED PARTIES ARE NOT RESPONSIBLE FOR MAINTAINING OR ASSURING SAFETY OF ANY OWNERS, OCCUPANTS OR USERS OF WATER BODIES OR AREAS IN OR AROUND SUCH WATER BODIES. NONE OF THE LISTED PARTIES SHALL BE LIABLE FOR ANY PROPERTY DAMAGE, PERSONAL INJURY OR DEATH OCCURRING IN, OR OTHERWISE RELATED TO ANY WATER BODIES. ALL PERSONS USING OR ENJOYING WATER BODIES OR SURROUNDING AREAS OF THE WATER BODIES SHALL DO SO

AT THEIR OWN RISK. ALL OWNERS, OCCUPANTS AND USERS ARE HEREBY NOTIFIED THAT FROM TIME TO TIME ALL TYPES OF WILDLIFE, INCLUDING ALLIGATORS, SNAKES, PANTHERS, BEARS AND OTHER ANIMALS, MAY LIVE, MIGRATE, CREATE HABITATS OR ENTER INTO WATER BODIES AND SURROUNDING PROPERTY AND MAY POSE A HEALTH AND SAFETY THREAT TO PERSONS, PETS AND PROPERTY, BUT THAT THE LISTED PARTIES ARE UNDER NO DUTY TO PROTECT AGAINST, AND DO NOT IN ANY MANNER WARRANT OR INSURE AGAINST, ANY DEATH, INJURY OR DAMAGE CAUSED BY SUCH WILDLIFE. NO PERSONS SHALL SWIM IN ANY WATER BODIES WITHIN TARA FOREST NOT SPECIFICALLY DESIGNATED FOR SWIMMING AND NO PERSONS IN THE COMMUNITY SHALL FEED ANY WILDLIFE IN OR AROUND THE COMMUNITY.

Section 21. Recreational Facilities.

- (a) General Restrictions. Each Owner, its guests, invitees, Tenants, and other persons entitled to use the recreational facilities and other Common Areas within the Community (“**Facility Users**”) shall comply with following general restrictions:
- (b) Minors. Minors are permitted to use the recreational facilities; provided, however, parents are responsible for the actions and safety of such minors and any damages caused by such minors. The Association may adopt reasonable safety regulations and restrictions from time to time governing minors’ use of the recreational facilities.
- (c) Responsibility for Personal Property and Persons. Each Facility User assumes sole responsibility for the health, safety and welfare of Facility User, and the personal property of all of the foregoing, and each Facility User shall not allow any damage the recreational facilities or other Common Area, or interfere with the rights of others hereunder. Neither Declarant, nor a designated Operator, nor Builders, nor the Association, nor the Master Association shall be responsible for any loss or damage to any private property used, placed or stored on the recreational facilities. Further, any person entering the recreational facilities assumes all risk of loss with respect to his or her equipment, jewelry or other possessions, including, without limitation, wallets, books and clothing left in the recreational facilities.
- (d) Activities. Any Owner, Tenant, guest, invitee or other person who, in any manner, makes use of the recreational facilities, or who engages in any contest, game, function, exercise, competition or other activity operated, organized, arranged or sponsored either on or off the recreational facilities, shall do so at their own risk. Every Facility User shall be liable for any property damage and/or personal injury at the recreational facilities, caused by such Facility User.
- (e) Indemnification. By the use of the Recreational Facilities and other Common Areas, each Facility User agrees to indemnify and hold harmless the Declarant, Operator, Builders and the Association, their officers, partners, agents, employees, affiliates, directors and attorneys (collectively, “**I dem ified Parties**”) against all actions, injury, claims, loss, liability, damages, costs and expenses of any kind or nature whatsoever (collectively, “**Losses**”) incurred by or asserted against any of the Indemnified Parties from and after the date hereof, whether direct, indirect, or consequential, as a result of or in any way related to use of the recreational facilities or other Common Areas by such Facility User and/or

from any act or omission of the any of the Indemnified Parties. Losses shall include the deductible payable under any of the Association's insurance policies.

E ccutio Pages to Follow.

IN WITNESS WHEREOF, Tara Baywood, LLC, a Florida limited liability company, has executed this Declaration, this__day of_, 2022.

Signed, sealed and delivered
in the presence of: TARA BAYWOOD, LLC, a Florida limited liability company

By: _____ Its:

Name: _

Name: _

STATE OF FLORIDA)
) SS
COUNTY OF _____)

The foregoing instrument was acknowledged before me **by means of** ☐ **physical presence or**
☐ **online notarization** this__day of_, 2022, by Sayed Moukhtara, as Manager of Tara
Baywood, LLC, a Florida limited liability company, on behalf of said company, who is ☐
personally known to me or ☐ produced the following identification_____.

Notary Signature _____

(NOTARY SEAL) _____
Notary Name [Printed/Typed/Handwritten] Notary Public, State of
Florida at Large
My Commission Expires: ____

JOINER

Tara Baywood Homeowners Association, Inc., a Florida corporation not-for-profit, whose mailing address is 7717 NW 20th Lane, Gainesville, FL 32605, hereby approves and joins in the Declaration of Covenants, Restrictions, Conditions and Easements of Tara Baywood and the Exhibits attached thereto and agrees to be bound by the terms thereof and will comply with and perform the terms and conditions of the Declaration.

I Wit ess Whereof, Tara Baywood Homeowners Association, Inc., has executed this Joinder on this day of __, 2022.

Signed, sealed and delivered
in the presence of: Tara Baywood Homeowners Association, Inc, a Florida corporation
not-for-profit

Name: _____ By: _____
Name: Sayed Moukhtara, as President

Name: _____ (Corporate Seal)

[illegible]

The foregoing instrument was acknowledged before me **by me a s of** **hysical rese ce**
or **o li e otarizatio** this____day of__, 2021, by Sayed Moukhtara, as President of Tara
Baywood Homeowners Association, Inc., a Florida corporation not-for-profit, on behalf of said
Corporation, who is ☐ personally known to me or ☐ produced the following identification
_____.

Notary

(NOTARY SEAL)

Notary	Name
[Printed/Typed/Handwritten] Notary	Public,
State of Florida at Large	

JOINER

Tara Forest Master Association, Inc., a Florida corporation not-for-profit, whose mailing address is 7717 NW 20th Lane, Gainesville, FL 32605, hereby approves and joins in the Declaration of Covenants, Conditions and Restrictions of Tara Baywood and the Exhibits attached thereto.

I Witness Whereof, Tara Forest Master Association, Inc., has executed this Joinder on this ____ day of ___, 2022.

Signed, sealed and delivered in the presence of:

Tara Forest Master Association, Inc.,
a Florida corporation not-for-profit

_____, President

By:____Name:_____

Name: _____ (Corporate Seal)

STATE OF FLORIDA)
S. COUNTY OF _____) :S

The foregoing instrument was acknowledged before me **by me a s of** **hysical rese ce**
or **o li e otarizatio** this____day of__, 2022, by____, as President of Tara Forest Master
Association, Inc., a Florida corporation not-for-profit, on behalf of said Corporation, who is ☐
personally known to me or ☐ produced the following identification
_____.

Notary

(NOTARY SEAL)

Notary	Name
[Printed/Typed/Handwritten] Notary	Public,
State of Florida at Large	

EXHIBIT "A"
LEGAL DESCRIPTION

EXHIBIT “B”
ARTICLES

ARTICLES OF INCORPORATION FOR
TARA BAYWOOD HOMEOWNER’S ASSOCIATION, INC.
(a corporation not-for-profit)

The undersigned, acting as Incorporator(s) of a corporation pursuant to Chapter 617, Florida Statutes, and Chapter 720, Florida Statutes, adopt(s) the following Articles of Incorporation:

ARTICLE I - NAME

The name of the corporation shall be the Tara Baywood Homeowner’s Association, Inc., a Florida corporation not for profit (the “Association”).

ARTICLE II – DEFINITIONS

Each term used herein, except as otherwise defined herein, is defined in the Declaration of Covenants, Conditions, and Restrictions of Tara Baywood (the “Declaration”) recorded, or to be recorded, among the Public Records of Alachua County, Florida by Tara Baywood, LLC, a Florida limited liability company (the “Declarant”) and shall have the same meaning or definition ascribed thereto in the Declaration.

ARTICLE III - PRINCIPAL PLACE OF BUSINESS AND MAILING ADDRESS

The principal place of business and mailing address of the corporation shall be 7717 NW 20th Lane, Gainesville, Florida 32605.

ARTICLE IV - PURPOSE(S)

The corporation is organized as a corporation not-for-profit under Chapter 617 of the laws of the State of Florida, subject to the extent applicable, to Chapter 720 of the laws of the State of Florida. The specific purposes for which the corporation is organized are:

To promote the health, safety and social welfare of the Owners of Property within the residential community of Tara Baywood as described in the Declaration.

To own and maintain, repair and replace the Association Property and the Common Areas and other items, including landscaping and other improvements in and/or benefiting said Association Property and Common Areas, for which the obligation to maintain and repair has been delegated and accepted.

To control the specifications, architecture, design, appearance, elevation and location of, and landscaping around, all buildings and improvements as provided in the Declaration, which may include walls, fences, or other structures constructed, placed or permitted to remain in the Property, as well as the alteration, improvement, addition or change thereto.

To operate without profit for the benefit of its Members.

To perform those functions granted to or reserved by the Association in the Declaration.

ARTICLE V - GENERAL POWERS

The Association shall have all of the powers necessary or desirable to perform the obligations and duties and to exercise the rights and powers set out in these Articles, the Bylaws or the Declaration including, without limitation, the following:

To hold funds solely and exclusively for the benefit of the Members for the purposes set forth in these Articles of Incorporation.

To promulgate and enforce rules, regulations, bylaws, covenants, restrictions and agreements to effectuate the purposes for which the Association is organized.

To delegate power or powers where such is deemed in the interest of the Association.

To affix assessments to be levied against Lots within the Property and the costs of effectuating the objects and purposes of the Association and to create reasonable reserves for such expenditures, and to authorize its Board of Directors, in its discretion, to enter into agreements with mortgage companies and other organizations for the collection of such assessments.

To pay taxes and other charges, if any, on or against the Association Property and the Common Area.

To have all express powers conferred upon the Association by the Declaration, Chapter 617, Florida Statutes, and Chapter 720, Florida Statutes, except as prohibited herein.

To engage in activities which will actively foster, promote and advance the common interests of all Owners of any portion of the Property, including contracting for services to be provided to the Association.

To own, convey, buy or otherwise acquire, sell or otherwise dispose of, mortgage or otherwise encumber, exchange, lease, hold, use, operate and otherwise deal in and with real, personal and mixed property of all kinds and any right or interest therein of the Association for purposes of advancing the common interests of all Owners of any portion of the Property.

To borrow money for any purpose subject to all limitations in the Declaration or Bylaws.

To sue and be sued.

To adopt, alter and amend or repeal such Bylaws as may be necessary or desirable for the proper management of the affairs of the Association, provided, however, such Bylaws may not be inconsistent with or contrary to any provisions of the Declaration.

To contract for services for the operation, maintenance, and management of Common Areas and Association Property and all other property dedicated to or maintained by the Association.

To mortgage or convey Common Area with the affirmative vote of at least two-thirds of the Class A Membership.

ARTICLE VI - MANNER OF ELECTION OF DIRECTORS

Directors shall be elected or appointed in accordance with the provisions of the Bylaws of the Association.

ARTICLE VII - MEMBERS

Every Owner of a Lot which is subject to Assessment shall be a Member of the Association and subject the terms and conditions of the Declaration. Membership shall be appurtenant to and may not be separated from ownership of any Lot which is subject to Assessment.

The Association shall have two classes of voting membership:

Class A. Class A Members shall be all Owners, with the exception of the Declarant during the Class B Membership, and shall be entitled to one vote for each Lot owned. When more than one person holds an interest in any Lot, all such persons shall be Members. The vote for such Lot shall be exercised as they determine, but in no event shall more than one vote be cast with respect to any Lot.

Class B. The Class B Member shall be the Declarant. The Class B Member shall be entitled to three (3) votes for each of the votes held by all other Members of the Association; provided, however, that notwithstanding any provision to the contrary (but subject to Section 720.307(2), *Florida Statutes*), the Declarant shall have the right to appoint the entire Board of Directors of the Association until three months after 90% of the Lots have been conveyed to Owners other than the Declarant or its designated successor or assigns or to Builders, or as otherwise required by applicable law ("Turnover"). At such time, the Declarant shall call a meeting in accordance with the provisions herein for Special Meetings, to provide for the turnover of control of the Board of Directors to the Owners. The Declarant shall have the right, in its sole discretion, to appoint one member of the Board of Directors for so long as the Declarant owns at least five percent (5%) of the Lots within the Property. Upon expiration of the Class B membership, the Declarant shall become a Class A Member for each Lot it still owns.

ARTICLE VIII - DIRECTORS

The Board of Directors of the Corporation shall be comprised of at least three (3) directors. The initial number of Directors shall be three (3). The names and addresses of the members of the first Board of Directors who shall hold office until their successors are appointed or elected, or until removed, are as follows:

Sayed Moukhtara

7717 NW 20th Lane
Gainesville, FL 326055

Zenzi Rogers

9440 Philips Highway, Suite 7
Jacksonville, Florida 32256

Silvia Moukhtara Nemer

7717 NW 20th Lane
Gainesville, FL 326055

As long as Declarant or its designated successor or assigns shall have the right to appoint any members of the Board of Directors, Directors appointed by Declarant need not be Members of the Association and need not be residents of the State of Florida. All Directors appointed by the Declarant shall serve at the pleasure of the Declarant, and may be removed from office, and a successor Director may be appointed at any time by the Declarant.

At the first annual election to the Board of Directors where Directors are elected by the Members, the term of office of the elected Director receiving the highest plurality of votes shall be established at two (2) years, with the other elected Directors to serve for a term of one (1) year. Elections shall be by plurality votes. All Directors shall hold office until the election of new directors at the next annual meeting or resignation of said Director. Each year thereafter, as many Directors shall be elected and appointed, as the case may be, as there are regular terms of office of Directors expiring at such time, and the term of the Director so elected or appointed at each annual election shall be for two (2) years expiring at the second annual election following their election, and thereafter until their successors are duly elected and qualified, or until removed from office with or without cause by the affirmative vote of a majority of the Members which elected or appointed them.

