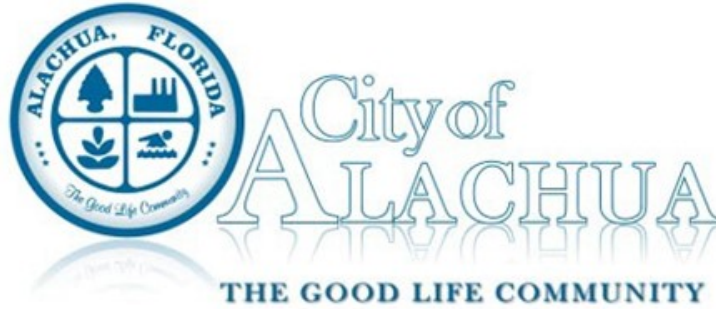




Mayor Walter Welch
Vice Mayor Shirley Green Brown
Commissioner Jacob Fletcher
Commissioner Jennifer Ringersen
Commissioner Dayna Williams

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: May 5, 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) GIB COERPER DAY PROCLAMATION**
- B) SERVICE RECOGNITION FOR ED POTTS**
- C) NATIONAL POETRY MONTH**
- D) PEACE OFFICERS MEMORIAL DAY PROCLAMATION**
- E) FISCAL ANALYSIS REPORT FOR FY 2024-2025 THROUGH MARCH 31, 2025**

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 CITIZEN ADVISORY TASK FORCE

IV. PUBLIC HEARINGS AND ORDINANCES

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

- A) ORDINANCE 25-05 - 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 2 RELATING TO THE POWERS AND DUTIES OF THE PLANNING AND ZONING BOARD; AMENDING ARTICLE 3 RELATING TO THE PERMITTED DENSITY AND INTENSITY AND PURPOSES OF THE BUSINESS DISTRICTS; AMENDING ARTICLE 4 RELATING TO USE SPECIFIC STANDARDS AND THE CREATION OF MIXED-USE SPECIFIC STANDARDS; AMENDING ARTICLE 5 RELATING TO THE PERMITTED DENSITY AND INTENSITY OF THE BUSINESS DISTRICTS AND ESTABLISHING DIMENSIONAL STANDARDS FOR MIXED-USE DEVELOPMENT; AMENDING ARTICLE 6 RELATING TO OFF-STREET PARKING AND LOADING STANDARDS AND TREE PROTECTION AND LANDSCAPING STANDARDS FOR MIXED-USE DEVELOPMENT; AMENDING ARTICLE 10 RELATING TO THE DEFINITIONS OF DEVELOPMENT AREA AND MIXED-USE; PROVIDING A REPEALING CLAUSE; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE (FIRST READING, LEGISLATIVE HEARING). RESIDENTIAL OPPORTUNITIES**

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

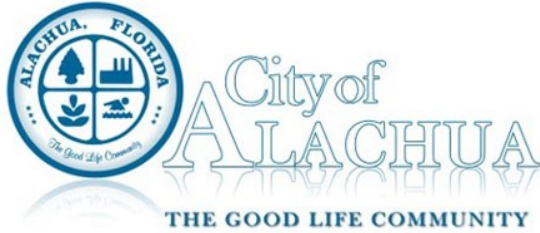
VIII. COMMISSION COMMENTS/DISCUSSION

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) APPROVAL OF THE APRIL 21, 2025, JOINT BOARD OF CANVASSERS / CITY COMMISSION MEETING MINUTES**
- B) APPROVAL OF THE APRIL 21, 2025, CITY COMMISSION MEETING MINUTES**



Commission Agenda Item

MEETING DATE: May 5, 2025

SUBJECT: Gib Coerper Day Proclamation

PREPARED BY: Tara Malone, Human Resources Director

RECOMMENDED ACTION:

Mayor to read proclamation declaring May 5th, 2025, as Gib Coerper Day.

Summary

In recognition of serving on the City Commission for twenty-three (23) years, the City will declare May 5th, 2025, as Gib Coerper Day. He will be presented with a plaque and framed copy of the proclamation.

FINANCIAL IMPACT

ADDITIONAL FINANCIAL INFORMATION

COMMISSION GOALS

Quality of Life
Strengthen Community Service

ATTACHMENTS

1. Proclamation Gib Coerper Day_2025



City of Alachua, Florida

Office of Mayor Walter Welch

PROCLAMATION

WHEREAS, Gilbert “Gib” Coerper has been a resident and homeowner in the City of Alachua since 1974, ran unopposed for Alachua City Commission in 1999, and has served the City of Alachua residents for over twenty years; and

WHEREAS, he was the City’s first elected Mayor in 2010 and previously held the office in 2001 and 2007, having served as the City’s Mayor for seventeen of his twenty plus years on the City Commission; and

WHEREAS, his dedication and service to the community extended beyond his official duties as Mayor and Commissioner – he served in various civic and professional organizations such as the Alachua Lions Club, Florida League of Cities Nominating Committee, Alachua Chamber of Commerce and North Central Florida Regional Planning Council, to name a few. He was awarded the 2013 Volunteer of the Year by the Alachua Chamber of Commerce and recipient of the 2024 E. Harris Drew Municipal Lifetime Achievement Award by the Florida League of Cities. Mr. Coerper continues to advocate for programs designed to serve the community’s youth, and serves as a mentor with our local schools; and

WHEREAS, the City of Alachua would like to express its gratitude and appreciation to Gib Coerper for his dedicated service to “The Good Life Community” and offer wishes for many years of happiness and good health as he embarks on the next chapter of his life to enjoy the fruits of his labor in his retirement.

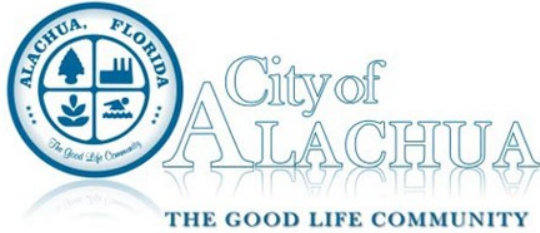
NOW, THEREFORE, I, Walter Welch, Mayor of the City of Alachua, representing the City and the City Commission, do hereby proclaim **May 5th, 2025**, as

Gib Coerper Day

IN WITNESS WHEREOF, I have hereunto set my hand this 5th day of May, 2025.

ATTEST:

Walter Welch, Mayor



Commission Agenda Item

MEETING DATE: May 5, 2025

SUBJECT: Service Recognition for Ed Potts

PREPARED BY: Tara Malone, Human Resources Director

RECOMMENDED ACTION:

Mayor to present service recognition plaque to Mr. Ed Potts.

Summary

In appreciation for his service on the City Commission, Mr. Ed Potts will be presented a plaque from the City of Alachua.

FINANCIAL IMPACT

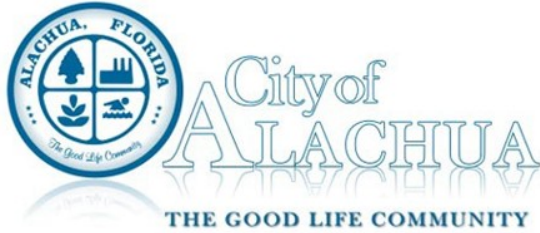
ADDITIONAL FINANCIAL INFORMATION

COMMISSION GOALS

Quality of Life
Strengthen Community Service

ATTACHMENTS

None



Commission Agenda Item

MEETING DATE: May 5, 2025

SUBJECT: National Poetry Month

PREPARED BY: LeAnne Williams, Deputy City Clerk

RECOMMENDED ACTION:

Mayor Welch will read the proclamation.

Summary

National Poetry Month, launched by the Academy of American Poets in April 1996, is a powerful celebration of the vital role poets play in our culture. This significant occasion has blossomed into the largest literary celebration in the world, reminding us of poetry's importance in our lives. Through poetry, we deepen our appreciation of the world around us and nurture empathy for one another.

FINANCIAL IMPACT

ADDITIONAL FINANCIAL INFORMATION

COMMISSION GOALS

ATTACHMENTS

1. Poetry Month



City of Alachua, Florida

Office of Mayor Walter Welch

PROCLAMATION

WHEREAS, National Poetry Month seeks to highlight the extraordinary legacy and ongoing achievement of American poets, introduce Americans to the pleasures and benefits of reading poetry as an important part of our children's education; and

WHEREAS, National Poetry Month, under the leadership and direction of the Academy of American Poets, is now the largest literary celebration in the world; and

WHEREAS, Poetry enhances and enriches the lives of all Americans; and poetry, as an essential part of the arts and humanities, affects every aspect of life in America today, including education, the economy, and community pride and development; and

WHEREAS, Poetry has produced some of the nation's leading creative artists and has inspired other artists in music, theater, film, dance, and the visual arts.

WHEREAS, It is proper for City Officials, educators, and citizens to observe this month, celebrate the cultural riches our community has to offer, and recognize the vital role of poetry within our community.

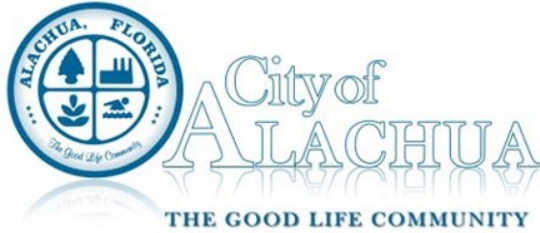
NOW, THEREFORE, I, Walter Welch, Mayor of the City of Alachua, representing the City and the City Commission, do hereby proclaim **April** as

National Poetry Month

IN WITNESS WHEREOF, I have hereunto set my hand this 05th day of May 2025.

ATTEST:

Walter Welch, Mayor



Commission Agenda Item

MEETING DATE: May 5, 2025

SUBJECT: Peace Officers Memorial Day Proclamation

PREPARED BY: Jesse Sandusky, Chief of Police

RECOMMENDED ACTION:

Mayor to read proclamation proclaiming May 15th, 2025, as Peace Officers Memorial Day in the City of Alachua.

Summary

In 1963, the United States Congress and President John F. Kennedy proclaimed May 15th as National Peace Officers Memorial Day and the week in which it falls as National Police Week.

This is a time to honor each and every law enforcement officer across the country that has given the ultimate sacrifice in service to their communities and the citizens whom they took an oath to protect.

FINANCIAL IMPACT

ADDITIONAL FINANCIAL INFORMATION

COMMISSION GOALS

ATTACHMENTS

1. Proclamation_Peace Officer Memorial Day_2025



City of Alachua, Florida

Office of Mayor *Walter Welch*

PROCLAMATION

WHEREAS, in 1963, Congress of the United States and President John F. Kennedy proclaimed May 15th as Peace Officers Memorial Day, and the week in which it falls as National Police Week; and

WHEREAS, there are approximately 900,000 law enforcement officers serving in communities across the United States, including the dedicated men and women of the Alachua Police Department; and

WHEREAS, since the first recorded death in 1791, more than 23,000 law enforcement officers in the United States have made the ultimate sacrifice and died or have been killed in the line of duty; and

WHEREAS, the members of the Alachua Police Department play an essential role in safeguarding the rights and freedoms of the citizens of the City of Alachua; and

WHEREAS, it is important that all citizens know and understand the problems, duties and responsibilities of their law enforcement agencies, and that members of the Alachua Police Department recognize their duty to serve the people by safeguarding life and property, by protecting them against violence or disorder, and by protecting the innocent against deception, and the weak against oppression or intimidation.

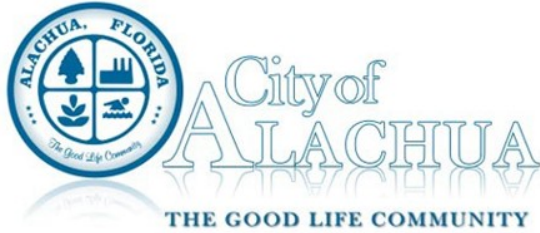
NOW, THEREFORE, I, Walter Welch, Mayor of the City of Alachua, representing the City and the City Commission, do hereby proclaim **May 15th, 2025**, as

“Peace Officers Memorial Day”

IN WITNESS WHEREOF, I have hereunto set my hand this 5th day of May 2025.

ATTEST:

Walter Welch, Mayor



Commission Agenda Item

MEETING DATE: May 5, 2025

SUBJECT: Fiscal Analysis Report for FY 2024-2025 through March 31, 2025

PREPARED BY: Tyler Williams

RECOMMENDED ACTION:

Receive the presentation.

Summary

The Finance & Administrative Services Department periodically prepares fiscal analysis reports for the purpose of conveying the City's general fiscal operating condition to the City Commission and the residents of the City of Alachua.

FINANCIAL IMPACT

ADDITIONAL FINANCIAL INFORMATION

COMMISSION GOALS

ATTACHMENTS

1. 20250331 Presentation
2. 20250331 Fiscal Analysis

CITY OF ALACHUA



FISCAL ANALYSIS REPORT

FISCAL YEAR 2024-2025
THROUGH MARCH 31, 2025

MAY 5, 2025

KEY TERMS



- **Fiscal year: period beginning October 1, 2024 and ending September 30, 2025.**
- **Amended budget: budget including all changes since the beginning of the fiscal year.**
- **Period benchmark: percentage of fiscal year that has transpired - 50.0%.**
- **Encumbrances: Funds committed for future expenses.**

ALL FUNDS SUMMARY



	FY 24/25 AMENDED BUDGET	PERCENT OF TOTAL BUDGET
GENERAL FUND	20,647,082	30.64%
SPECIAL REVENUE FUNDS	4,789,616	7.11%
DEBT SERVICE FUND	797,657	1.18%
CAPITAL PROJECTS FUNDS	40,414	0.06%
ENTERPRISE FUNDS	36,859,984	54.71%
INTERNAL SERVICE FUND	<u>4,243,960</u>	<u>6.30%</u>
	67,378,713	100.00%

GENERAL FUND



- **Primary Revenue Source: Taxes**

- **Programs Funded:**
 - City Commission
 - City Manager (City Manager, Special Expense)
 - City Attorney
 - Finance & Admin. Svcs. (Finance, Grants, Purchasing, Facilities, Information & Tech.)
 - Human Resources (Human Resources, Deputy City Clerk)
 - Community Planning & Development (Planning, Codes)
 - Compliance & Risk Management
 - Building Inspections
 - Residential Waste Collection
 - Public Works
 - Police
 - Recreation & Culture

GENERAL FUND



- **Sources of Funding (79%) –**

- Current Revenues: \$ 12.0M (58%)
- Budgeted Balances: \$ 4.4M (21%)

- **Uses of Funding (60%) –**

- Expenses: \$ 10.0M (49%)
- Encumbrances: \$ 2.3M (11%)

SPECIAL REVENUE FUNDS



- **Primary Revenue Source: Intergovernmental Revenue and Taxes**

- **Programs Funded:**
 - Law Enforcement Training
 - Tree Bank
 - APD Explorers
 - T K Basin
 - Infrastructure Surtax
 - Wild Spaces Public Places
 - Donation
 - Community Redevelopment Agency (CRA)

SPECIAL REVENUE FUNDS



- **Sources of Funding (81%) –**

- Current Revenues: \$ 1.7M (35%)
- Budgeted Balances: \$ 2.2M (46%)

- **Uses of Funding (16%) –**

- Expenses: \$ 638K (13%)
- Encumbrances: \$ 142K (3%)

DEBT SERVICE FUND



- **Primary Revenue Source: Inter-fund Transfers**
- **Programs Funded:**
 - Series 2016 Debt Payments

DEBT SERVICE FUND



- **Sources of Funding (100%) –**

- Current Revenues: \$ 797K (100%)
- Budgeted Balances: \$ 1K (0%)

- **Uses of Funding (100%) –**

- Expenses: \$ 797K (100%)
- Encumbrances: \$ ----- (0%)