ARTICLE IX - OFFICERS

The Officers of the Association shall be a President, a Vice President, a Secretary and a Treasurer, and such other officers as the Board of Directors may from time to time, by resolution, create. Any two or more offices may be held by the same person except the offices of President and Secretary. Officers shall be elected for one (1) year terms in accordance with the procedures set forth in the Bylaws. The names of the Officers who are to manage the affairs of the Association until the next annual meeting of the Board of Directors and until their successors are duly elected and qualified are:

President: Sayed Moukhtara
7717 NW 20th Lane
Gainesville, FL 32605

Vice President: Zenzi Rogers
9440 Philips Highway, Suite 7
Jacksonville, Florida 32256

Secretary and

Treasurer: Silvia Moukhtara Nemer
7717 NW 20th Lane
Gainesville, FL 32605

ARTICLE X - REGISTERED AGENT, MAILING ADDRESS AND STREET ADDRESS

The street and mailing address of the Corporation's initial registered office is 7717 NW 20th Lane, Gainesville, Florida 32605 and the name of the initial Registered Agent at such address is Silvia Moukhtara Nemer.

ARTICLE XI - CORPORATE EXISTENCE

The Association shall have perpetual existence. If the Association is dissolved, the control or right of access to the property containing the surface water management system facilities and other dedicated property and related infrastructure shall be conveyed or dedicated to an appropriate governmental unit or public unit and that if not accepted, then the surface water management system facilities shall be conveyed to a non-profit corporation similar to the Association.

ARTICLE XII - BYLAWS

The Board of Directors shall adopt Bylaws consistent with these Articles.

ARTICLE XIII - AMENDMENTS TO ARTICLES OF INCORPORATION AND BYLAWS

Amendment of these Articles requires the approval of at least two-thirds of the total membership votes. Notwithstanding the foregoing; (a) until the Turnover, the Declarant or its successor or assign shall be permitted to unilaterally amend these Articles; and (b) for so long as Declarant owns any portion of the Property, no amendment of these Articles shall make any changes which would in any way affect any of the rights, privileges, powers or options herein provided in favor of, or reserved to, the Declarant, unless the Declarant joins in the execution of the amendment. Further, for so long as a Builder owns any portion of the Property, no amendment of these Articles shall make any changes which would in any way affect any of the rights, privileges, powers or options herein provided in favor of, or reserved to, such Builder, unless such Builder joins in the execution of the amendment.

Such amendments shall be subject to the prior approval required by any appropriate governmental agency. Notwithstanding anything to the contrary herein contained, amendments for correction of scrivener's errors may be made by the Board of Directors of the Association alone without the need of consent of any other person. Notwithstanding the foregoing, matters stated herein to be or which are in fact governed by the Declaration may not be amended except as provided in such Declaration. Additionally, the provisions which are governed by the By-laws of this Association may not be amended except as provided in the By-laws.

ARTICLE XIV - INDEMNIFICATION OF OFFICERS AND DIRECTORS

The Association hereby indemnifies any Director or Officer made a party or threatened to be made a party to any threatened, pending or completed action, suit or proceeding:

Whether civil, criminal, administrative or investigative, other than one by or in the right of the Association to procure a judgment in its favor, brought to impose a liability or penalty on such person for any act alleged to have been committed by such person in his or her capacity of Director or Officer of

the Association, or in his or her capacity as a Director, Officer, employee or agent of any other corporation, partnership, joint venture, trust or other enterprise which he or she served at the request of the Association, against judgments, fines, amounts paid in settlement and reasonable expenses, including attorneys' fees, actually and necessarily incurred as a result of such action, suit or proceeding or any appeal therein, if such person acted in good faith in the reasonable belief that such action was in the best interests of the Association, and in criminal actions or proceedings, without reasonable ground for belief that such action was unlawful. The termination of any such action, suit or proceeding by judgment, order, settlement, conviction or upon a plea of nolo contendere or its equivalent shall not in itself create a presumption that any such Director or Officer did not act in good faith in the reasonable belief that such action was in the best interests of the Association or that he or she had reasonable grounds for belief that such action was unlawful.

By or in the right of the Association to procure a judgment in its favor by reason of his or her being or having been a Director or Officer of the Association, or by reason of his or her being or having been a Director, Officer, employee or agent of any other corporation, partnership, joint venture, trust or other enterprise which he or she served at the request of the Association, against the reasonable expenses, including attorneys' fees, actually and necessarily incurred by him in connection with the defense or settlement of such action, or in connection with an appeal therein, if such person acted in good faith in the reasonable belief that such action was in the best interests of the Association. Such person shall not be entitled to indemnification in relation to matters as to which such person has been adjudged to have been guilty of negligence or misconduct in the performance of his or her duty to the Association unless and only to the extent that the court, administrative agency, or investigative body before which such action, suit or proceeding is held shall determine upon application that, despite the adjudication of liability but in view of all circumstances of the case, such person is fairly and reasonably entitled to indemnification for such expenses which such tribunal shall deem proper.

The Board of Directors shall determine whether amounts for which a Director or Officer seeks indemnification were properly incurred and whether such Director or Officer acted in good faith and in a manner he or she reasonably believed to be in the best interests of the Association, and whether, with respect to any criminal action or proceeding, he or she had no reasonable ground for belief that such action was unlawful. Such determination shall be made by the Board of Directors by a majority vote of a quorum consisting of Directors who were not parties to such action, suit or proceeding.

The foregoing rights of indemnification shall not be deemed to limit in any way the powers of the Association to indemnify under applicable law.

ARTICLE XV - TRANSACTIONS IN WHICH DIRECTORS OR OFFICERS ARE INTERESTED

With the exception of Directors and Officers appointed by the Class B Members, any financial or familial interest of an Officer or Director in any contract or transaction between the Association and one (1) or more of its Directors or Officers, or between the Association and any other corporation, partnership, association or other organization in which one (1) or more of its Directors or Officers are directors or officers, or have a financial interest, shall be disclosed, and further shall not be voidable solely for this reason, or solely because the Director or Officer is present at or participates in the meeting of the Board or committee thereof which authorized the contract or transaction or solely because his or her or their votes are counted for such purpose. No Director or Officer of the Association shall incur liability by reason of the fact that he or she is or may be interested in any such contract or transaction.

Interested Directors may be counted in determining the presence of a quorum at a meeting of the Board of Directors or of a committee which authorized the contract or transaction, but must abstain from voting on the issue.

ARTICLE XVI - DISSOLUTION

The Association may be dissolved if three-fourths (3/4) of the votes cast at a duly held meeting of the Members of the Association vote in favor of dissolution. Upon dissolution of the Association, other than incident to a merger or consolidation, the assets of the Association shall be dedicated to an appropriate public agency to be used for purposes similar to those for which this Association was created. In the event that such dedication is refused acceptance, such assets shall be granted, conveyed and assigned to any nonprofit corporation, association, trust or other organization to be devoted to such similar purposes.

ARTICLE XVII – INCORPORATOR

The name and address of the Incorporator is:

Name: Sayed Moukhtara

Address: 7717 NW 20th Lane
Gainesville, FL 32605

IN WITNESS WHEREOF, the undersigned has executed these Articles of Incorporation as Incorporator thereof this ____ day of _____, 2022.

Sayed Moukhtara, Incorporator

STATE OF FLORIDA
COUNTY OF _____

The foregoing instrument was acknowledged before me this ____ day of _____, 2022, by Sayed Moukhtara who is personally known to me or who has produced a Florida driver's license as identification.

Notary Public
Name: _

Serial Number: _
Commission Expires: _____

REGISTERED AGENT

The undersigned hereby accepts appointment as Registered Agent of TARA BAYWOOD HOMEOWNER'S ASSOCIATION, Inc. this ____ day of _____, 2022.

Silvia Moukhtara Nemer

EXHIBIT

“C”

BYLAWS

BYLAWS OF

TARA BAYWOOD HOMEOWNER’S ASSOCIATION, INC.

A corporation not-for-profit organized
under the laws of the State of Florida

1. Identity. These are the Bylaws of TARA BAYWOOD HOMEOWNER’S ASSOCIATION, INC., (the “Association”), a corporation not for profit incorporated under the laws of the State of Florida, and organized for the purpose of administering that residential Community known as TARA BAYWOOD located in the Alachua County, Florida (the “Property”).
 - 1.1 Principal Office. The principal office of the Association shall be at 7717 NW 20th Lane, Gainesville, Florida 32605, or at such other place as may be subsequently designated by the Board of Directors. All books and records of the Association shall be kept at its principal office.
 - 1.2 Fiscal Year. The fiscal year of the Association shall be the calendar year.
 - 1.3 Seal. The seal of the Association shall bear the name of the corporation, the word “Florida,” the words “Corporation Not for Profit,” and the year of incorporation.
2. Definitions. For convenience, these Bylaws shall be referred to as the “Bylaws” and the Articles of Incorporation of the Association as the “Articles.” The other terms used in these Bylaws shall have the same definition and meaning as those set forth in that certain Declaration of Covenants, Conditions, and Restrictions of Tara Baywood (the “Declaration”), unless herein provided to the contrary, or unless the context otherwise requires.
3. Members. The members of the Association (“Members”) shall be as specified in the Articles and Declaration.
 - 3.1 Annual Meeting. The annual Members’ meeting shall be held on the date, at the place and at the time determined by the Board from time to time, provided that there shall be an annual meeting every calendar year. The annual meeting shall be no later than thirteen (13) months after the last preceding annual meeting. The purpose of the meeting shall be, except as provided herein to the contrary, to elect Directors and to transact any other business authorized to be transacted by the Members, or as stated in the notice of the meeting sent to Members in advance thereof.
 - 3.2 Special Meeting. Special Members’ meetings shall be held at such places as provided herein for annual meetings, and may be called by the President or by a majority of the Board. A special meeting must be called by the President or Secretary upon receipt of a written request from a majority of the Members of the Association. The business conducted at a special meeting shall be limited to the purposes stated in the notice of the meeting.

- 3.3 Notice of Meeting; Waiver of Notice. Notice of a meeting of Members stating the time and place and the purpose(s) for which the meeting is called shall be given by the President or Secretary. A copy of the notice shall be posted at a conspicuous place within the Property. The notice of the annual meeting shall be hand delivered, sent by mail, or sent by electronic mail to each Owner, unless the Owner waives in writing the right to receive notice of the annual meeting by signing a waiver of notice, in person or by proxy, either before or after the meeting. The delivery or mailing shall be to the address of the Member as it appears on the roster of Members described in Section 10 hereof. The posting and mailing of the notice shall be effected not less than fourteen (14) days, nor more than sixty (60) days, prior to the date of the meeting. Proof of posting or hand delivery may be given by affidavit, and proof of mailing of the notice may be given by retention of post office receipts, or by affidavit. Notice of an annual meeting need not include a description of the purpose or purposes for which the meeting is called. Notice of a special meeting must include a description of the purpose or purposes for which the meeting is called.

Notice of Member annual or special meetings may be waived before or after the meeting. The attendance of any Member (or person authorized to vote for such member) shall constitute such Member's waiver of notice of such meeting, except when his or her (or his or her authorized representative's) attendance is for the express purpose of objecting at the beginning of the meeting to the transaction of business because the meeting is not lawfully called.

- 3.4 Quorum. A quorum at Members' meetings shall be attained by the presence, either in person or by proxy, of persons entitled to cast fifteen percent (15%) of the votes of Members, unless a higher number is specifically provided elsewhere in the Declaration, the Articles or these Bylaws. If voting rights of any Member are suspended pursuant to the provisions of the Declaration or these Bylaws, the vote(s) of such Member shall not be counted for the purpose of determining the presence of a quorum and the total number of authorized votes shall be reduced accordingly during the period of such suspension.

3.5 Voting.

- (a) Classes of Voting Membership. The Association shall have two (2) classes of Members, each with voting rights as follows:

Class A. Class A Members shall be all Owners, including Declarant after the expiration of the Class B Membership. Class A Members shall be entitled to one (1) vote for each Lot they own.

Class B. The Class B Member shall be Declarant. The Class B Member shall be entitled to three (3) votes for each vote Class A Members are entitled to cast at any time. The Class B Membership shall cease upon the first to occur of the following, unless otherwise provided by applicable law:

(i) three (3) months after ninety percent (90%) of the Lots in the Property that will ultimately be operated by the Association have been conveyed to Members other than Declarant or Builders; or

(ii) termination of the Class B Membership by resignation of all Declarant-appointed directors and delivery to the Secretary of the Association of

a certificate in recordable form, signed by Declarant and stating that Declarant elects to terminate the Class B Membership. Upon termination of the Class B Membership, Declarant shall retain any voting rights it may have as a Class A Member. Upon expiration of the Class B membership, the Declarant shall become a Class A Member for each Lot it still owns; or

(iii) as otherwise required by applicable law.

Notwithstanding the foregoing, Declarant shall be entitled to appoint at least one (1) member of the Board of Directors of the Association as long as Declarant holds for sale in the ordinary course of business at least five percent (5%) of the Lots within the Property. After Declarant relinquishes control of the Association, Declarant may exercise the right to vote any Declarant owned voting interest in the same manner as any other Member, except for purposes of reacquiring control of the Association or selecting the majority of the Members of the Board of Directors.

- (b) Majority Vote. The acts approved by a majority of the votes present in person or by proxy at a meeting at which a quorum shall have been attained shall be binding upon all Members for all purposes except where otherwise provided by law, the Declaration, the Articles or these Bylaws. As used in these Bylaws, the Articles or the Declaration, the terms “majority of the Members” and “majority of the Members” shall mean a majority of the votes of Members and not a majority of the Members themselves and shall further mean more than 50% of the then total authorized votes present in person or by proxy and voting at any meeting of the Members at which a quorum shall have been attained. Similarly, if some greater percentage of Members is required herein or in the Declaration or Articles, it shall mean such greater percentage of the votes of Members and not of the Members themselves.
- (c) Voting Owner. If a Lot is owned by one person, his or her right to vote shall be established by the roster of Members. If a Lot is owned by more than one person, the person entitled to cast the vote for the Lot shall be designated by a certificate signed by all of the record Owners of the Lot according to the roster of Owners and filed with the Secretary of the Association. Such person need not be a Lot Owner, nor one of the joint owners. Those certificates shall be valid until revoked or until superseded by a subsequent certificate or until a change in the ownership of the Lot concerned. A certificate designating the person entitled to cast the vote for a Lot may be revoked by any record owner of an undivided interest in the Lot. If a certificate designating the person entitled to cast the vote for a Lot is not on file or has been revoked, the vote of the Member(s) of such Lot shall not be considered in determining whether a quorum is present, nor for any other purpose, and the total number of authorized votes in the Association shall be reduced accordingly until such certificate is filed, except if the Lot is owned jointly by a husband and wife. If a Lot is owned jointly by a husband and wife, they may, without being required to do so, designate a voting Member in the manner provided above. Such designee need not be an Owner. In the event a husband and wife do not designate a voting member, the following provisions shall apply:

- (i) If both are present at a meeting and are unable to concur in their decision

upon any subject requiring a vote, they shall lose their right to vote on that subject at that meeting, and their vote shall not be considered in determining whether a quorum is present on that subject at the meeting (and the total number of authorized votes in the Association shall be reduced accordingly for such subject only).