CAPITAL PROJECTS FUNDS



- **Primary Revenue Source: Intergovernmental Revenue**
- **Programs Funded:**
 - Heritage Oaks
 - CDBG – Neighborhood Revitalization
 - CDBG – Economic Development

CAPITAL PROJECTS FUNDS



- **Sources of Funding (100%) –**

- Current Revenues: \$ 0K (0%)
- Budgeted Balances: \$ 40K (100%)

- **Uses of Funding (108%) –**

- Expenses: \$ 36K (89%)
- Encumbrances: \$ 7K (19%)

ENTERPRISE FUNDS



- **Primary Revenue Source: Charges for Services**
- **Programs Funded:**
 - Electric
 - Water
 - Waste Water
 - Mosquito

ENTERPRISE FUNDS



- **Sources of Funding (63%) –**

- Current Revenues: \$ 12.0M (33%)
- Budgeted Balances: \$ 10.9M (30%)

- **Uses of Funding (49%) –**

- Expenses: \$ 12.5M (34%)
- Encumbrances: \$ 5.4M (15%)

INTERNAL SERVICE FUND



- **Primary Revenue Source: Charges for Services**

- **Programs Funded:**
 - Utility Operations
 - Utility Billing
 - Utility Administration
 - Warehouse Operations
 - Human Resources
 - Information & Technology
 - Water Distribution/Collection

INTERNAL SERVICE FUND



- **Sources of Funding (100%) –**

- Current Revenues: \$ 2.3M (55%)
- Balances: \$ 1.9M (45%)

- **Uses of Funding (44%) –**

- Expenses: \$ 1.8M (42%)
- Encumbrances: \$ 112K (2%)

ALL FUNDS SUMMARY



- **Amended FY 24/25 Budget = \$ 67,378,713**
- **Sources of Funding (72%) –**
 - Current Revenues: \$ 28.8M (43%)
 - Budgeted Balances: \$ 19.5M (29%)
- **Uses of Funding (50%) –**
 - Expenses: \$ 31.2M (46%)
 - Encumbrances: \$ 2.6M (4%)

INVESTMENTS / CASH HOLDINGS



- **Investment portfolio total = \$ 1,776,607.14**
 - State Board of Administration (SBA) = \$ 1.2M
 - Money Market Account = \$ 522K
 - Certificate of Deposit = \$ 30K

- **Cash holdings total = \$ 33,170,035.03**
 - Operating Account = \$ 25.8M
 - CRA Account = \$ 1.2M
 - Customer Deposit Accounts = \$ 2.2M
 - Series 2016 Repayment Account = \$ 878K
 - SRF Money Market account = \$ 232K
 - ARPA Account = \$ 2.5M
 - Other Accounts = \$ 337K

CONCLUSION



- **Revenues and Expenses**
- **Audit Completed**



**FINANCE AND ADMINISTRATIVE SERVICES
FISCAL ANALYSIS
FY 2024-2025
THROUGH MARCH 31, 2025**

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INTRODUCTION TO FISCAL ANALYSIS REPORT

Purpose

The fiscal analysis report is used to report the operating condition of the City, and where applicable, identify potential trends and, if necessary, recommend options for corrective action. The report first looks at the major fund types (General Fund, Enterprise Funds, etc.), and then looks at all City Funds. This report is merely a snapshot that fairly represents the City's financial position at a given point in time. While materially accurate, these are unaudited figures.

Defining Revenue

Revenues are the financial resources available to the City. The City of Alachua has a variety of revenue sources. These revenue sources include taxes, permits and fees, charges for services, fines and forfeitures, grants, and other miscellaneous revenues.

Defining Expenditure

Expenditures constitute a use of financial resources. There are four basic types of expenditures: personal services, operating, capital and debt. Personal services include all salary and salary related expenditures. Operating expenditures include the day-to-day expenses such as supplies, utilities, and equipment purchases. Capital expenditures include construction of roads, parks, buildings and the purchase of land. Debt is the expense related to principal and interest on long-term bonds and notes issued by the City. Expenditure figures within this report include encumbrances. Encumbrances are expenditure commitments that have not yet been actually incurred.

Defining Expenditure Function

Expenditure functions are expenditure classifications according to the principal purposes for which expenditures are made. Examples are general government, public safety, economic environment, physical environment, transportation, and culture/recreation.

Defining Fund Balance

Fund balances are the funds carried over from the previous fiscal year. The City has a variety of uses for fund balance including reserve for future capital projects, for emergencies and catastrophes, for certain bond issues, and for other contingencies and expenditures.

Conclusion

The report gives a more comprehensive view by fund type of the financial operations of the City. The Finance and Administrative Services Department welcomes any feedback you may have.

CITY OF ALACHUA
FINANCE DEPARTMENT ANALYSIS
FOR THE PERIOD ENDING MARCH 31, 2025

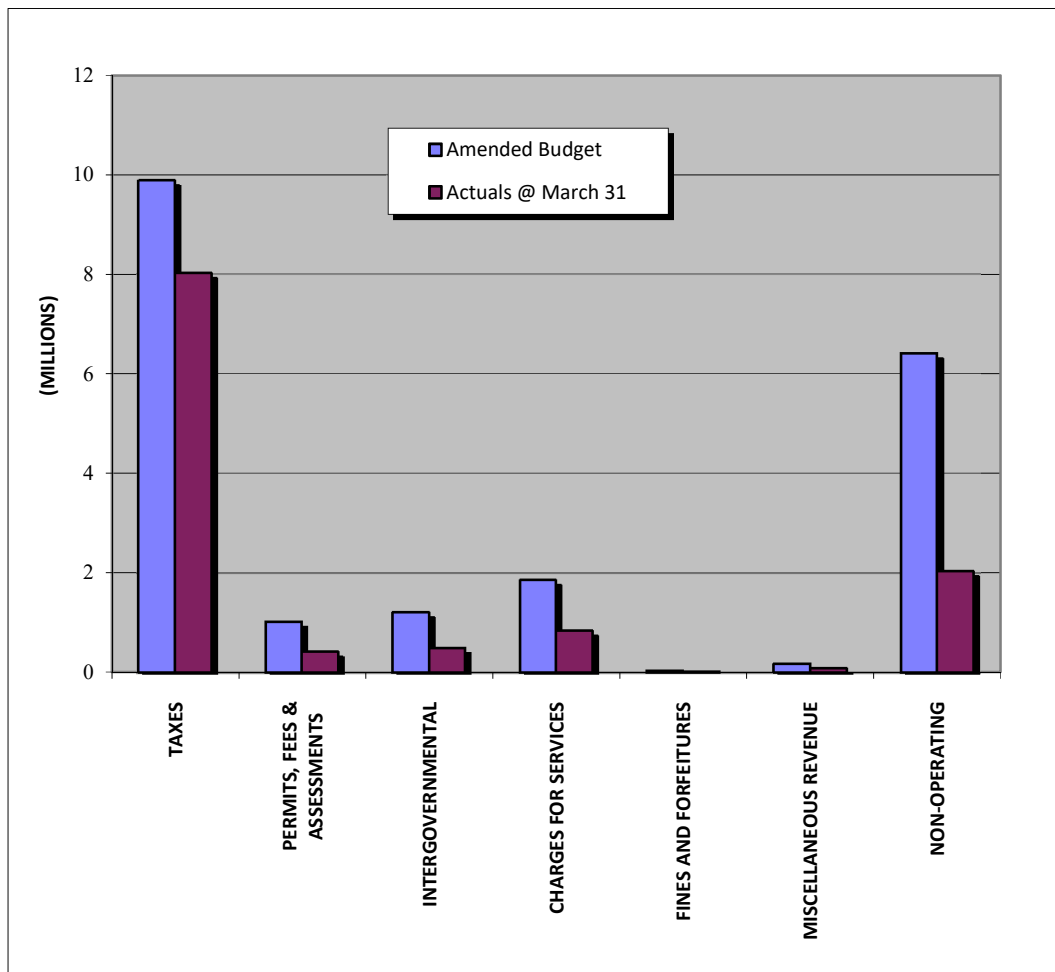
GENERAL FUND

FUND 001 - GENERAL FUND: The General Fund is the general operating fund for the Alachua City Commission. This fund is used to account for all financial resources, except those required to be accounted for separately. These resources provide funding for programs such as Fire Services, Recreation Services, General Government Administration, Capital Improvement Projects, Law Enforcement and Planning Services to all residents of the City of Alachua.

	FY 24/25 APPROVED BUDGET	FY 24/25 AMENDED BUDGET	YEAR TO DATE FY 24/25	PERCENT OF BUDGET COLLECTED OR EXPENDED
REVENUES:				
TAXES	9,882,225	9,882,225	8,030,826	81%
PERMITS, FEES & ASSESSMENTS	1,035,000	1,035,000	423,534	41%
INTERGOVERNMENTAL	1,213,334	1,213,334	503,432	41%
CHARGES FOR SERVICES	1,866,202	1,866,202	844,086	45%
FINES AND FORFEITURES	47,000	47,000	24,950	53%
MISCELLANEOUS REVENUE	187,200	187,200	98,655	53%
NON-OPERATING	6,416,121	6,416,121	2,036,087	32%
	<u>20,647,082</u>	<u>20,647,082</u>	<u>11,961,570</u>	<u>58%</u>
EXPENSES:				
GENERAL GOVERNMENT	8,135,052	7,975,071	4,543,381	57%
PUBLIC SAFETY	6,447,405	6,447,405	3,648,348	57%
ECONOMIC ENVIRONMENT	0	0	0	0%
PHYSICAL ENVIRONMENT	1,230,030	1,390,011	1,332,149	96%
TRANSPORTATION	3,426,503	3,426,503	2,058,167	60%
HUMAN SERVICES	0	0	0	0%
CULTURE & RECREATION	1,408,092	1,408,092	768,983	55%
	<u>20,647,082</u>	<u>20,647,082</u>	<u>12,351,028</u>	<u>60%</u>
MAJOR EXPENDITURE CATEGORIES:				
PERSONAL SERVICES	10,370,935	10,370,935	4,952,683	48%
OPERATING EXPENDITURES	4,819,975	5,120,902	3,675,905	72%
CAPITAL OUTLAY	3,684,586	3,543,640	2,425,853	68%
DEBT SERVICE	0	0	0	0%
GRANTS & AIDS	284,000	284,000	209,000	74%
NON-OPERATING	1,487,586	1,327,605	1,087,587	82%
POWER COSTS	0	0	0	0%
	<u>20,647,082</u>	<u>20,647,082</u>	<u>12,351,028</u>	<u>60%</u>

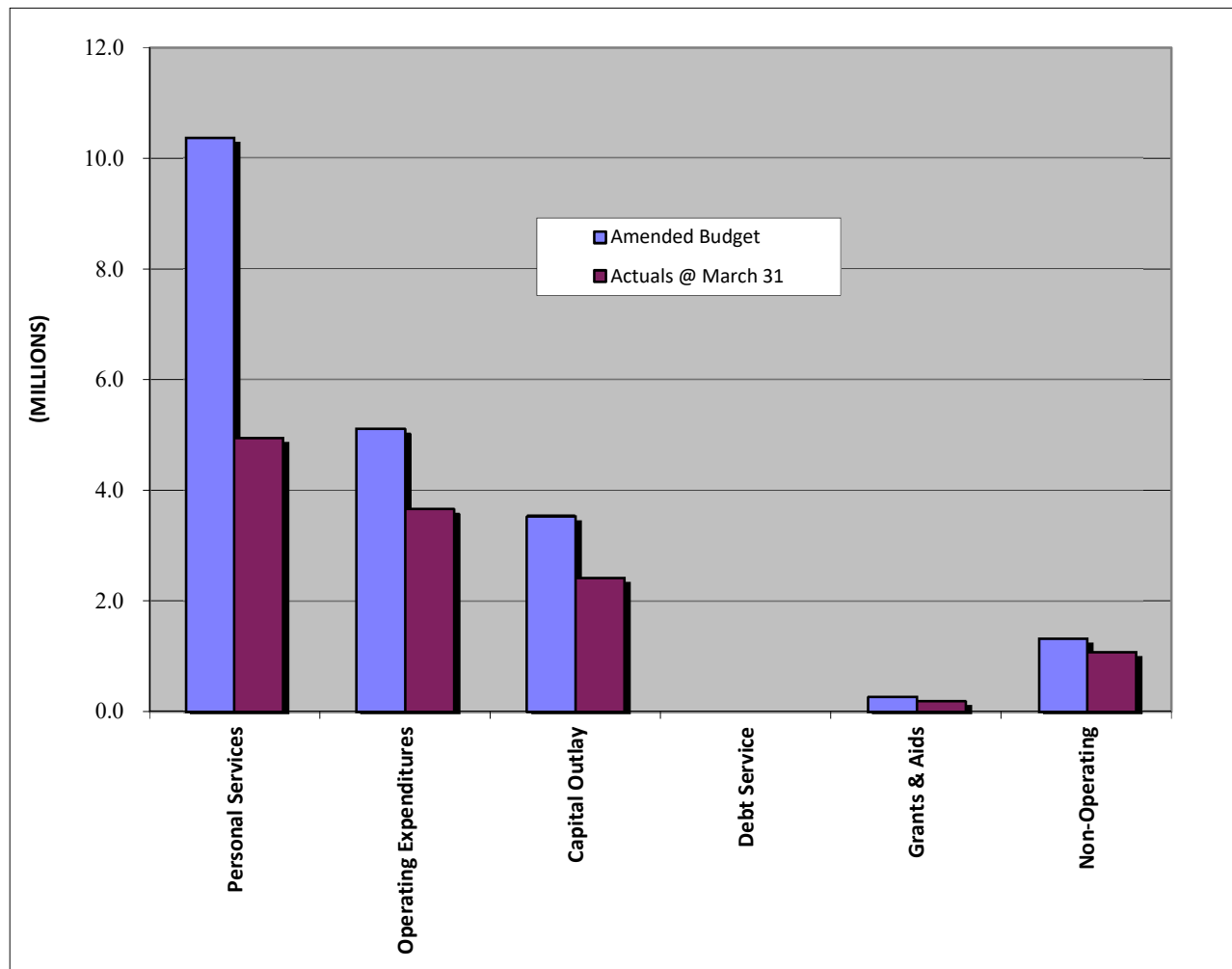
Revenues by Major Category General Fund

As of March 31, 2025, the City of Alachua has collected 58% of budgeted General Fund revenues. Tax collections are at 81%. These revenues include property taxes, local option fuel taxes, utility taxes, and communication services taxes and account for approx. \$10.0M, or just under half, of the General Fund annual budgeted revenues. Permits, Fees & Assessments are at 41%. The Intergovernmental Revenues are at 41%. Charges for Services are at 45%, Fines & Forfeitures are at 53%, Miscellaneous Revenues are at 53% and Non-Operating Revenues are at 32%.



Expenditures by Major Category General Fund

Overall, General Fund expenditure categories were at 60%. Personal Services are at 48% with Operating Expenditures at 72%. The Capital Outlay category is at 68%, Grants & Aids are 74% and Non-Operating expenditures are at 82%. Encumbrances for legal and residential waste collection account for 6% of the expense line total (\$787K).