(ii) If only one is present at a meeting, the person present shall be counted for purposes of a quorum and may cast the Lot vote just as though he or she owned the Lot individually, and without establishing the concurrence of the absent person.

(iii) If both are present at a meeting and concur, either one may cast the vote.

(d) Corporation. If a Lot is owned by a corporation or other entity, the Chairman of the Board, President, Vice President, Secretary, or Treasurer of the Corporation holding such Membership in the Association, and any like officer of a foreign corporation whether for profit or not for profit, holding a Membership in the Association, shall be deemed by the Association to have the authority to vote on behalf of the Corporation and to execute proxies and written waivers and consents in relation thereto, unless before a vote is taken on a waiver of consent is acted upon it is made to appear by certified copy of the Bylaws or Resolution of the Board of Directors or executive committee of the Corporation that such authority does not exist or is vested in some other officer or person. In absence of such certification, the person executing any such proxies, waivers or consents or presenting himself at a meeting as one of such officers of a Corporation shall be for the purposes of this Section conclusively deemed to be duly elected, qualified and acting as such officer and be fully authorized. In the case of conflicting representation, the corporate Member shall be deemed to be represented by its Senior Officer, in the order first stated in this subsection.

(e) Electronic Voting. Notwithstanding anything contained herein to the contrary, pursuant to and consistent with Section 720.317 of the Florida Statutes, electronic voting is permitted as to any matter that requires a vote of the Members.

3.6 Proxies. A proxy may be made by any person entitled to vote, but shall only be valid for the specific meeting for which originally given and any lawfully adjourned and reconvened meetings thereof. In no event shall any proxy be valid for a period longer than 90 days after the date of the first meeting for which it was given. Every proxy shall be revocable at any time at the pleasure of the person executing it. A proxy must be dated, must state the date, time, and place of the meeting for which it was given, and signed by the person authorized to cast the vote for the Lot (as above described) and filed with the Secretary before the appointed time of the meeting, or before the time to which the meeting is adjourned. Holders of proxies need not be Owners. If the proxy form expressly so provided, any proxy holder may appoint, in writing, a substitute to act in his or her place.

3.7 Adjourned Meetings. Adjournment of an Annual or Special meeting to a different date, time, or place must be announced at the meeting before an adjournment is taken, or notice must be given of the new date, time, or place pursuant to the notice provision of

the Bylaws. If a new record date for the adjourned meeting is or must be fixed, notice of the adjourned meeting must be given to persons who are entitled to vote and are Members as of the new record date but were not Members as of the previous record date. If any proposed meeting cannot be organized because a quorum has not been attained, the Members who are present, either in person or by proxy, may adjourn the meeting from time to time until a quorum is present, provided notice of the newly scheduled meeting is given in the manner required for the giving of notice of a meeting. Except as provided by law, proxies given for the adjourned meeting shall be valid for the newly scheduled meeting unless revoked for reasons other than the new date of the meeting.

3.8 Order of Business. If a quorum has been attained, the order of business at annual Members' meetings, and, if applicable, at other Members' meetings, shall be:

- (a) Call to order by President;
- (b) Appointment by the President of a chairman of the meeting (who need not be a Member or a Director);
- (c) Proof of notice of the meeting or waiver of notice;
- (d) Reading of minutes;
- (e) Reports of officers;
- (f) Reports of committees;
- (g) Appointment of inspectors of election;
- (h) Determination of number of Directors;
- (i) Election of Directors;
- (j) Unfinished business;
- (k) New business;
- (l) Adjournment.

Such order may be waived in whole or in part by direction of the chairman.

3.9 Minutes of Meeting. Minutes of all meetings of the Members of an Association must be maintained in written form or in another form that can be converted into written form within a reasonable time. The minutes of all meetings of Members shall be kept in a book available for inspection by Members or their authorized representatives or board members at any reasonable time. The Association shall retain these minutes for a period of not less than seven years.

3.10 Delinquent Members. If any Assessment or portion thereof imposed against a Member remains unpaid for ninety (90) days following its due date, such Member's voting rights in the Association shall be automatically suspended until all past due Assessments and other sums then due are paid, whereupon the voting rights shall be automatically reinstated. Delinquent Members shall not be eligible to serve on the Board of Directors.

- 3.11 Action Without A Meeting. Anything to the contrary herein notwithstanding, to the extent lawful, any action herein required to be taken at any annual or special meeting of Members, or any action which may be taken at any annual or special meeting of such Members, may be taken without a meeting, without prior notice and without a vote if a consent in writing, setting forth the action so taken shall be signed by the Members (or persons authorized to cast the vote of any such Member as elsewhere herein set forth) having not less than the minimum number of votes that would be necessary to authorize or take such action at a meeting of such Members at which a quorum of such Members (or authorized persons) entitled to vote thereon were present and voted.

Written consent shall not be effective to take the Association action referred to in the consent unless the consent is signed by the Members having the requisite number of votes necessary to authorize the action within sixty (60) days of the date of the earliest dated consent and is delivered in the manner required by this Section.

Any written consent may be revoked prior to the date that the Association receives the required number of consents to authorize the proposed action. A revocation is not effective unless in writing and until received by the Association, or received by the Secretary or other officer or agent of the Association.

A consent signed under this Section has the effect of a meeting vote and may be described as such in any document. Whenever action is taken pursuant to this Section, the written consent of the Members consenting to such action or the written reports of inspectors appointed to tabulate such consents must be filed with the minutes of proceedings of the Members.

Within ten (10) days after obtaining such authorization by written consent, notice must be given to Members who have not consented in writing. The notice shall fairly summarize the material features of the authorized action.

- 3.12 Recording. Any Member may tape record or videotape meetings of the Membership. The Board of Directors of the Association may adopt reasonable rules governing the taping of meetings of the Membership.

4. Directors

- 4.1 Membership. The affairs of the Association shall be managed and governed by a Board of Directors (the "Board") of not less than three (3) prior to the Declarant's turnover of control of the Association to Members other than Declarant; of not less than three (3) after the Declarant's turnover of such control; and in no event more than **five (5)** "Directors", the exact number initially to be as set forth in the Articles, and thereafter, except as provided herein, to be determined from time to time upon majority vote of the membership.

- 4.2 Election of Directors. The election of Directors shall be conducted in accordance with Chapter 720.306, Florida Statutes, and the following manner:

- (a) Election of Directors shall be held at the annual Members' meeting, or by online voting, except as provided herein to the contrary.
- (b) Nominations for Directors shall be made in advance of the meeting and no

nominations from the floor shall be accepted.

- (c) The election shall be by written ballot (unless dispensed with by majority consent of the Owners represented at the meeting) and decided by a plurality of the votes cast for each candidate.
- (d) All Members of the Association shall be eligible to serve on the Board of Directors unless otherwise provided by Florida law, and a Member may nominate himself as a candidate for the Board at a meeting where the election is to be held.

4.3 Vacancies and Removal.

- (a) Except as to vacancies resulting from removal of Directors by Members, vacancies on the Board occurring between annual meetings of Members shall be filled by majority action of the remaining Director(s), provided that all vacancies in directorships to which Directors were appointed by the Declarant pursuant to the provisions of Section 4.17 hereof shall be filled by the Declarant without the necessity of any meeting.
- (b) Any Director elected by the Members may be removed from office with or without cause by the vote or agreement by a majority of all votes of the Membership. The vacancy in the Board so created shall be filled by the Members at the same meeting or at a meeting of the Membership shortly thereafter. The conveyance of all Lots owned by a Director in the Community who owned one or more Lots at the time he or she was elected or appointed (other than appointees of the Declarant) shall constitute the resignation of such Director.
- (c) Until a majority of the Directors are elected by the Members other than the Declarant, no Directors named by the Declarant shall be subject to removal by Members other than the Declarant. Directors appointed by the Declarant and Directors replacing them may be removed and replaced by the Declarant without the necessity of any meeting.
- (d) If a vacancy on the Board of Directors results in there being no incumbent Directors, any Member may apply to the Circuit Court within whose jurisdiction the Property lies for the appointment of a receiver to manage the affairs of the Association. At least thirty (30) days prior to applying to the Circuit Court, the Member shall mail to the Association and post in a conspicuous place in the Property a notice describing the intended action and giving the Association an opportunity to fill the vacancy(ies) in accordance with these Bylaws. If, during such time, the Association fails to fill the vacancy(ies), the Member may proceed with the petition. If a receiver is appointed, the Association shall be responsible for the salary of the receiver, court costs and attorneys' fees. The receiver shall have all powers and duties of a duly constituted Board and shall serve until the Association fills the vacancy(ies) on the Board sufficient to constitute a quorum in accordance with these Bylaws.

4.4 Term. Except as provided herein to the contrary, the term of each Director's service shall extend until the second annual meeting of the Members and subsequently until his or her successor is duly elected and qualified as provided for in the Articles of Incorporation, or

until he or she is removed in the manner elsewhere provided.

- 4.5 Organizational Meeting. The organizational meeting of newly-elected or appointed members of the Board shall be held within ten (10) days of their election or appointment at such place and time as shall be fixed by the Directors at the meeting at which they were elected or appointed, and no further notice to or by the Board of the organizational meeting shall be necessary.
- (a) All meetings of the Board must be open to all Members except for meetings between the Board and its attorney with respect to proposed or pending litigation where the contents of the discussion would otherwise be governed by attorney client privilege. Notices of all Board meetings must be posted in a conspicuous place in the Property at least 48 hours in advance of a meeting, except in an emergency. In the alternative, if notice is not posted in a conspicuous place in the Property, notice of each Board meeting must be mailed or delivered to each Member at least seven (7) days before the meeting, except in an emergency. An assessment may not be levied at a Board meeting unless the notice of the meeting includes a statement that assessments will be considered and the nature of the assessments. Directors may not vote by proxy or by secret ballot at Board meetings, except that secret ballots may be used in the election of officers. This subsection also applies to the meetings of any committees or other similar body, including anybody vested with the powers to approve or disapprove architectural decisions with respect to a specific parcel of residential property owned by a Member.
- 4.6 Regular Meetings. Regular meetings of the Board may be held at such time and place as shall be determined, from time to time, by a majority of the Directors. Notice of regular meetings shall be given to each Director, personally or by mail, telephone, electronic mail or telegraph, and shall be transmitted at least three (3) days prior to the meeting. Regular meetings of the Board shall be open to all Members and notice of such meetings shall be posted conspicuously in the Community at least forty-eight (48) hours in advance for the attention of the Members of the Association, except in the event of an emergency. Members shall not be permitted to participate, and need not be recognized at any such meeting.
- 4.7 Special Meetings. Special meetings of the Directors may be called by the President, and must be called by the President or Secretary at the written request of two-thirds (2/3rds) of the Directors. Notice of the meeting shall be given personally, by mail, electronic mail, telephone or telegraph to each Director, which notice shall state the time, place and purpose of the meeting, and shall be transmitted not less than three (3) days prior to the meeting. Special meetings of the Board shall be open to all Members and notice of a special meeting shall be posted conspicuously in the Property at least forty-eight (48) hours in advance for the attention of the Members of the Association, except in the event of an emergency. Members shall not be permitted to participate, and need not be recognized, at any such meeting.
- 4.8 Waiver of Notice. Any Director may waive notice of a meeting before or after the meeting and that waiver shall be deemed equivalent to the due receipt by said Director of notice. Attendance by any Director at a meeting shall constitute a waiver of notice of such meeting, except when his or her attendance is for the express purpose of objecting at the beginning of the meeting to the transaction of business because the meeting is not

lawfully called.

- 4.9 Quorum. A quorum at Directors' meetings shall consist of a majority of the then incumbent Directors. The acts approved by a majority of those present at a meeting at which a quorum is present shall constitute the acts of the Board, except when approval by a greater number of Directors is specifically required by the Declaration, the Articles or these Bylaws.
- 4.10 Adjourned Meetings. If, at any proposed meeting of the Board, there is less than a quorum present, the majority of those present may adjourn the meeting from time to time until a quorum is present, provided notice of such newly scheduled meeting is given as required hereunder. At any newly scheduled meeting, any business that might have been transacted at the meeting as originally called may be transacted without further notice.
- 4.11 Presiding Officer. The presiding officer at the Directors' meetings shall be the President (who may, however, designate any other person to preside).
- 4.12 Order of Business. If a quorum has been attained, the order of business at Directors' meetings shall be:
- (a) Proof of due notice of meeting;
 - (b) Reading and disposal of any unapproved minutes;
 - (c) Reports of officers and committees;
 - (d) Election of officers;
 - (e) Unfinished business;
 - (f) New business;
 - (g) Adjournment.

Such order may be waived in whole or in part by direction of the presiding officer.

- 4.13 Minutes of Meetings. Minutes of all meetings of the Board of Directors must be maintained in written form or in another form that can be converted into written form within a reasonable time. A vote or abstention from voting on each matter voted upon for each Director present at the Board meeting must be recorded in the minutes. The minutes of all meetings of the Board of Directors shall be kept in a book available for inspection by Members or their authorized representative or board member at any reasonable time. The Association shall retain these minutes for a period of not less than seven (7) years.
- 4.14 Recording. Any Member may tape record or videotape meetings of the Board of Directors. The Board of Directors of the Association may adopt reasonable rules governing the taping of meetings of the Board of Directors.
- 4.15 Committees. The Board of Directors by resolution adopted by a majority of the full Board of Directors, may designate from among its members an executive committee and one or more other committees each of which, to the extent provided in such resolution or

in the Articles of Incorporation or the Bylaws, shall have and may exercise all of the authority of the Board of Directors, except that no such committee shall have the authority to:

- (a) Approve or recommend to members actions or proposals required by this act to be approved by members;
- (b) Fill vacancies on the Board of Directors or any committee thereof; or
- (c) Adopt, amend, or repeal the Bylaws.

The provisions of the Bylaws governing meetings, notice and waiver of notice, quorum and voting requirements of the Board of Directors shall apply to all committees and their members as well.

Each committee must have two or more members who serve at the pleasure of the Board of Directors. The Board, by resolution adopted, may designate one or more director(s) as alternative members of any such committee who may act in the place instead of any absent member at any meeting of such committee.