CITY OF ALACHUA
 FINANCE DEPARTMENT ANALYSIS
 FOR THE PERIOD ENDING MARCH 31, 2025

GENERAL FUND REVENUES

REVENUE SOURCE	FY 24/25 APPROVED BUDGET	FY 24/25 AMENDED BUDGET	YEAR TO DATE FY 24/25	PERCENT COLLECTED
<u>TAXES</u>				
AD VALOREM TAXES	7,667,200	7,667,200	6,898,515	90%
LOCAL OPTION FUEL TAXES	328,025	328,025	151,488	46%
UTILITY SERVICES TAXES	1,500,000	1,500,000	792,548	53%
COMMUNICATIONS SERVICES TAXES	337,000	337,000	138,753	41%
LOCAL BUSINESS TAXES	50,000	50,000	49,522	99%
SUBTOTAL	9,882,225	9,882,225	8,030,826	81%
<u>PERMITS, FEES AND ASSESSMENTS</u>				
BUILDING PERMITS	550,000	550,000	226,720	41%
FRANCHISE FEES	485,000	485,000	196,814	41%
SUBTOTAL	1,035,000	1,035,000	423,534	41%
<u>INTERGOVERNMENTAL REVENUE</u>				
STATE-SHARED REVENUES	1,213,334	1,213,334	498,432	41%
GRANTS	0	0	5,000	0%
SUBTOTAL	1,213,334	1,213,334	503,432	41%
<u>CHARGES FOR SERVICES</u>				
GENERAL GOVERNMENT	93,150	93,150	47,465	51%
PUBLIC SAFETY	334,874	334,874	133,482	40%
PHYSICAL ENVIRONMENT	1,267,200	1,267,200	631,369	50%
TRANSPORTATION	51,978	51,978	0	0%
CULTURE & RECREATION	119,000	119,000	31,770	27%
OTHER CHARGES FOR SVCS	0	0	0	0%
SUBTOTAL	1,866,202	1,866,202	844,086	45%
<u>FINES & FORFEITURES</u>				
FINES & FORFEITURES	47,000	47,000	24,759	53%
OTHER FINES & FORFEITURES	0	0	191	NA+
SUBTOTAL	47,000	47,000	24,950	53%
<u>MISCELLANEOUS REVENUE</u>				
INTEREST EARNINGS	160,000	160,000	75,737	47%
RENTS & ROYALTIES	0	0	0	0%
OTHER MISCELLANEOUS REVENUE	27,200	27,200	22,918	84%
SUBTOTAL	187,200	187,200	98,655	53%
<u>NON-OPERATING</u>				
CONTRIBUTIONS FROM ENTERPRISE	2,000,000	2,000,000	2,000,000	100%
OPERATING TRANSFERS IN	36,088	36,088	36,087	100%
FUND BALANCE & UNDER COLLECTION	4,380,033	4,380,033	0	0%
SUBTOTAL	6,416,121	6,416,121	2,036,087	32%
GENERAL FUND	20,647,082	20,647,082	11,961,570	58%

CITY OF ALACHUA
FINANCE DEPARTMENT ANALYSIS
FOR THE PERIOD ENDING MARCH 31, 2025

GENERAL FUND EXPENDITURES
BY MAJOR CATEGORY

DEPARTMENT/DIVISION	FY 24/25 AMENDED BUDGET	EXPENDED TO DATE	PERCENT EXPENDED TO DATE	ENCUMBERED TO DATE	PERCENT ENCUMBERED TO DATE	PERCENT EXPENDED & ENCUMBERED TO DATE
<u>CITY COMMISSION</u>						
PERSONAL SERVICES	129,019	57,629	45%	0	0%	45%
OPERATING EXPENDITURES	30,002	17,799	59%	0	0%	59%
CAPITAL OUTLAY	0	0	0%	0	0%	0%
NON-OPERATING	0	0	0%	0	0%	0%
TOTAL EXPENDITURES	159,021	75,428	47%	0	0%	47%
<u>CITY MANAGER'S OFFICE</u>						
PERSONAL SERVICES	854,653	422,363	49%	0	0%	49%
OPERATING EXPENDITURES	65,692	22,624	34%	0	0%	34%
CAPITAL OUTLAY	0	0	0%	0	0%	0%
GRANTS & AIDS	0	0	0%	0	0%	0%
NON-OPERATING	0	0	0%	0	0%	0%
TOTAL EXPENDITURES	920,345	444,987	48%	0	0%	48%
<u>DEPUTY CITY CLERK</u>						
PERSONAL SERVICES	178,295	89,534	50%	0	0%	50%
OPERATING EXPENDITURES	87,238	42,084	48%	0	0%	48%
CAPITAL OUTLAY	0	0	0%	0	0%	0%
NON-OPERATING	0	0	0%	0	0%	0%
TOTAL EXPENDITURES	265,533	131,618	50%	0	0%	50%
<u>CITY ATTORNEY</u>						
OPERATING EXPENDITURES	321,059	204,421	64%	95,295	30%	93%
TOTAL EXPENDITURES	321,059	204,421	64%	95,295	30%	93%
<u>INFORMATION & TECHNOLOGY SERVICES</u>						
PERSONAL SERVICES	245,238	114,004	46%	0	0%	46%
OPERATING EXPENDITURES	170,068	70,610	42%	59,536	35%	77%
CAPITAL OUTLAY	125,000	0	0%	0	0%	0%
NON-OPERATING	0	0	0%	0	0%	0%
TOTAL EXPENDITURES	540,306	184,614	34%	59,536	11%	45%
<u>FINANCE</u>						
PERSONAL SERVICES	658,168	328,945	50%	0	0%	50%
OPERATING EXPENDITURES	119,416	68,174	57%	7,250	6%	63%
CAPITAL OUTLAY	0	0	0%	0	0%	0%
NON-OPERATING	0	0	0%	0	0%	0%
TOTAL EXPENDITURES	777,584	397,119	51%	7,250	1%	52%

CITY OF ALACHUA
FINANCE DEPARTMENT ANALYSIS
FOR THE PERIOD ENDING MARCH 31, 2025

GENERAL FUND EXPENDITURES
BY MAJOR CATEGORY

DEPARTMENT/DIVISION	FY 24/25 AMENDED BUDGET	EXPENDED TO DATE	PERCENT EXPENDED TO DATE	ENCUMBERED TO DATE	PERCENT ENCUMBERED TO DATE	PERCENT EXPENDED & ENCUMBERED TO DATE
<u>HUMAN RESOURCES</u>						
PERSONAL SERVICES	301,365	148,800	49%	0	0%	49%
OPERATING EXPENDITURES	76,512	24,454	32%	3,250	4%	36%
CAPITAL OUTLAY	0	0	0%	0	0%	0%
NON-OPERATING	0	0	0%	0	0%	0%
TOTAL EXPENDITURES	377,877	173,254	46%	3,250	1%	47%
<u>FACILITIES MAINTENANCE</u>						
PERSONAL SERVICES	712,042	323,563	45%	0	0%	45%
OPERATING EXPENDITURES	262,932	135,943	52%	24,479	9%	61%
CAPITAL OUTLAY	367,898	137,957	37%	69,500	19%	56%
NON-OPERATING	0	0	0%	0	0%	0%
TOTAL EXPENDITURES	1,342,872	597,463	44%	93,979	7%	51%
<u>GRANTS & CONTRACTS</u>						
PERSONAL SERVICES	0	0	0%	0	0%	0%
OPERATING EXPENDITURES	73,890	5,781	8%	10,215	14%	22%
CAPITAL OUTLAY	0	0	0%	0	0%	0%
NON-OPERATING	0	0	0%	0	0%	0%
TOTAL EXPENDITURES	73,890	5,781	8%	10,215	14%	22%
<u>CP&D-PLANNING & DEVELOPMENT</u>						
PERSONAL SERVICES	650,464	312,729	48%	0	0%	48%
OPERATING EXPENDITURES	119,956	23,539	20%	32,540	27%	47%
CAPITAL OUTLAY	0	0	0%	0	0%	0%
NON-OPERATING	0	0	0%	0	0%	0%
TOTAL EXPENDITURES	770,420	336,268	44%	32,540	4%	48%
<u>COMPLIANCE & RISK MANAGEMENT</u>						
PERSONAL SERVICES	476,342	204,083	43%	0	0%	43%
OPERATING EXPENDITURES	50,693	14,704	29%	0	0%	29%
CAPITAL OUTLAY	0	0	0%	0	0%	0%
NON-OPERATING	0	0	0%	0	0%	0%
TOTAL EXPENDITURES	527,035	218,787	42%	0	0%	42%
<u>CP&D-BEAUTIFICATION BOARD</u>						
OPERATING EXPENDITURES	37,000	5,109	14%	12,160	33%	47%
TOTAL EXPENDITURES	37,000	5,109	14%	12,160	33%	47%