Neither the designation of any such committee, and delegation thereto of authority, nor action by such committee pursuant to such authority shall alone constitute compliance by any member of the Board of Directors not a member of the committee in question with his or her responsibility to act in good faith, in a manner he or she reasonably believes to be in the best interest of the Association, and with such care as an ordinary prudent person in a like position would use under similar circumstances.

- 4.16 Architectural Review Committee. As provided in the Declaration, the Board of Directors shall create an Architectural Review Committee ("ARC"), composed of not less than three (3) nor more than five (5) persons appointed by the Board, or, in the Board's discretion, the Board from time to time may constitute itself as the ARC. To the extent not inconsistent with the Declaration, the provisions of Section 4.15 shall apply to the ARC.
- 4.17 Declarant Control of Board; Turnover. So long as there shall be a Class B Membership as set forth in the Declaration, vesting voting control of the Association in the Declarant, the Declarant shall have the right to appoint and replace all Directors and Officers.

Declarant shall be entitled to appoint at least one (1) member of the Board of Directors of the Association as long as Declarant holds for sale in the ordinary course of business at least five (5%) percent of the Lots in the Community. After Declarant relinquishes control of the Association, Declarant may exercise the right to vote any Declarant owned voting interest in the same manner as any other Member, except for purposes of reacquiring control of the Association or selecting the majority of the Members of the Board of Directors.

The Declarant shall turn over control of the Association to Members other than the Declarant upon termination of the Class B Membership, as set forth in Section 3.5 above, by causing all of its appointed Directors to resign, whereupon it shall be the affirmative obligation of Members other than the Declarant to elect Directors and assume control of the Association. Provided at least thirty (30) days' notice of Declarant's decision to cause its appointees to resign is given to Members, neither the Declarant, nor such

appointees, shall be liable in any manner in connection with such resignations even if the Members other than the Declarant refuse or fail to assume control. Control of the Association shall be deemed “turned over” upon (i) termination of the Class B Membership and (ii) resignation of all Declarant appointed Directors. Upon such turnover the Declarant shall retain all voting rights incident to its ownership of Lots.

Within a reasonable time after control of the Association is turned over to Members other than the Declarant, (but not more than ninety (90) days after such event) the Declarant shall deliver to the Association all property of the Members and of the Association held by or controlled by the Declarant, including, but not limited to, the following items, if applicable:

- (a) The original or a photocopy of the recorded Declaration, and all amendments thereto. If a photocopy is provided, the Declarant must certify by affidavit that it is a complete copy of the actual recorded Declaration;
- (b) A certified copy of the Articles of Incorporation for the Association;
- (c) A copy of the Bylaws of the Association;
- (d) The Minute Books, including all minutes, and other books and records of the Association;
- (e) Any rules and regulations which have been adopted;
- (f) Resignations of resigning officers and Board members who were appointed by the Declarant;
- (g) The financial records, including financial statements of the Association, and source documents since the incorporation of the Association to the date of turnover. The records may be reviewed, at the Association’s expense, by an independent certified public accountant;
- (h) Association funds or the control thereof;
- (i) All tangible personal property that is the property of the Association, and an inventory of such property;
- (j) Insurance policies;
- (k) Copies of any Certificates of Completion which may have been issued for the Common Areas;
- (l) Any other permits issued by governmental bodies applicable to the Common Areas in force or issued within one (1) year prior to the date the Members take control of the Association;
- (m) All written warranties of contractors, subcontractors, suppliers and manufacturers, if any, that are still effective with respect to the Common Areas;
- (n) A roster of Members and their addresses and telephone numbers, if known, as

shown on the Association's records;

- (o) Leases to which the Association is a party, if applicable;
- (p) Employment contracts or service contracts in which the Association is one of the contracting parties, or service contracts in which the Association or Members have an obligation or responsibility, directly or indirectly, to pay some or all of the fee or charge of the person or persons performing the service; and,
- (q) All other contracts to which the Association is a party.
- (r) All deeds to the Common Areas owned by the Association.
- (s) A list of the names, addresses and telephone numbers of all contractors, subcontractors and others in the employ of the Association at the time the control of the Association is turned over to Members other than Declarant.

4.18 Official Records. The Association shall maintain each of the following items, when applicable, which constitute the Official Records of the Association:

- (a) Copies of any plans, specifications, permits, and warranties related to improvements constructed on the Common Areas or other property that the Association is obligated to maintain, repair, or replace, if any;
- (b) A copy of the Bylaws of the Association and of each Amendment to the Bylaws;
- (c) A copy of the Articles of Incorporation of the Association and of each Amendment thereto;
- (d) A copy of the Declaration of Covenants and a copy of each Amendment thereto;
- (e) A copy of the current Rules of the Association;
- (f) The minutes of all meetings of the Board of Directors and of the Members, which minutes must be retained for at least seven (7) years;
- (g) A current roster of all Members and their mailing addresses and parcel identification;
- (h) All of the Association's insurance policies or a copy thereof, which policies must be retained for at least seven (7) years;
- (i) A current copy of all contracts to which the Association is a party, including, without limitation, any management agreement, lease, or other contract under which the Association has an obligation or responsibility. Bids received by the Association for work to be performed must also be considered Official Records and must be kept for a period of one (1) year;
- (j) The financial and accounting records of the Association, kept according to good accounting practices. All financial and accounting records must be maintained for a period of at least seven (7) years. The financial and accounting records must include:

- (i) Accurate, itemized, and detailed records of all records and expenditures.
- (ii) A current account and a periodic statement of the account for each Member, designating the name and current address of each Member who is obligated to pay assessments, the due date and the amount of each assessment or other charge against the Member, the date and amount of each payment on the account, and the balance due.
- (iii) All tax returns, financial statements, and financial reports of the Association.
- (iv) Any other records that identify, measure, record, or communicate financial information.

4.19 Inspection and Copying of Records. The Official Records shall be maintained within the State in accordance with Chapter 720, Florida Statutes, and must be open to inspection and available for photocopying by Members or their authorized agents at reasonable times and places within ten (10) business days after receipt of a written request for access. This subsection may be complied with by having a copy of the Official Records available for inspection or copying in the Property or available online.

- (a) The failure of the Association to provide access to the records within ten (10) business days after receipt of a written request creates a rebuttable presumption that the Association willfully failed to comply with this subsection.
- (b) A Member who is denied access to the Official Records is entitled to the actual damages or minimum damages for the Association's willful failure to comply with this subsection. The minimum damages are to be \$50.00 per calendar day up to ten (10) days, the calculation to begin on the eleventh (11th) business day after receipt of the written request.
- (c) The Association may adopt reasonable written rules governing the frequency, time, location, notice, and manner of inspections, and may impose fees to cover the costs of providing copies of the Official Records, including, without limitation, the costs of copying so long as such costs are in accordance with the provisions of Chapter 720. The Association shall maintain an adequate number of copies of the recorded governing documents, to insure their availability to Members, and prospective members and may charge only its actual costs for reproducing and furnishing these documents to those persons who are entitled to receive them.

5. Powers and Duties. The Board shall have the powers and duties necessary for the management and administration of the affairs of the Association and may take all acts, through the proper officers of the Association, in executing such powers, except such acts which by law, the Declaration, the Articles or these Bylaws may not be delegated to the Board by the Members. Such powers and duties of the Board shall include, without limitation (except as limited elsewhere herein), the following:

- (a) Operating and maintaining the Common Areas and other property owned by the Association.

- (b) Determining the expenses required for the operation of the Association.
- (c) Collecting the Assessments for Operating Expenses of the Association from all Owners.
- (d) Employing and dismissing the personnel necessary for the maintenance and operation of the Common Areas and other property owned by the Association.
- (e) Adopting and amending rules and regulations concerning the details of the operation and use of the Property and any Association Property, subject to a right of the Members to overrule the Board as provided in **Section 13** hereof.
- (f) Maintaining bank accounts on behalf of the Association and designating the signatories required therefor.
- (g) Purchasing, leasing or otherwise acquiring Lots or other property in the name of the Association, or its designee.
- (h) Purchasing Lots at foreclosure or other judicial sales, in the name of the Association, or its designee.
- (i) Selling, leasing, mortgaging or otherwise dealing with Lots acquired by the Association.
- (j) Settling or compromising claims of or against the Association in which all Members have a common interest.
- (k) Obtaining and reviewing insurance for the Common Areas and other property owned by the Association.
- (l) Making repairs, additions and improvements to, or alterations of, the Common Areas in accordance with the provisions of the Declaration after damage or destruction by fire or other casualty, or as a result of condemnation or eminent domain proceedings or otherwise.
- (m) Enforcing obligations of the Members, allocating profits and expenses and taking such other actions as shall be deemed necessary and proper for the sound management of the Property.
- (n) Levying fines against appropriate Members for violations of the Declaration or rules and regulations established by the Association to govern the conduct of such Members.
- (o) Borrowing money on behalf of the Association when required in connection with the operation, care, upkeep and maintenance of the Common Areas or the acquisition of property, and granting mortgages on and/or security interests in Association owned property; provided, however, that the consent of the holders of at least two-thirds (2/3rds) of the votes of the Membership represented at a meeting of Members at which a quorum has been attained in accordance with the provisions of these Bylaws shall be required. If any sum borrowed by the Board on behalf of the Association pursuant to the authority contained in this subsection

(o) is not repaid by the Association, any Member who pays to the creditor such portion thereof as his or her interest in the property owned by the Association bears, to the interest of all the Members in the property owned by the Association, shall be entitled to obtain from the creditor a release of any judgment or other lien which said creditor shall have filed or shall have the right to file against, or which will affect, such Member's Lot. The Association shall take no action authorized in this subsection without the prior written consent of the Declarant as long as the Declarant owns any Lots.

- (p) Contracting for the management and maintenance of the Common Areas or other property owned by the Association and authorizing a management agent (who may be an affiliate of the Declarant) to assist the Association in carrying out its powers and duties by performing such functions as the submission of proposals, collection of Assessments, preparation of records, enforcement of rules and maintenance, repair and replacement of the Common Areas or other Association property with funds as shall be made available by the Association for such purposes. The Association and its officers shall, however, retain at all times the powers and duties granted by the Declaration, including, but not limited to, the making of Assessments, promulgation of rules and execution of contracts on behalf of the Association.
- (q) At its discretion, authorizing Members or other persons to use portions of the Common Areas or other property owned by the Association for private parties and gatherings and imposing reasonable charges for such private use.
- (r) Exercising (i) all powers specifically set forth in the Declaration, the Articles, and these Bylaws, and (ii) all powers incidental thereto, and all other powers of a Florida corporation not for profit.
- (s) Imposing a lawful fee in connection with the approval of the transfer, lease, or sale of Lots, not to exceed the maximum amount permitted by law in any one case.
- (t) Contracting with and creating special taxing districts.
- (u) Adopt and appoint executive committees.

Anything herein to the contrary notwithstanding, no general funds of the Association shall be utilized for bringing, supporting, investigating, or otherwise abetting any legal action, claim or extra-judicial action except for (i) imposition, enforcement and collection of assessments, including lien rights, (ii) collecting of debts owed to the Association, (iii) bringing any contest or appeal of tax assessments relating to any property owned by the Association, (iv) actions brought by the Association to enforce the provisions of the Declaration, and (v) counterclaims brought by the Association in proceedings instituted against it, unless such legal action, claim or extra-judicial action shall be specifically approved for such purposes by seventy-five percent (75%) of the vote of the Members of the Association.

6. Officers.

6.1 Executive Officers. The executive officers of the Association shall be a President, Vice-

President, a Treasurer and a Secretary, all of whom shall be elected by the Board and who may be peremptorily removed at any meeting at which a quorum of Directors is attained by concurrence of a majority of all of the present Directors. The President and Vice-President shall be Directors. A person may hold more than one office, except that the President may not also be the Secretary. No person shall sign an instrument or perform an act in the capacity of more than one office. The Board from time to time shall elect such other officers and designate their powers and duties as the Board shall deem necessary or appropriate to manage the affairs of the Association. Officers need not be Members.

- 6.2 President. The President shall be the chief executive officer of the Association. He or she shall have all of the powers and duties that are usually vested in the office of president of an association.
- 6.3 Vice-President. The Vice-President shall exercise the powers and perform the duties of the President in the absence or disability of the President. He or she also shall assist the President and exercise such other powers and perform such other duties as are incident to the office of the vice president of an association and as shall otherwise be prescribed by the Directors.
- 6.4 Secretary. The Secretary shall keep the minutes of all proceedings of the Directors and the Members. He shall attend to the giving of all notices to the Members and Directors and other notices required by law. He or she shall have custody of the seal of the Association and shall affix it to instruments requiring the seal when duly signed. He or she shall keep the records of the Association, except those of the Treasurer, and shall perform all other duties incident to the office of the secretary of an association and as may be required by the Directors or the President.
- 6.5 Treasurer. The Treasurer shall have custody of all property of the Association, including funds, securities and evidences of indebtedness. He or she shall keep books of account for the Association in accordance with good accounting practices, which, together with substantiating papers, shall be made available to the Board of Directors at reasonable intervals and shall perform all other duties incident to the office of treasurer. All monies and other valuable effects shall be kept for the benefit of the Association in such depositories as may be designated by a majority of the Board.
- 6.6 Declarant Appointees. No officer appointed by the Declarant may be removed except as provided in **Sectio 4.17** hereof and by law.
7. Compensation. Neither Directors nor officers shall receive compensation for their services as such, but may be compensated for services performed outside the scope of their service as officers or Directors.
8. Resignations. Any Director or officer may resign his or her post at any time by written resignation, delivered to the President or Secretary, which shall take effect upon its receipt unless a later date is specified in the resignation, in which event the resignation shall be effective from such later date unless withdrawn. The acceptance of a resignation shall not be required to make it effective. The conveyance of all Lots owned by any Director or officer (other than appointees of the Declarant or other Directors or officers who are not Owners when elected or appointed) shall constitute a written resignation of such Director or officer.
9. Fiscal Management. The provisions for fiscal management of the Association set forth in the

Declaration and Articles shall be supplemented by the following provisions:

9.1 Budget.

(a) Adoption By Board; Items. The Board shall from time to time, and at least annually, prepare a budget for the Operating Expenses, determine the amount of Assessments payable by the Members to meet the expenses of the Association, and allocate and assess such expenses among the Members, in accordance with the provisions of the Declaration.

The budgets must reflect the estimated revenues and expenses for the year and the estimated surplus or deficit as of the end of the current year including all fees and charges for exterior maintenance, landscaping, upkeep and insurance, if applicable, of Common Areas and structures thereon. In addition to the annual operating expenses, and to the extent applicable, the budgets may include reserve accounts for capital expenditures and deferred maintenance. Reserves, however, may be waived in accordance with the Declaration and applicable Florida law. In the event of such waiver, the budget need not reflect or include reserve accounts for capital expenditures and deferred maintenance; provided, however the budget shall contain a disclosure stating reserves have been properly waived.