CITY OF ALACHUA
FINANCE DEPARTMENT ANALYSIS
FOR THE PERIOD ENDING MARCH 31, 2025

GENERAL FUND EXPENDITURES
BY MAJOR CATEGORY

DEPARTMENT/DIVISION	FY 24/25 AMENDED BUDGET	EXPENDED TO DATE	PERCENT EXPENDED TO DATE	ENCUMBERED TO DATE	PERCENT ENCUMBERED TO DATE	PERCENT EXPENDED & ENCUMBERED TO DATE
<u>SPECIAL EXPENSE</u>						
PERSONAL SERVICES	14,074	0	0%	0	0%	0%
OPERATING EXPENDITURES	138,450	30,159	22%	52,970	38%	60%
CAPITAL OUTLAY	98,000	0	0%	74,591	0%	0%
GRANTS & AIDS	284,000	209,000	74%	0	0%	74%
NON-OPERATING	1,327,605	1,087,587	82%	0	0%	82%
TOTAL EXPENDITURES	1,862,129	1,326,746	71%	127,561	7%	78%
<u>PS-SOLID WASTE DISPOSAL</u>						
OPERATING EXPENDITURES	1,390,011	640,882	46%	691,267	50%	96%
NON-OPERATING	0	0	0%	0	0%	0%
TOTAL EXPENDITURES	1,390,011	640,882	46%	691,267	50%	96%
<u>PS-PUBLIC WORKS</u>						
PERSONAL SERVICES	748,804	305,422	41%	0	0%	41%
OPERATING EXPENDITURES	441,626	92,893	21%	92,058	21%	42%
CAPITAL OUTLAY	2,236,073	964,082	43%	603,712	27%	70%
NON-OPERATING	0	0	0%	0	0%	0%
TOTAL EXPENDITURES	3,426,503	1,362,397	40%	695,770	20%	60%
<u>BUILDING INSPECTIONS</u>						
PERSONAL SERVICES	436,605	87,180	20%	0	0%	20%
OPERATING EXPENDITURES	73,625	53,982	73%	85,987	117%	190%
CAPITAL OUTLAY	0	0	0%	0	0%	0%
NON-OPERATING	0	0	0%	0	0%	0%
TOTAL EXPENDITURES	510,230	141,162	28%	85,987	17%	45%
<u>APD-PATROL & ADMIN</u>						
PERSONAL SERVICES	3,776,903	2,072,200	55%	0	0%	55%
OPERATING EXPENDITURES	887,145	372,621	42%	199,131	22%	64%
CAPITAL OUTLAY	716,669	481,238	67%	87,246	12%	79%
NON-OPERATING	0	0	0%	0	0%	0%
TOTAL EXPENDITURES	5,380,717	2,926,059	54%	286,377	5%	60%

CITY OF ALACHUA
 FINANCE DEPARTMENT ANALYSIS
 FOR THE PERIOD ENDING MARCH 31, 2025

GENERAL FUND EXPENDITURES
BY MAJOR CATEGORY

DEPARTMENT/DIVISION	FY 24/25 AMENDED BUDGET	EXPENDED TO DATE	PERCENT EXPENDED TO DATE	ENCUMBERED TO DATE	PERCENT ENCUMBERED TO DATE	PERCENT EXPENDED & ENCUMBERED TO DATE
<u>APD-COMMUNICATIONS</u>						
PERSONAL SERVICES	479,972	183,789	38%	0	0%	38%
OPERATING EXPENDITURES	24,486	5,959	24%	0	0%	24%
CAPITAL OUTLAY	0	0	0%	0	0%	0%
TOTAL EXPENDITURES	504,458	189,748	38%	0	0%	38%
<u>APD-SCHOOL CROSSING GUARDS</u>						
OPERATING EXPENDITURES	47,000	19,015	40%	0	0%	40%
NON-OPERATING	0	0	0%	0	0%	0%
TOTAL EXPENDITURES	47,000	19,015	40%	0	0%	40%
<u>APD-EXPLORERS PROGRAM</u>						
OPERATING EXPENDITURES	2,000	0	0%	0	0%	0%
TOTAL EXPENDITURES	2,000	0	0%	0	0%	0%
<u>APD-RESERVE PROGRAM</u>						
OPERATING EXPENDITURES	3,000	0	0%	0	0%	0%
CAPITAL OUTLAY	0	0	0%	0	0%	0%
TOTAL EXPENDITURES	3,000	0	0%	0	0%	0%
<u>RECREATION & CULTURE</u>						
PERSONAL SERVICES	708,991	302,442	43%	0	0%	43%
OPERATING EXPENDITURES	699,101	330,767	47%	128,247	18%	66%
CAPITAL OUTLAY	0	7,527	NA-	0	0%	NA-
NON-OPERATING	0	0	0%	0	0%	0%
TOTAL EXPENDITURES	1,408,092	640,736	46%	128,247	9%	55%
GENERAL FUND	20,647,082	10,021,594	49%	2,329,434	11%	60%

CITY OF ALACHUA
FINANCE DEPARTMENT ANALYSIS
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SPECIAL REVENUE FUNDS

FUND VARIOUS - SPECIAL REVENUE FUNDS: Special Revenue Funds are used to account for the proceeds of specific revenue sources that are designated for specified purposes or are restricted in use.

	FY 24/25 APPROVED BUDGET	FY 24/25 AMENDED BUDGET	YEAR TO DATE FY 24/25	PERCENT OF BUDGET COLLECTED OR EXPENDED
REVENUES:				
TAXES	1,527,428	1,527,428	599,879	39%
PERMITS, FEES & ASSESSMENTS	9,800	9,800	47,550	485%
INTERGOVERNMENTAL REVENUE	705,820	705,820	715,464	101%
CHARGES FOR SERVICES	0	0	0	0%
FINES AND FORFEITURES	4,900	4,900	1,824	37%
MISCELLANEOUS REVENUE	48,350	63,350	42,035	66%
NON-OPERATING	2,478,318	2,478,318	290,930	12%
	<u>4,774,616</u>	<u>4,789,616</u>	<u>1,697,682</u>	<u>35%</u>
EXPENSES:				
GENERAL GOVERNMENT	2,733,491	2,733,491	27,459	1%
PUBLIC SAFETY	13,315	13,315	0	0%
ECONOMIC ENVIRONMENT	1,041,399	1,041,399	328,814	32%
PHYSICAL ENVIRONMENT	27,000	27,000	13,352	49%
TRANSPORTATION	0	0	0	0%
HUMAN SERVICES	0	0	0	0%
CULTURE & RECREATION	959,411	974,411	409,643	42%
	<u>4,774,616</u>	<u>4,789,616</u>	<u>779,268</u>	<u>16%</u>
MAJOR EXPENDITURE CATEGORIES:				
PERSONAL SERVICES	100,167	100,167	50,936	51%
OPERATING EXPENDITURES	739,806	751,032	326,085	43%
CAPITAL OUTLAY	3,879,643	3,883,417	396,117	10%
DEBT SERVICE	0	0	0	0%
GRANTS & AIDS	25,000	25,000	6,130	25%
NON-OPERATING	30,000	30,000	0	0%
	<u>4,774,616</u>	<u>4,789,616</u>	<u>779,268</u>	<u>16%</u>