The adoption of the budgets for the Association by the Board shall comply with the requirements hereinafter set forth. A copy of the proposed budget shall be mailed to each Member not less than fourteen (14) days prior to the meeting of the Board at which the budget will be considered, together with a notice of that meeting indicating the time and place of such meeting. The Board shall have the power to adopt the budget at the duly noticed meeting by a majority vote.

(b) Adoption by Membership. In the event that the Board shall be unable to adopt a budget in accordance with the requirements of Subsection 9.1(a) above, the Board may call a special meeting of Members for the purpose of considering and adopting such budget, which meeting shall be called and held in the manner provided for such special meetings in said subsection. Alternatively, the Board may propose a budget in writing to all Members of the Association or a specified sub-group of Members, where applicable. If either such budget is adopted by a majority of the votes of Members to which the budget applies, present at such meeting, or receiving such written budget, upon ratification by a majority of the Board, it shall become the budget for such year.

9.2 Depository. The depository of the Association shall be such bank(s) or savings and loan association(s) as shall be designated from time to time by the Directors and in which the monies of the Association shall be deposited. Withdrawal of monies from those accounts shall be made only by checks signed by such person or persons as are authorized by the Directors. All sums collected by the Association from Assessments or contributions to working capital or otherwise may be commingled in a single fund or divided into more than one fund, as determined by the Board.

9.3 Acceleration of Assessment Installments upon Default. If a Member shall be in default in the payment of an installment upon an Assessment for more than thirty (30) days, the Board or its agent may accelerate the remaining installments of the Annual Assessment upon written notice to such Member, and the then unpaid balance of the Assessment shall be due upon the date stated in the notice, but not less than five (5) days after delivery of

the notice or ten (10) days after mailing of the notice, whichever shall first occur.

- 9.4 Fidelity Bonds. Fidelity bonds may be required by the Board for all persons handling or responsible for Association funds in such amount as shall be determined by a majority of the Board, but no less than \$10,000 for each such person so bonded, if any. The premiums on such bonds shall be paid by the Association as a Operating Expense.
- 9.5 Accounting Records and Reports. The Association shall maintain accounting records in the State of Florida, according to accounting practices normally used by similar associations or the manager under any applicable management contract. The records shall be open to inspection by Members or their authorized representatives at reasonable times and written summaries of them shall be supplied at least annually. The records shall include, but not be limited to, (a) a record of all receipts and expenditures, and (b) an account for each Lot designating the name and current mailing address of the Member, the amount of each Assessment, the dates and amounts in which the Assessments come due, the amount paid upon the account and the dates so paid, and the balance due.

Within ninety (90) days following the end of the fiscal year, the Association shall prepare or contract with a third party to prepare and complete a financial report for the previous twelve (12) months. Within 21 days after the final financial report is completed by the association or received from the third party, but not later than 120 days after the end of the fiscal year, the Association shall provide each Member with a copy of the annual financial report or a written notice that a copy of the annual financial report is available upon request at no charge to the Member. The financial report shall be prepared in accordance with Chapter 720, Florida Statutes, and may consist of either financial statements presented in conformity with general accepted accounting principals or a financial report of actual receipts and expenditures, cash basis, which report must show the amounts of receipts by accounts and receipt classifications and may show the amounts of expenses by accounts and expense classifications, including, if applicable, but not limited to, the following:

- (a) Cost for security;
- (b) Professional and management fees and expenses;
- (c) Taxes;
- (d) Cost for Common Areas;
- (e) Expenses for refuse collection and utility services;
- (f) Expenses for lawn and landscape care;
- (g) Cost for building maintenance, repair and replacement;
- (h) Insurance costs;
- (i) Administrative and salary expenses;
- (j) General reserves, maintenance reserves and depreciation reserves; and
- (k) Beginning and ending cash balances of the Association.

- 9.6 Application of Payment. All payments made by a Member shall be applied as provided in these Bylaws and in the Declaration or as determined by the Board.
- 9.7 Notice of Meetings. Notice of any meeting where Assessments against Members are to be considered for any reason shall specifically contain a statement that Assessments will be considered and the nature of any such assessments.
- 9.8 Declarant Exemption From Assessments for Lawsuits. The Declarant shall not be liable for the payment of any Assessments applicable to Lots it owns which relate in any way to the payment of legal or other fees to persons or entities engaged for the purpose of suing, or making, preparing or investigating possible claims against the Declarant.
10. Roster of Owners. The Association shall maintain current information regarding the title holders of all Owners. Such information shall be obtained by requiring each Member to file with the Association a copy of the deed or other document showing his or her ownership. The Association may rely upon the accuracy of any such information for all purposes until notified in writing of changes therein.
- Only Members of record on the date notice of any meeting requiring their vote is given shall be entitled to notice of and to vote at such meeting, unless prior to such meeting other Members shall produce adequate evidence, as provided above, of their interest and shall waive in writing notice of such meeting.
11. Parliamentary Rules. Roberts' Rules of Order (latest edition) shall govern the conduct of the Association meetings when not in conflict with the Declaration, the Articles or these Bylaws.
12. Amendments. Except as otherwise provided in the Declaration, these Bylaws may be amended in the following manner:
- 12.1 A resolution for the adoption of a proposed amendment may be proposed either by a majority of the Board or by not less than 1/3 of the votes of Members of the Association. A majority of the Board shall thereupon adopt a resolution setting forth the proposed amendment and directing that it be submitted to a vote at a meeting of the Members, which may be the annual or a special meeting.
- 12.2 Written notice setting forth the proposed amendment or a summary of the changes to be effected thereby shall be given to each Member entitled to vote thereon within the time and in the manner provided in these Bylaws for the giving of notice of a meeting of the Members. If the meeting is an annual meeting, the proposed amendment or such summary may be included in the notice of such annual meeting.
- 12.3 At such meeting, a vote of the Members entitled to vote thereon shall be taken on the proposed amendment. The proposed amendment shall be adopted upon receiving the affirmative vote of at least a majority of the Members present in person or by proxy at the meeting (at which a quorum is attained).
- 12.4 Any number of amendments may be submitted to the Members and voted upon by them at any one meeting.
- 12.5 If all of the Directors and all of the Members eligible to vote sign a written statement manifesting their intention that an amendment to these Bylaws be adopted, then the

amendment shall thereby be adopted as though the above requirements had been satisfied.

- 12.6 No amendment shall make any changes in the qualifications for membership nor in the voting rights of Members without approval by all of the Members and the joinder of all Institutional Mortgagees holding Institutional Mortgages upon the Lot(s). No amendment shall be made that is in conflict with the Declaration or the Articles. Prior to the closing of the sale of all Lots within the Community, no amendment shall make any changes which would in any way affect any of the rights, privileges, powers or options herein provided in favor of, or reserved to, the Declarant, unless the Declarant shall join in the execution of the amendment, including, but not limited to, any right of the Declarant to appoint Directors pursuant to these Bylaws. Further, for so long as a Builder owns any portion of the Property, no amendment of these Bylaws shall make any changes which would in any way affect any of the rights, privileges, powers or options herein provided in favor of, or reserved to, such Builder, unless such Builder joins in the execution of the amendment.
- 12.7 No amendment to these Bylaws shall be made which discriminates against any Member(s), or affects less than all of the Members within the Community, without the written approval of all of the Members so discriminated against or affected.
- 12.8 Upon the approval of an amendment to these Bylaws, the certificate of amendment shall be executed and a copy shall be recorded in the public records of the County.
- 12.9 Notwithstanding the foregoing, the Federal Housing Administration and the Veterans Administration shall have the right to veto any amendments to these Bylaws as long as there is a Class B membership if such amendments require the review and approval of either agency in accordance with applicable regulations and if such agencies are providing financing to Homes in the Community.
13. Rules and Regulations. The Board may, from time to time, adopt, modify, amend or add to rules and regulations concerning the use and operation of the Community, except that subsequent to the date control of the Board is turned over by the Declarant to Members other than the Declarant, Members of a majority of the Lots represented at a meeting at which a quorum is present may overrule the Board with respect to the adoption or modification of any rules and regulations. Copies of such rules and regulations shall be furnished by the Board to each affected Member not less than thirty (30) days prior to the effective date thereof. At no time may any rule or regulation be adopted which would prejudice the rights reserved to the Declarant.
14. Construction. Wherever the context so permits, the singular shall include the plural, the plural shall include the singular, and the use of any gender shall be deemed to include all genders. If any portion hereof shall be found by competent judicial authority to be unenforceable, then only that portion shall be deemed deleted and the remainder shall be given its nearest permissible meaning and effect.
15. Captions. The captions herein are inserted only as a matter of convenience and for reference, and in no way define or limit the scope of these Bylaws or the intent of any provision hereof.
16. Conflict. In the event there should be found any irreconcilable conflict among or between the Declaration, the Articles and/or these Bylaws and in the absence of any express language indicating which document controls the particular subject matter, then the provisions of the

Declaration shall be paramount, the Articles next paramount and these Bylaws subordinate.

17. Indemnification of Officers and Directors. Subject to the further provisions of this Section, the Association shall indemnify and hold harmless all officers and Directors, (and members of a Committee or Tribunal, as provided in **Section 18.3** hereof) past or incumbent, from and against all costs, claims, damages, expenses and liabilities of any kind whatsoever, including attorneys' fees and costs at all tribunal levels, arising out of the performance of such person's duties hereunder. Such indemnification and hold harmless provision shall (i) exist regardless of whether the Association itself is named as a party defendant or alleged to have any liability, (ii) include the payment of any settlements upon approval by the Board, and (iii) include indemnification of the estate and heirs of the indemnified party. Such indemnification and hold harmless provision shall not be applicable (i) to the extent the claim or liability is covered by insurance, or (ii) in the event a court of competent jurisdiction finally determines, after all appeals have been exhausted or not timely pursued, that the indemnified party did not act in good faith within what he or she reasonably believed to be the scope of his or her duty and/or authority and for purposes which he or she reasonably believed to be in the best interests of the Association or its Members generally and such court further specifically determines that indemnification should be denied. The provision of this Section may not be amended to terminate the effect hereof as to any persons who became officers or Directors while this Section was effective.
18. Suspension of Privileges; Fines. In the event of an alleged violation of the Declaration, the Articles, these Bylaws or the rules and regulations adopted hereunder, and after written notice of such alleged failure is given to the Member in the manner herein provided, the Board shall have the right, after the alleged violator has been given an opportunity for an appropriate hearing and upon an affirmative vote of the Board, to suspend or condition said Member's and his or her family's, guests' and tenants' right to the use of the Common Areas (except for the portions thereof which are necessary as a means of ingress and egress) and to fine such Member. Any such suspension shall be for a period of not more than thirty (30) days for any noncontinuing infraction, but in the case of a continuing infraction (including nonpayment of any Assessment after the same becomes delinquent) the suspension may be imposed for so long as the violation continues. No fine shall exceed the sum of \$100.00 per violation. Repair or replacement costs shall not be deemed fines subject to the foregoing limitation. Any continuing violation shall be a separate violation for each day it continues. The failure of the Board to enforce the rules and regulations, these Bylaws, the Articles or the Declaration shall not constitute a waiver of the right to enforce the same thereafter. The remedies set forth above and otherwise provided by these Bylaws or by law shall be cumulative and none shall be exclusive. However, any individual must exhaust all available internal remedies of the Association prescribed by these Bylaws, or by any rules and regulations adopted by the Association, before that Member may resort to a court of law for relief from any provision of the Declaration, the Articles, these Bylaws or the rules and regulations. The rights of the Association to suspend voting rights, to impose interest charges, accelerate Assessment payments, or to otherwise enforce the payment of Assessments, as elsewhere provided in the Declaration and these Bylaws, shall not be subject to the provisions of this Section or require the notice and hearing provided for herein.
 - 18.1 Written Complaint. A hearing to determine whether a right or privilege of a Member or any of his or her family or tenants ("Respondent") under the Declaration or these Bylaws should be suspended or conditioned or a fine imposed shall be initiated by the filing of a written Complaint by any Member or by any officer or Director with the President or Secretary of the Association. The Complaint shall constitute a written statement of charges which shall set forth in ordinary and concise language the acts or omissions with which the Respondent is charged, to the end that the Respondent will be able to prepare

his or her defense. The Complaint shall specify the specific provisions of the Declaration, the Articles, these Bylaws or the rules and regulations which the Respondent is alleged to have violated, but shall not consist merely of charges phrased in the language of such provisions without supporting facts.

- 18.2 Discovery. After initiation of a proceeding in which the Respondent is entitled to a hearing, the Respondent and the individual filing the Complaint, upon written request made to the other party, prior to the hearing and within fifteen (15) days after service by the Board of Directors of the Complaint or within ten (10) days after service of any amended or supplemental Complaint, is entitled to (1) obtain the names and addresses of witnesses to the extent known to the other party, and (2) inspect and make a copy of any statements, writings and investigative reports relevant to the subject matter of the hearing. Nothing in this Section, however, shall authorize the inspection or copying of any writing or thing which is privileged from disclosure by law or otherwise made confidential or protected as work product.
- 18.3 Tribunal. The Board shall appoint a Tribunal of at least three Members where applicable upon receipt of a written Complaint. No member of the Tribunal shall be a Director, Officers or employee of the Association, nor shall any member of the Tribunal be involved in any prior investigation of the matter on behalf of the Board nor related by blood or marriage to either the complaining party or the Respondent. In appointing the members of the Tribunal, the Board should make a good faith effort to avoid appointing any Members who are witnesses to the alleged violation giving rise to the Complaint or otherwise biased. The decision of the Board shall be final, except that the Respondent may challenge any member of the Tribunal for cause, where a fair and impartial hearing cannot be afforded, at any time prior to the taking of evidence of the hearing. In the event of such a challenge, the Board shall meet to determine the sufficiency of the challenge, without the President voting. If such challenge is sustained, the President shall appoint another Member to replace the challenged member of the Tribunal. All decisions of the Board in this regard shall be final. The Tribunal shall elect a Chairman. The Tribunal shall exercise all other powers relating to the conduct of the hearing. If the Tribunal, by majority vote does not approve a proposed fine or suspension, it may not be imposed.
- 18.4 Notice of Hearing. The Tribunal shall serve a notice of hearing, as provided herein, on all parties at least fourteen (14) days prior to the hearing.
- 18.5 Hearing.
- (a) Whenever the Tribunal has commenced to hear the matter and a member of the Tribunal is forced to withdraw prior to a final determination by the Tribunal, the remaining members shall continue to hear and decide the case. Oral evidence shall be taken only on oath or affirmation administered by an officer of the Association. The use of affidavits and written interrogatories in lieu of oral testimony shall be encouraged by the Tribunal.
 - (b) Each party shall have the right to be represented by counsel; to call and examine witnesses; to introduce exhibits; to cross-examine opposing witnesses on any matter relevant to the issues even though that matter was not covered in the direct examination; to impeach any witness regardless of which party first called him to testify; and to rebut the evidence against him. If the Respondent does not testify in his or her own behalf, he or she may be called and examined as if under cross-

examination.

- (c) The hearing need not be conducted according to technical rules relating to evidence and witnesses. Any relevant evidence shall be admitted if it is the sort of evidence on which responsible persons are accustomed to rely in the conduct of serious affairs, regardless of the existence of any common law or statutory rule which might make improper the admission of such evidence over objection in civil actions. Hearsay evidence may be used for the purpose of supplementing or explaining other evidence but shall not be sufficient in itself to support a finding, unless it would be admissible over objection in civil actions. The rules of privilege shall be effective to the extent that they are otherwise required by statute to be recognized at the hearing, and irrelevant and unduly repetitious evidence shall be excluded.
- (d) Neither the accusing Member nor the allegedly defaulting Member must be in attendance at the hearing. The hearing shall be open to attendance by all Members where applicable. In rendering a decision, official notice may be taken at any time of any generally accepted matter within the Declaration, the Articles, these Bylaws, the rules and regulations or the workings of the Association.

18.6 Decision. The Tribunal will prepare written findings of fact and recommendations for consideration by the Board of Directors. The Tribunal shall make its determination only in accordance with the evidence presented to it and in accordance with these Bylaws. After all testimony and documentary evidence has been presented to the Tribunal, the Tribunal shall vote by secret written ballot upon the matter, with a majority of the entire Tribunal controlling. A copy of the findings and recommendations of the Tribunal shall be served by the President on each party in the matter and his or her attorney, if any. Disciplinary action and fines under the Declaration, these Bylaws or the rules and regulations shall be imposed only by the Board, and based upon the findings and recommendations of the Tribunal. The Board may adopt the recommendations of the Tribunal in their entirety, or the Board may reduce the proposed penalty and adopt the balance of the recommendations. In no event shall the Board impose more stringent disciplinary action than recommended by the Tribunal. The decision of the Board shall be in writing and shall be served and posted in the same manner as the findings and recommendations of the Tribunal. The decision of the Board shall become effective ten (10) days after it is served upon the Respondent, unless otherwise ordered in writing by the Board. The Board may order reconsideration at any time within fifteen (15) days following service of its decision on the parties on its own motion or upon petition by a party.

18.7 Suspension of Privileges for Failure to Pay Assessments. The Association may, without notice of a hearing, or an opportunity for a hearing, impose a suspension upon any Member because of the failure of the Member to pay assessments or other charges when due. However, in no event shall a suspension of common area use rights impair the right of an Owner or tenant of a Lot to have vehicular and/or pedestrian ingress to and egress from the Lot, including, but not limited to the right to park.

The foregoing was adopted as the Bylaws of TARA BAYWOOD HOMEOWNERS' ASSOCIATION, INC., a corporation not for profit under the laws of the State of Florida, at its first meeting of the Board of Directors on the _____ day of _____, 2022.

Approved:

President

Attest: Secretary

ACCOUNT NUMBER	PROPERTY ADDRESS	MILLAGE CODE
03067 063 000	UNASSIGNED LOCATION RE	1700

TARA BAYWOOD LLC
7717 NW 20TH LN
GAINESVILLE, FL 32605

EXEMPTIONS:



SCAN TO PAY ONLINE

AD VALOREM TAXES					
TAXING AUTHORITY	MILLAGE RATE	ASSESSED VALUE	EXEMPTION(S)	TAXABLE VALUE	TAXES LEVIED
COUNTY GENERAL	7.6414	324,480	0	324,480	2,479.48
LIBRARY GENERAL	1.0339	324,480	0	324,480	335.48
SCHOOL CAP PROJECT	1.5000	324,480	0	324,480	486.72
SCHOOL DISCRNRY & CN	0.7480	324,480	0	324,480	242.71
SCHOOL GENERAL	3.1840	324,480	0	324,480	1,033.14
SCHOOL VOTED	1.0000	324,480	0	324,480	324.48
CHILDREN'S TRUST	0.4612	324,480	0	324,480	149.65
SUWANNEE RIVER WATER MGT DIST	0.3113	324,480	0	324,480	101.01
CITY OF ALACHUA	5.9500	324,480	0	324,480	1,930.66
TOTAL MILLAGE		21.8298	AD VALOREM TAXES		\$7,083.33

LEGAL DESCRIPTION
COM SW COR BAYWOOD PH IC PB 29 PG 17 POB N 89 DEG E 85.50 FT S 04 DEG 52 MIN 19 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

\$7,174.02

IF PAID BY PLEASE PAY	Nov 30, 2023 \$6887.06	Dec 31, 2023 \$6958.80	Jan 31, 2024 \$7030.54	Feb 29, 2024 \$7102.28	Mar 31, 2024 \$7174.02
--------------------------	---------------------------	---------------------------	---------------------------	---------------------------	---------------------------

JOHN POWER, CFC

2023 REAL ESTATE

501825

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
03067 063 000	UNASSIGNED LOCATION RE

TARA BAYWOOD LLC
7717 NW 20TH LN
GAINESVILLE, FL 32605

PAY ONLY ONE AMOUNT

IF PAID BY	PLEASE PAY
☐ Nov 30, 2023	\$6887.06
☐ Dec 31, 2023	\$6958.80
☐ Jan 31, 2024	\$7030.54
☐ Feb 29, 2024	\$7102.28
☐ Mar 31, 2024	\$7174.02

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

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 - January 02, 2025)

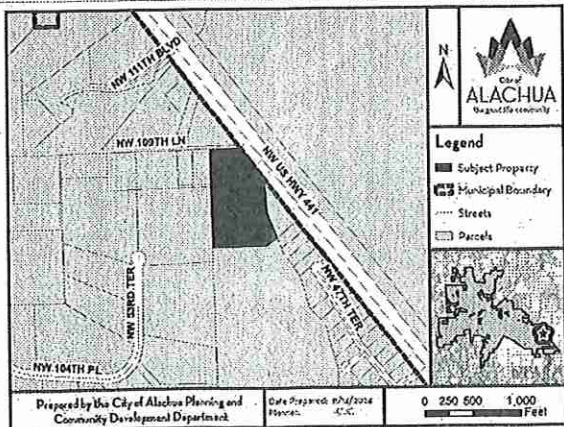


City of ALACHUA

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 January 14, 2025, 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 CHW, LLC (applicant and agent) on behalf of Rizzzo Self Storage of Alachua LLC (property owner) for a site plan proposing the construction of 11 buildings for self-storage and associated site improvements on a $\pm$ 9.60-acre subject property generally located at the southwest corner of NW 109th Lane and US Highway 441. Tax parcel: 05930-001-000. Future land use: Industrial. Zoning: Industrial General (IG).



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.

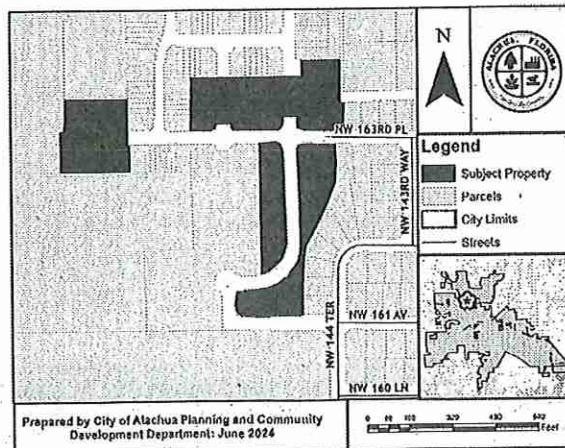
(Published: Alachua County Today - January 02, 2025)



City of ALACHUA

NOTICE OF PUBLIC HEARING BEFORE THE CITY COMMISSION OF THE CITY OF ALACHUA, FLORIDA

Notice is hereby given that the City Commission of the City of Alachua will hold a public hearing on January 13, 2025 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 Kyle Willems P.E., of JBrown Professional Group, Inc., applicant and agent, for **Tara Baywood, LLC**, property owner, for consideration of the re-approval of the Final Plat for Tara Baywood Phase 2. The subject property is located south of Tara Forest East, north of Lowe's Home Improvement, and west of the Baywood subdivision. Consisting of a portion of Tax Parcel Number 03067-063-000; Future Land Use Map (FLUM) Designation: Medium Density Residential; Zoning: Residential Single Family -6 (RSF-6).



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 - January 02, 2025)

ADVERTISE IN
ALACHUA COUNTY TODAY

AFFIDAVIT FOR POSTED LAND USE SIGN

I Logan Peters, POSTED THE LAND USE
(Name)
SIGN ON 12/19/2024 FOR THE Tara Baywood Phase 2 Final Plat Reapproval
(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.

lpeters
(Signature)

Six (6)
(Number of signs)

CITY OF ALACHUA

PUBLIC HEARING(S) ARE SCHEDULED TO CONSIDER THE FOLLOWING:

PROJECT NAME: Tara Baywood Phase 2 **APPLICATION NO.:** NA
APPLICATION TYPE: Final Plat **CURRENT ZONING:** RSF-6
NATURE/SCOPE OF PROPOSAL: Re-approval of the Final Plat for Tara Baywood Phase 2.

DATE OF PUBLIC HEARING(S): January 13, 2025 AT 6:00 PM

AT _____ PM

AT _____ 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).

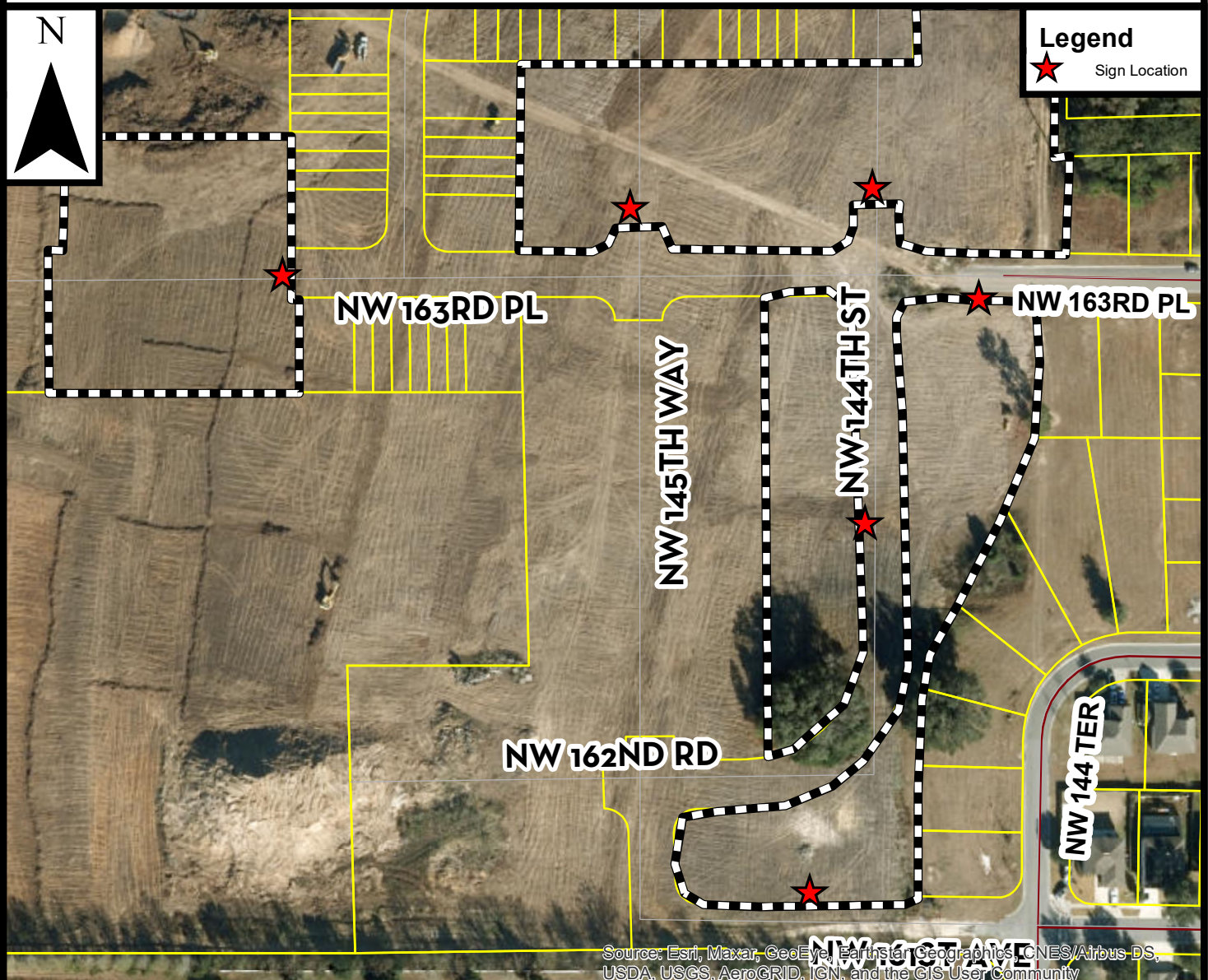
IMPORTANT INFORMATION REGARDING POSTED NOTICE SIGNS

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.

Tara Baywood Ph 2 Final Plat Reapproval



Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

Prepared by the City of Alachua
Planning & Community Development Department
Prepared December 2020

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.