CITY OF ALACHUA
FINANCE DEPARTMENT ANALYSIS
FOR THE PERIOD ENDING MARCH 31, 2025

SPECIAL REVENUE FUNDS REVENUES

REVENUE SOURCE	FY 24/25 APPROVED BUDGET	FY 24/25 AMENDED BUDGET	RECEIVED TO DATE FY 24/25	PERCENT COLLECTED
<u>TAXES</u>				
DISCRETIONARY SALES SURTAX	1,527,428	1,527,428	599,879	39%
SUBTOTAL	1,527,428	1,527,428	599,879	39%
<u>PERMITS, FEES AND ASSESSMENTS</u>				
OTHER CHARGES AND FEES	0	0	40,312	NA+
SPECIAL ASSESSMENTS	9,800	9,800	7,238	74%
SUBTOTAL	9,800	9,800	47,550	485%
<u>INTERGOVERNMENTAL REVENUE</u>				
FEDERAL GRANTS	0	0	0	0%
STATE GRANTS	0	0	0	0%
GRANTS FROM OTHER LOCAL UNITS	333,333	333,333	342,976	103%
PAYMENTS FROM LOCAL UNITS (FOR CRA)	372,487	372,487	372,488	100%
SUBTOTAL	705,820	705,820	715,464	101%
<u>CHARGES FOR SERVICES</u>				
CULTURE & RECREATION	0	0	0	0%
OTHER MISCELLANEOUS CHARGES	0	0	0	0%
SUBTOTAL	0	0	0	0%
<u>FINES AND FORFEITURES</u>				
ADDT'L CRT COSTS-\$2 FOR LEO TRAINING	4,900	4,900	1,824	37%
SUBTOTAL	4,900	4,900	1,824	37%
<u>MISCELLANEOUS REVENUE</u>				
INTEREST INCOME	23,350	23,350	16,995	73%
RENTALS AND LEASES	25,000	25,000	10,040	40%
CONTRIBUTIONS AND DONATIONS	0	15,000	15,000	100%
OTHER MISCELLANEOUS REVENUE	0	0	0	0%
SUBTOTAL	48,350	63,350	42,035	66%
<u>NON-OPERATING</u>				
DEBT PROCEEDS	0	0	0	0%
TRANSFER IN	290,929	290,929	290,930	100%
USE OF FUND BALANCE/UNDERCOLLECTION	2,187,389	2,187,389	0	0%
SUBTOTAL	2,478,318	2,478,318	290,930	12%
SPECIAL REVENUE FUNDS	4,774,616	4,789,616	1,697,682	35%

CITY OF ALACHUA
FINANCE DEPARTMENT ANALYSIS
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SPECIAL REVENUE FUNDS EXPENDITURES
BY MAJOR CATEGORY

SPECIAL REVENUE FUND	FY 24/25 AMENDED BUDGET	EXPENDED TO DATE	PERCENT EXPENDED TO DATE	ENCUMBERED TO DATE	PERCENT ENCUMBERED TO DATE	PERCENT EXPENDED & ENCUMBERED TO DATE
<u>ADDT'L COURT COST-\$2 FOR LEO TRAINING FUND</u>						
OPERATING EXPENDITURES	9,000	0	0%	0	0%	0%
TOTAL EXPENDITURES	9,000	0	0%	0	0%	0%
<u>TREE BANK FUND</u>						
OPERATING EXPENDITURES	350,444	27,459	8%	0	0%	8%
CAPITAL OUTLAY	0	0	0%	0	0%	0%
TOTAL EXPENDITURES	350,444	27,459	8%	0	0%	8%
<u>EXPLORER SPECIAL REVENUE FUND</u>						
OPERATING EXPENDITURES	4,315	0	0%	0	0%	0%
CAPITAL OUTLAY	0	0	0%	0	0%	0%
TOTAL EXPENDITURES	4,315	0	0%	0	0%	0%
<u>TK BASIN SPECIAL ASSESSMENT</u>						
OPERATING EXPENDITURES	17,000	5,326	31%	8,026	47%	79%
NON OPERATING	10,000	0	0%	0	0%	0%
TOTAL EXPENDITURES	27,000	5,326	20%	8,026	30%	49%
<u>INFRASTRUCTURE SURTAX FUND</u>						
OPERATING EXPENDITURES	0	0	0%	0	0%	0%
CAPITAL OUTLAY	2,383,047	0	0%	0	0%	0%
TOTAL EXPENDITURES	2,383,047	0	0%	0	0%	0%
<u>WILD SPACES PUBLIC PLACES FUND</u>						
OPERATING EXPENDITURES	0	24,376	NA-	0	0%	NA-
CAPITAL OUTLAY	957,946	367,867	38%	17,400	2%	40%
TOTAL EXPENDITURES	957,946	392,243	41%	17,400	2%	43%
<u>DONATION FUND</u>						
OPERATING EXPENDITURES	16,465	0	0%	0	0%	0%
CAPITAL OUTLAY	0	0	0%	0	0%	0%
NON OPERATING	0	0	0%	0	0%	0%
TOTAL EXPENDITURES	16,465	0	0%	0	0%	0%

CITY OF ALACHUA
 FINANCE DEPARTMENT ANALYSIS
 FOR THE PERIOD ENDING MARCH 31, 2025

SPECIAL REVENUE FUNDS EXPENDITURES
 BY MAJOR CATEGORY

SPECIAL REVENUE FUND	FY 24/25 AMENDED BUDGET	EXPENDED TO DATE	PERCENT EXPENDED TO DATE	ENCUMBERED TO DATE	PERCENT ENCUMBERED TO DATE	PERCENT EXPENDED & ENCUMBERED TO DATE
<u>CRA FUND</u>						
PERSONAL SERVICES	100,167	50,936	51%	0	0%	51%
OPERATING EXPENDITURES	353,808	152,026	43%	108,872	31%	74%
CAPITAL OUTLAY	542,424	3,595	1%	7,255	1%	2%
DEBT SERVICE	0	0	0%	0	0%	0%
AIDS TO PRIVATE ORGANIZATIONS	25,000	6,130	25%	0	0%	25%
NON OPERATING	20,000	0	0%	0	0%	0%
TOTAL EXPENDITURES	1,041,399	212,687	20%	116,127	11%	32%
 SPECIAL REVENUE FUNDS	 4,789,616	 637,715	 13%	 141,553	 3%	 16%

**CITY OF ALACHUA
FINANCE DEPARTMENT ANALYSIS
FOR THE PERIOD ENDING MARCH 31, 2025**

DEBT SERVICE FUND

FUND 070 - DEBT SERVICE FUND: The Debt Service Fund is used to account for the accumulation of resources for, and the payment of the City's general long-term debt, interest, and other related debt service charges. Debt obligations related to the Enterprise funds are accounted for in those specific funds.

	FY 24/25 APPROVED BUDGET	FY 24/25 AMENDED BUDGET	YEAR TO DATE FY 24/25	PERCENT OF BUDGET COLLECTED OR EXPENDED
REVENUES:				
TAXES	0	0	0	0%
PERMITS, FEES & ASSESSMENTS	0	0	0	0%
INTERGOVERNMENTAL	0	0	0	0%
CHARGES FOR SERVICES	0	0	0	0%
FINES AND FORFEITURES	0	0	0	0%
MISCELLANEOUS REVENUE	0	0	23	NA+
NON-OPERATING	797,657	797,657	796,657	100%
	<u>797,657</u>	<u>797,657</u>	<u>796,680</u>	<u>100%</u>
EXPENSES:				
GENERAL GOVERNMENT	797,657	797,657	796,656	100%
PUBLIC SAFETY	0	0	0	0%
ECONOMIC ENVIRONMENT	0	0	0	0%
PHYSICAL ENVIRONMENT	0	0	0	0%
TRANSPORTATION	0	0	0	0%
HUMAN SERVICES	0	0	0	0%
CULTURE & RECREATION	0	0	0	0%
	<u>797,657</u>	<u>797,657</u>	<u>796,656</u>	<u>100%</u>
MAJOR EXPENDITURE CATEGORIES:				
PERSONAL SERVICES	0	0	0	0%
OPERATING EXPENDITURES	0	0	0	0%
CAPITAL OUTLAY	0	0	0	0%
DEBT SERVICE	797,657	797,657	796,656	100%
GRANTS & AIDS	0	0	0	0%
NON-OPERATING	0	0	0	0%
POWER COSTS	0	0	0	0%
	<u>797,657</u>	<u>797,657</u>	<u>796,656</u>	<u>100%</u>