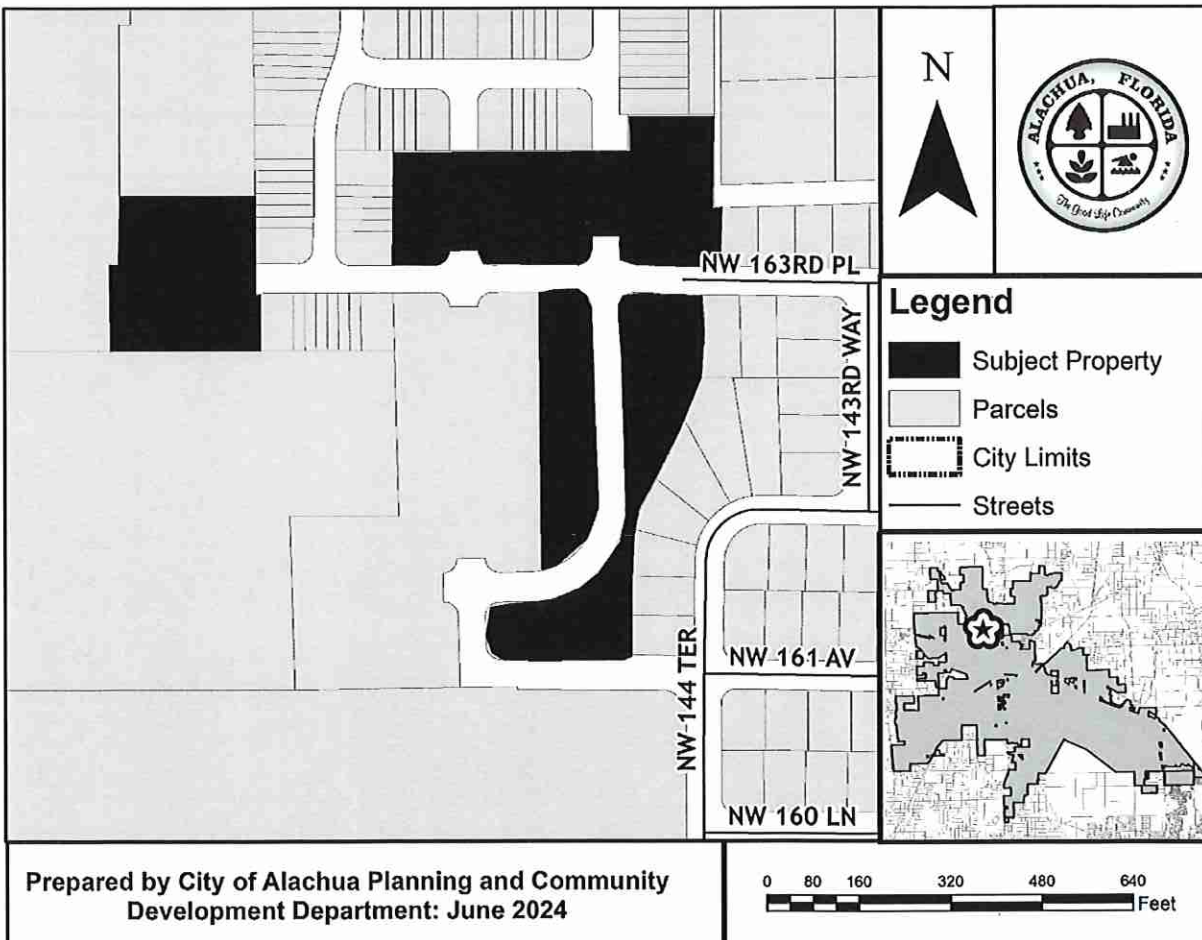
0 65 130 260
Feet

ADAM

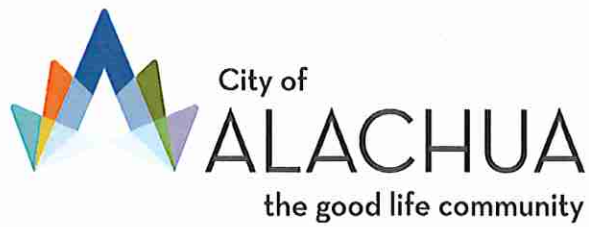
NOTICE OF PUBLIC HEARING BEFORE THE CITY COMMISSION OF THE CITY OF ALACHUA, FLORIDA

Notice is hereby given that the City Commission of the City of Alachua will hold a public hearing on January 13, 2025 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 Kyle Willems, P.E., of JBrown Professional Group, Inc., applicant and agent, for Tara Baywood, LLC., property owner, for consideration of the re-approval of the Final Plat for Tara Baywood Phase 2. The subject property is located south of Tara Forest East, north of Lowe's Home Improvement, and west of the Baywood subdivision. Consisting of a portion of Tax Parcel Number 03067-063-000; Future Land Use Map (FLUM) Designation: Medium Density Residential; Zoning: Residential Single Family -6 (RSF-6).



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



MAILED
DEC 26 2024

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.

03067-062-082
AMA GAINESVILLE INVESTMENTS
7475 SW 70TH LN
GAINESVILLE, FL 32608

03067-062-085
PATEL KALPESH
16273 NW 143RD WAY
ALACHUA, FL 32615

03067-062-088
DEJESUS BERMAN
PO BOX 1131
INGLIS, FL 34449

03067-062-091
AMA GAINESVILLE INVESTMENTS
7475 SW 70TH LN
GAINESVILLE, FL 32608

03067-062-094
AMA GAINESVILLE INVESTMENTS THREE
7475 SW 70TH LN
GAINESVILLE, FL 32608

03067-062-097
AMA GAINESVILLE INVESTMENTS
7475 SW 70TH LN
GAINESVILLE, FL 32608

03067-062-100
AMA GAINESVILLE INVESTMENTS
7475 SW 70TH LN
GAINESVILLE, FL 32608

03067-062-103
AMA GAINESVILLE INVESTMENTS
7475 SW 70TH LN
GAINESVILLE, FL 32608

03067-062-106
AMA GAINESVILLE INVESTMENTS
7475 SW 70TH LN
GAINESVILLE, FL 32608

03067-601-004
ALACHUA DEVELOPMENT CO LLC
16469 BRIDLEWOOD CIR
DELRAY BEACH, FL 33445

03067-062-083
AMA GAINESVILLE INVESTMENTS
7475 SW 70TH LN
GAINESVILLE, FL 32608

03067-062-086
WILLIAMS RAYMOND A & SHARON J
16293 NW 143RD WAY
ALACHUA, FL 32615

03067-062-089
SORRELL ALBERT L & PAMELA E
14304 NW 163RD PL
ALACHUA, FL 32615

03067-062-092
AMA GAINESVILLE INVESTMENTS
7475 SW 70TH LN
GAINESVILLE, FL 32608

03067-062-095
AMA GAINESVILLE INVESTMENTS THREE
7475 SW 70TH LN
GAINESVILLE, FL 32608

03067-062-098
AMA GAINESVILLE INVESTMENTS
7475 SW 70TH LN
GAINESVILLE, FL 32608

03067-062-101
AMA GAINESVILLE INVESTMENTS
7475 SW 70TH LN
GAINESVILLE, FL 32608

03067-062-104
AMA GAINESVILLE INVESTMENTS
7475 SW 70TH LN
GAINESVILLE, FL 32608

03067-063-000
TARA BAYWOOD LLC
7717 NW 20TH LN
GAINESVILLE, FL 32605

03076-000-000
SHARMA LATIKA
4870 DEER LAKE DR E STE 2318
JACKSONVILLE, FL 32246

03067-062-084
AMA GAINESVILLE INVESTMENTS
7475 SW 70TH LN
GAINESVILLE, FL 32608

03067-062-087
MOORE STEVE JR
14282 NW 163RD PL
ALACHUA, FL 32615

03067-062-090
CRISWELL & EVANS
14324 NW 163RD PL
ALACHUA, FL 32615

03067-062-093
AMA GAINESVILLE INVESTMENTS
7475 SW 70TH LN
GAINESVILLE, FL 32608

03067-062-096
AMA GAINESVILLE INVESTMENTS
7475 SW 70TH LN
GAINESVILLE, FL 32608

03067-062-099
AMA GAINESVILLE INVESTMENTS
7475 SW 70TH LN
GAINESVILLE, FL 32608

03067-062-102
AMA GAINESVILLE INVESTMENTS
7475 SW 70TH LN
GAINESVILLE, FL 32608

03067-062-105
AMA GAINESVILLE INVESTMENTS
7475 SW 70TH LN
GAINESVILLE, FL 32608

03067-601-000
ALACHUA DEVELOPMENT CO LLC
16469 BRIDLEWOOD CIR
DELRAY BEACH, FL 33445

03080-000-000
TENKAYALA KUMAR
14217 NW 166TH PL
ALACHUA, FL 32615

MAILED

DEC 26 2024

03067-000-000
TARA FOREST LLC
7717 NW 20TH LN
GAINESVILLE, FL 32605

03067-001-000
TARA FOREST LLC
7717 NW 20TH LN
GAINESVILLE, FL 32605

03067-005-000
TARA FOREST LLC
7717 NW 20TH LN
GAINESVILLE, FL 32605

MAILED

DEC 26 2024

03067-006-000
CANVAS CHURCH FL INC
PO BOX 219
ALACHUA, FL 32616

03067-006-010
LOWES HOME CENTERS INC
1000 LOWES BOULEVARD TAX DEPT
MOORESVILLE, NC 28117

03067-060-033
JONES SHANDRICKA
14392 NW 159TH LN
ALACHUA, FL 32615

03067-060-034
TARROBAL JOEL CONRAD W & RIA C
14387 NW 160TH LN
ALACHUA, FL 32615

03067-061-035
YOUNG MACK H & GEORGIA MAE
14367 NW 160TH LANE
ALACHUA, FL 32615

03067-061-036
WILSON TANGELA M
14347 NW 160TH LN
ALACHUA, FL 32615

03067-061-037
TAOPO EDWIN & MIDNITTE
14327 NW 160TH LANE
ALACHUA, FL 32615

03067-061-050
BUONSIGNORE MICHAEL W & MAMI
14304 NW 160TH LN
ALACHUA, FL 32615

03067-061-051
WOODARD TERRI M
14324 NW 160TH LN
ALACHUA, FL 32615

03067-061-052
GIRALDO & MARTINEZ H/W
14344 NW 160TH LN
ALACHUA, FL 32615

03067-061-053
FABIANO CHRISTOPHER & GAYLE CRUZ
14364 NW 160TH LN
ALACHUA, FL 32615

03067-061-054
MATHIS STANLEY P & ANTOINETTE L
14384 NW 160TH AVE
ALACHUA, FL 32615

03067-061-055
AMA GAINESVILLE INVESTMENTS
7475 SW 70TH LN
GAINESVILLE, FL 32608

03067-061-056
BROWN WYNDELL A & LATOSHA L
14365 NW 161ST AVE
ALACHUA, FL 32615

03067-061-057
NGUYEN TONY M & TOMOKO S
14345 NW 161ST AVE
ALACHUA, FL 32615

03067-061-058
COBTY MAJIB & MARIE N
14325 NW 161ST AVE
ALACHUA, FL 32615

03067-061-059
MOORE JASON S & MONICA R
14305 NW 161ST AVE
ALACHUA, FL 32615

03067-061-064
CAISON WILLIE & DEANDRA
14308 NW 161ST AVE
ALACHUA, FL 32615

03067-061-065
HEWITT THOMAS C
14328 NW 161ST AVE
ALACHUA, FL 32615

03067-061-066
KEYES DAVID & CHRISTINA
14348 NW 161ST AVE
ALACHUA, FL 32615

03067-061-067
CRAWFORD JOHN & ASHLEA
14368 NW 161ST AVE
ALACHUA, FL 32615

03067-061-068
FLYNN PAUL S & LINDA
14388 NW 161ST AVE
ALACHUA, FL 32615

03067-062-069
YOUNG RAMONE R
14385 NW 162ND PL
ALACHUA, FL 32615

03067-062-070
AKRIDGE MICHAEL D & SHATEKA
14365 NW 162ND PL
ALACHUA, FL 32615

03067-062-071
AMA GAINESVILLE INVESTMENTS
7475 SW 70TH LN
GAINESVILLE, FL 32608

03067-062-072
AMA GAINESVILLE INVESTMENTS
7475 SW 70TH LN
GAINESVILLE, FL 32608

03067-062-073
AMA GAINESVILLE INVESTMENTS
7475 SW 70TH LN
GAINESVILLE, FL 32608

03080-001-000
INTEGRITY HOMES
10927 SW 24TH AVE
GAINESVILLE, FL 32607

03081-000-000
NATHANSEN ANTHONY
PO BOX 5427
GAINESVILLE, FL 32627

03081-001-000
SMITH-LARBI & SMITH MOORE ET AL
16318 141ST ST
ALACHUA, FL 32615

03081-002-000
BLANKENFELD JAY T
3607 SW 170TH ST
ALACHUA, FL 32618

03081-003-000
RESHARD SHARON BARNES
PO BOX 2134
ALACHUA, FL 32616

MAILED

DEC 26 2024

Michele L. Lieberman
12 SE 1st Street
Gainesville, FL 32601

Linda Dixon, AICP
PO Box 115050
Gainesville, FL 32611

Lynda Coon
7216 NW 126 Avenue
Alachua, FL 32615

Jean Calderwood
14095 NW 174th Ave
Alachua, FL 32615

Antoinette Endicott
5562 NW 93rd Ave
Gainesville, FL 32653

Tamara Robbins
PO Box 2317
Alachua, FL 32616

Joseph & Phyllis Strickland
14103 NW 156th Place
Alachua, FL 32615

Lynn Horton
19005 NW 138th Ave
Alachua, FL 32615

Stephen Hofstetter
Director, AC DEP
14 NE 1st St
Gainesville, FL 32601

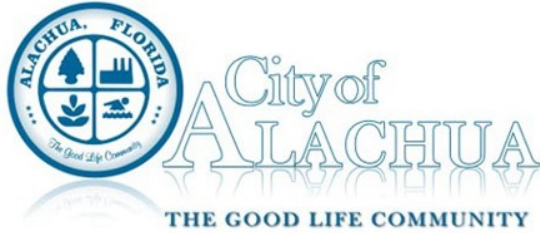
.ato
rue
.53

Strickland
Place

venue

MAILED

DEC 26 2024



Commission Agenda Item

MEETING DATE: January 13, 2025

SUBJECT: Purchase of Transformers

PREPARED BY: Donna Smith, Purchasing Manager

RECOMMENDED ACTION:

- 1) Waive the bidding set forth in the PSPR Manual.
 - 2) Accept the quote from Stuart C Irby Co and authorize the purchase of twenty-five (25) new transformers.
 - 3) Authorize the City Manager to issue a Purchase Order in the amount of \$129,512.50.
-

Summary

The City's Public Services electric division is needing to purchase transformers. Supply issues and lead times continue to challenge the electric division with regard to the purchasing of transformers in a timely fashion.

Staff solicited pricing and received quotes from various manufacturers on the availability and lead times for the transformers.

While Section 1.01 (G.5) of the Purchasing and Sales Policy and Regulations (PSPR) Manual requires purchases greater than \$100,000 to be awarded on the basis of sealed competitive bidding, Section 1.01 (A.4) provides waiver by specific action of the City Commission as provided for in Section 1.01 (A.7) which provides for the waiver of any requirement on the basis of an emergency, necessity or other exigent circumstances.

Staff recommends waiving the bidding requirement set forth in PSPR Manual and proceeding with the purchase of the new transformers.

FINANCIAL IMPACT

\$129,512.50

ADDITIONAL FINANCIAL INFORMATION

COMMISSION GOALS

Quality of Life

Strengthen Community Service
Funding Source - Electric Fund

ATTACHMENTS

1. Transformer Quotes



STUART C IRBY BR333 LAKE MARY FL
38 SKYLINE DR
SUITE 1000
LAKE MARY FL 32746-7112
407-282-1486 Fax 407-855-4285

Quotation

QUOTE DATE	ORDER NUMBER
12/17/24	S014137083
REMIT TO: STUART C IRBY CO POST OFFICE BOX 741001 ATLANTA GA 30384	PAGE NO. 1

SOLD TO:
CITY OF ALACHUA
PO BOX 9
ALACHULA, FL 32615

SHIP TO:
CITY OF ALACHUA
14815 MAIN STREET
ALACHUA, FL 32615-8597
904-463-1231

ORDERED BY: MICHELLE LIGHTSEY

CUSTOMER NUMBER		CUSTOMER ORDER NUMBER		JOB/RELEASE NUMBER		OUTSIDE SALESPERSON	
46500						Jose D Dore	
INSIDE SALESPERSON				REQD DATE	FRGHT ALLWD	SHIP VIA	
Michael J Ma				12/17/24	Yes		
ORDER QTY	SHIP QTY	LINE	DESCRIPTION			Prc/UOM	Ext Amt
			***** Shipping Instructions *****				
			* PRICING WILL BE ADJUSTED AT THE TIME			*	
			* OF SHIPMENT PER GE PGPI			*	
			* EST LEAD TIME: 20 UNITS CAN SHIP			*	
			* 4/17/25 AND THE BALANCE 4/24/25			*	
			*****			*****	
10EA	1587	1	*GE S757212NTLP PADMOUNT TRANSFORMER 75KVA, 1-PH, 12470GRDY/7200 240/120 LOOP FEED, NO TAPS Your # 1587			6201.250EA	62012.50
15EA	1660	2	^GE QGGW871 PADMOUNT TRANSFORMER 25KVA, 1-PH, 12470GRDY/7200 240/120 LOOP FEED, NO TAPS			4500.000EA	67500.00

*** This is a quotation ***

Prices firm for acceptance within 30 days with the exception of commodity prices which are subject to change daily. Quotation is void if changed. Complete quote must be used unless authorized in writing.

All transactions are subject to and exclusively governed by our Terms and Conditions of Sale which are incorporated herein and available at: <https://www.irbyutilities.com/terms>. Additional or conflicting terms are rejected, void, and of no force or effect.

Subtotal	129512.50
S&H CHGS	0.00
Sales Tax	0.00
TOTAL	129512.50

** Reprint ** Reprint ** Reprint **

12/18/2024
8:52 AM EST
Michelle Lightsey
News
Admin
Edit Your Profile
Supplier List
Service Request
Support

City of Alachua - Electric - Electric, FL



Event # RFQ-12-12/10/2024-ML

Creation Date 12/10/2024

Due Date-Time 12/17/2024

02:00 PM

EST

Description CAPITAL PROJECTS QUOTE 12/10/24

Event Notes ARBUTUS

Award Notes

Add/Edit Award Notes

TW
12/18/24

Manual
Add
Edit / Search
Spec Maintenance

Event System
Create Event
Event List
Boiler Plate List

Surplus/Stock
Manage

Company Mode
Electric
Water/Sewer
Logout

Instructional Videos

© AURST 2024
All rights reserved

Show Vendor Tab Sheets?

☒ No

☐ Yes with prices

☐ Yes but don't show prices

Event Status

☒ Under Evaluation

☐ Awarded

☐ Cancelled

Show Vendor Awards?

☒ No

☐ Yes

Allow Buyers to Edit?

☐ No

☒ Yes

ItemID Search

Clear

[Expand All] [Collapse All]

LineNo ItemID Description

Qty

01 1587 TRANSFORMER, PAD MOUNTED, SINGLE PHASE 75 KVA, 120/240 VOLT HIGH EFFICIENCY,

10

Award	QtyQuoted	QtyAward	Price	Delivery	Extended	SuppName	Manufacturer	CatNo	Remarks
Update	10		6300.00000	98		GRESKO - Wildwood, FL	ERMCO		
Update	10		6732.00000	182		Anixter Inc - Orlando, FL	GE		quoting Central Moloney
Update	10		6980.00000	154		WESCO - Orlando, FL	ABB		

02 1459 ELBOW, LOADBREAK TYPE FOR UNDERGROUND TRANSFORMER 15KV RATING w/TEST POINT

120

Award	QtyQuoted	QtyAward	Price	Delivery	Extended	SuppName	Manufacturer	CatNo	Remarks
Update	120		41.00000	21		Anixter Inc - Orlando, FL	HUBBELL	9U01AAD635	quoting Hubbel 215LE45 (not I point)
Update	120		41.46000	245		GRESKO - Wildwood, FL	COOPER POWER	LE215AB06T	
Update	120		43.70000	140		Anixter Inc - Orlando, FL	COOPER POWER	LE215AB06T	
Update	120		56.76000	21		Stuart C. Irby - Lake Mary, FL	HUBBELL	9U01AAD635	
Update	120		59.00000	2		Tri- State Utility Products - Havana, FL	HUBBELL	9U01AAD635	NEW HUBBELL PART# 215LE4! TSUP STOCK FOR IMMEDIATE SHIPMENT
Update	120		65.00000	28		Anixter Inc - Orlando, FL	HUBBELL	9U01AAD635	correct part # 215LE45T

Lead Time →

03 1547 WIRE, UNDERGROUND, TRIPLEX, 4/0 SECONDARY CABLE INSULATION: 600V RATED CONDUCTOR SIZE: 4/0 INSULATION: 175 XLP PHASE CONDUCTOR: ALUMINUM STRANDS: 19 NEUTRAL CONDUCTOR: ALUMINUM STRANDS: 19 4000 CODED: YELLOW STRIPE

Award	QtyQuoted	QtyAward	Price	Delivery	Extended	SuppName	Manufacturer	CatNo	Remarks
Update	4000		1.83000	7		GRESKO - Wildwood, FL	SOUTHWIRE		
Update	4000		2.05000	7		Anixter Inc - Orlando, FL	SOUTHWIRE		
Update	4000		2.21000	21		Stuart C. Irby - Lake Mary, FL	SOUTHWIRE		
Update	4000		2.30000	2		Tri- State Utility Products - Havana, FL	SOUTHWIRE		IN TSUP STOCK FOR IMMEDIATE SHIPMENT

04 1678 ENCLOSURE, (HDPE) (SECONDARY PEDESTAL) HIGH DENSITY POLYETHYLENE (HDPE)

15

Award	QtyQuoted	QtyAward	Price	Delivery	Extended	SuppName	Manufacturer	CatNo	Remarks
Update	15		72.27000	70		GRESKO - Wildwood, FL	PENCELL	PE20-HDX	
Update	40		145.65000	70		Tri- State Utility Products - Havana, FL	PENCELL	PE20-HDX	QUOTING "NORDIC" EQUAL - PH12 152315-MG STANDARD PALLET QT = 40
Update	15		185.00000	21		Stuart C. Irby - Lake Mary, FL	PENCELL	PE20-HDX	

05 1728 ENCLOSURE, 1 PHASE, FEED THRU CABINET FIBERGLASS ENCLOSURE 3-PHASE SECTIONALIZING CABINET HARDWARE: STAINLESS STEEL NOTE: (3)-4-WAY, 15KV, MULTI-TAP FEED THUR LOADBREAK JUNCTIONS INSTALLED FROM FACTORY (215J4U)

10

Award	QtyQuoted	QtyAward	Price	Delivery	Extended	SuppName	Manufacturer	CatNo	Remarks
Update	12		1316.75000	70		Tri- State Utility Products - Havana, FL	NORDIC FIBERGLASS	ND-150-MG-101-X-X	QUOTING REVISED "NORDIC" PAR - ND-2202248-MG-125-4152-X Th ND-150 has been replaced by the ND-2202248 STANDARD PALLET Q = 12

Update	10		1569.00000	70		GRESKO - Wildwood, FL	NORDIC FIBERGLASS	ND-150-MG-101-X-X	QUOTING NORDIC PART ND-2202248-MG-125-4152-X. The description, states (3) 4 way multi tap feed thru junctions. The ND-150/ND-2022248 are 1PH cabinets (3) 4 pt junctions is needed then t is a different cabinet.
Update	10		1709.76000	77		Stuart C. Irby - Lake Mary, FL	NORDIC FIBERGLASS	ND-150-MG-101-X-X	

- 6 1564 PAD, SINGLE PHASE TRANSFORMER, 40x45x4, (25-167 KVA) PRECAST CONCRETE PAD FOR SINGLE TRANSFORMERS 20
MOUNTING: 25-167 KVA CONCRETE: 5, 000 psi @ 28 DAYS

Award	QtyQuoted	QtyAward	Price	Delivery	Extended	SuppName	Manufacturer	CatNo	Remarks
Update	20		364.07000	63		Stuart C. Irby - Lake Mary, FL	LINDSEY PRECAST	404504	

- 7 1660 TRANSFORMER, PAD MOUNTED, SINGLE PHASE 25 KVA, 120/240 VOLT HIGH EFFICIENCY, 15

Award	QtyQuoted	QtyAward	Price	Delivery	Extended	SuppName	Manufacturer	CatNo	Remarks
Update	15		4517.00000	98		GRESKO - Wildwood, FL	ERMCO	*	
Update	15		5118.00000	182		Anixter Inc - Orlando, FL	GE	*	

- 8 1543 WIRE, OVERHEAD, 795 AAC ALUMINUM ALLOY CONDUCTOR ALUMINUM STRANDS: 37 WEIGHT: 746 LBS/1000 FT AMPACITY: 878 OUTSIDE DIAMETER: 1.026 RATED STRENGTH: 13, 900 LBS RESISTANCE: 0.0270 OHMS/1000 FT AC @ 75 Degrees C 2000

Award	QtyQuoted	QtyAward	Price	Delivery	Extended	SuppName	Manufacturer	CatNo	Remarks
Update	2000		2.12000	21		Anixter Inc - Orlando, FL	ALCAN	*	Quoting American Wire Group "Arbutus"
Update	2000		2.42000	21		GRESKO - Wildwood, FL	SOUTHWIRE	*	
Update	2000		2.45000	50		Tri-State Utility Products - Havana, FL	NEHRING	ARBUTUS	
Update	2000		2.70000	10		Stuart C. Irby - Lake Mary, FL	SOUTHWIRE	*	

- 9 1685 ELBOW, TEE BODY KIT FOR UNDERGROUND SWITCH GEAR COMPLETE WITH ACCESSORIES (PARTS) LIST ABOVE PARTS LIST: Combo Elbow Bus Stud Lug Cable Adapter: Insulating Cap Kit RATING: 15 KV CURRENT RATING: 600 AMP 100 DEADBREAK

Award	QtyQuoted	QtyAward	Price	Delivery	Extended	SuppName	Manufacturer	CatNo	Remarks
Update	100		308.15000	700		Tri-State Utility Products - Havana, FL	HUBBELL	*	QUOTING "HUBBELL" PART # 615LRTPSH27C
Update	100		391.14000	280		GRESKO - Wildwood, FL	COOPER POWER	*	
Update	100		408.00000	280		Anixter Inc - Orlando, FL	COOPER POWER	*	

- 10 1464 WIRE, OVERHEAD, DUPLEX SERVICE DROP CABLE, CONDUCTOR: #6/2 (ACSR) 2000

Award	QtyQuoted	QtyAward	Price	Delivery	Extended	SuppName	Manufacturer	CatNo	Remarks
Update	2000		0.29000	10		Stuart C. Irby - Lake Mary, FL	SOUTHWIRE	*	
Update	2000		0.33000	21		Anixter Inc - Orlando, FL	ALCAN	*	quoting American Wire Group "Shepard"
Update	2000		0.43000	7		GRESKO - Wildwood, FL	NEHRING	SHEPARD	
Update	2000		0.50000	2		Tri-State Utility Products - Havana, FL	SOUTHWIRE	*	IN TSUP STOCK FOR IMMEDIATE SHIPMENT 500' COILS

12

Legend

Supplier quoted an alternate
Alternate added to material
manual

Invited Suppliers

No attached boiler plates.

12/18/2024
8:57 AM EST
Michelle Lightsey
News
Admin
Edit Your Profile
Supplier List
Service Request
Support

City of Alachua - Electric - Electric, FL



Event # RFQ-12-12/10/2024-ML

Creation Date 12/10/2024

Due Date-Time 12/17/2024

02:00 PM

EST

Description CAPITAL PROJECTS QUOTE 12/10/24

Event Notes ARBUTUS

Award Notes

Add/Edit Award Notes

Manual
Add
Edit / Search
Spec Maintenance

Event System
Create Event
Event List
Boiler Plate List

Surplus/Stock
Manage

Company Mode
Electric
Water/Sewer
Logout

Instructional Videos
Lead →
© AURSI 2024
All rights reserved

Show Vendor Tab Sheets?

☒ No

☐ Yes with prices

☐ Yes but don't show prices

Event Status

☒ Under Evaluation

☐ Awarded

☐ Cancelled

Show Vendor Awards?

☒ No

☐ Yes

Allow Buyers to Edit?

☐ No

☒ Yes

ItemID Search

Clear

[Expand All] [Collapse All]

LineNo ItemID Description

ELBOW, TEE BODY KIT FOR UNDERGROUND SWITCH GEAR COMPLETE WITH ACCESSORIES (PARTS) LIST ABOVE PARTS
LIST: Combo Elbow Bus Stud Lug Cable Adapter: Insulating Cap Kit RATING: 15 KV CURRENT RATING: 600 AMP
DEADBREAK

Qty AI

11

1640

80 Ye

Award	QtyQuoted	QtyAward	Price	Delivery	Extended	SuppName	Manufacturer	CatNo	Remarks
Update	80		308.15000	700		Tri-State Utility Products - Havana, FL	HUBBELL	*	QUOTING "HUBBELL" PART# - 615LRTPSN41C
Update	80		391.14000	280		GRESKO - Wildwood, FL	COOPER POWER	*	
Update	80		408.00000	280		Anixter Inc - Orlando, FL	COOPER POWER	*	

12

Legend

Supplier quoted an alternate
Alternate added to material
manual

Invited Suppliers

No attached boiler plates.

★ Transformer quote moved to separate sheet
due to the cost being over \$100,000.00
The ★ are the additional quotes for the
Same item.