**CITY OF ALACHUA
FINANCE DEPARTMENT ANALYSIS
FOR THE PERIOD ENDING MARCH 31, 2025**

DEBT SERVICE FUND REVENUES

REVENUE SOURCE	FY 24/25 APPROVED BUDGET	FY 24/25 AMENDED BUDGET	YEAR TO DATE FY 24/25	PERCENT COLLECTED
<u>MISCELLANEOUS REVENUE</u>				
INTEREST EARNINGS	0	0	23	NA+
OTHER MISCELLANEOUS REVENUE	0	0	0	0%
SUBTOTAL	0	0	23	NA+
<u>NON OPERATING</u>				
DEBT PROCEEDS	0	0	0	0%
TRANSFER IN-GF	796,657	796,657	796,657	100%
FUND BALANCE & UNDER COLLECTION	1,000	1,000	0	0%
SUBTOTAL	797,657	797,657	796,657	100%
 DEBT SERVICE FUND	 797,657	 797,657	 796,680	 100%

CITY OF ALACHUA
 FINANCE DEPARTMENT ANALYSIS
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DEBT SERVICE FUND EXPENDITURES
 BY MAJOR CATEGORY

DEBT OBLIGATION	FY 24/25 AMENDED BUDGET	EXPENDED TO DATE	PERCENT EXPENDED TO DATE	ENCUMBERED TO DATE	PERCENT ENCUMBERED TO DATE	PERCENT EXPENDED & ENCUMBERED TO DATE
<u>OTHER DEBT COSTS</u>						
DEBT SERVICE	1,000	0	0%	0	0%	0%
<u>SERIES 2016 CAPITAL IMPROVEMENT</u>						
DEBT SERVICE	796,657	796,656	100%	0	0%	100%
TOTAL EXPENDITURES	796,657	796,656	100%	0	0%	100%
DEBT SERVICE FUND	797,657	796,656	100%	0	0%	100%

CITY OF ALACHUA
FINANCE DEPARTMENT ANALYSIS
FOR THE PERIOD ENDING MARCH 31, 2025

CAPITAL PROJECTS FUNDS

FUND 3XX - CAPITAL PROJECTS FUNDS: Capital Project Funds are used to account for financial resources to be used for the acquisition, construction, or improvement of major capital facilities (other than those financed by the Enterprise Funds or Special Assessments).

	FY 24/25 APPROVED BUDGET	FY 24/25 AMENDED BUDGET	YEAR TO DATE FY 24/25	PERCENT OF BUDGET COLLECTED OR EXPENDED
REVENUES:				
TAXES	0	0	0	0%
PERMITS, FEES & ASSESSMENTS	0	0	0	0%
INTERGOVERNMENTAL REVENUE	0	0	0	0%
CHARGES FOR SERVICES	0	0	0	0%
FINES AND FORFEITURES	0	0	0	0%
MISCELLANEOUS REVENUE	0	0	0	0%
NON-OPERATING	40,414	40,414	0	0%
	<u>40,414</u>	<u>40,414</u>	<u>0</u>	<u>0%</u>
EXPENSES:				
GENERAL GOVERNMENT	0	0	0	0%
PUBLIC SAFETY	0	0	0	0%
ECONOMIC ENVIRONMENT	0	0	0	0%
PHYSICAL ENVIRONMENT	4,326	4,326	0	0%
TRANSPORTATION	36,088	36,088	43,587	121%
HUMAN SERVICES	0	0	0	0%
CULTURE & RECREATION	0	0	0	0%
	<u>40,414</u>	<u>40,414</u>	<u>43,587</u>	<u>108%</u>
MAJOR EXPENDITURE CATEGORIES:				
PERSONAL SERVICES	0	0	0	0%
OPERATING EXPENDITURES	4,326	4,326	7,500	173%
CAPITAL OUTLAY	0	0	0	0%
DEBT SERVICE	0	0	0	0%
GRANTS & AIDS	0	0	0	0%
NON-OPERATING	36,088	36,088	36,087	100%
POWER COSTS	0	0	0	0%
	<u>40,414</u>	<u>40,414</u>	<u>43,587</u>	<u>108%</u>

CITY OF ALACHUA
 FINANCE DEPARTMENT ANALYSIS
 FOR THE PERIOD ENDING MARCH 31, 2025

CAPITAL PROJECTS FUNDS REVENUES

REVENUE SOURCE	FY 24/25 APPROVED BUDGET	FY 24/25 AMENDED BUDGET	RECEIVED TO DATE FY 24/25	PERCENT COLLECTED
<u>TAXES</u>				
DISCRETIONARY SALES SURTAX	0	0	0	0%
SUBTOTAL	0	0	0	0%
<u>INTERGOVERNMENTAL REVENUE</u>				
FEDERAL GRANTS	0	0	0	0%
STATE GRANTS	0	0	0	0%
GRANTS FROM OTHER LOCAL UNITS	0	0	0	0%
SUBTOTAL	0	0	0	0%
<u>MISCELLANEOUS REVENUE</u>				
INTEREST INCOME	0	0	0	0%
OTHER MISCELLANEOUS REVENUE	0	0	0	0%
SUBTOTAL	0	0	0	0%
<u>NON-OPERATING</u>				
DEBT PROCEEDS	0	0	0	0%
TRANSFERS IN	0	0	0	0%
USE OF FUND BALANCE	40,414	40,414	0	0%
SUBTOTAL	40,414	40,414	0	0%
 CAPITAL PROJECTS FUNDS	 40,414	 40,414	 0	 0%

CITY OF ALACHUA
 FINANCE DEPARTMENT ANALYSIS
 FOR THE PERIOD ENDING MARCH 31, 2025

CAPITAL PROJECTS FUNDS EXPENDITURES
 BY MAJOR CATEGORY

CAPITAL PROJECT	FY 24/25 AMENDED BUDGET	EXPENDED TO DATE	PERCENT EXPENDED TO DATE	ENCUMBERED TO DATE	PERCENT ENCUMBERED TO DATE	PERCENT EXPENDED & ENCUMBERED TO DATE
<u>HERITAGE OAKS</u>						
OPERATING EXPENSES	4,326	0	0%	0	0%	0%
CAPITAL OUTLAY	0	0	0%	0	0%	0%
TOTAL EXPENDITURES	4,326	0	0%	0	0%	0%
<u>CDBG - NEIGHBORHOOD REVITALIZATION</u>						
OPERATING EXPENDITURES	0	0	0%	0	0%	0%
CAPITAL OUTLAY	0	0	0%	0	0%	0%
NON-OPERATING	36,088	36,087	100%	0	0%	100%
TOTAL EXPENDITURES	36,088	36,087	100%	0	0%	100%
<u>CDBG - ECONOMIC DEVELOPMENT</u>						
OPERATING EXPENDITURES	0	0	0%	7,500	NA-	NA-
CAPITAL OUTLAY	0	0	0%	0	0%	0%
TOTAL EXPENDITURES	0	0	0%	7,500	NA-	NA-
 CAPITAL PROJECT FUNDS	 40,414	 36,087	 89%	 7,500	 19%	 108%

CITY OF ALACHUA
FINANCE DEPARTMENT ANALYSIS
FOR THE PERIOD ENDING MARCH 31, 2025

ENTERPRISE FUNDS

FUND 010, 020, 030, 042 - ENTERPRISE FUNDS: Enterprise funds are used to account for operations that are financed and operated in a manner similar to private business enterprises in which the intent of the governing body is that all costs of providing goods or services to the general public on a continuing basis be financed or recovered primarily through user charges. The City's Electric, Water, Wastewater, and Mosquito Control services reside in Enterprise funds.

	FY 24/25 APPROVED BUDGET	FY 24/25 AMENDED BUDGET	YEAR TO DATE FY 24/25	PERCENT OF BUDGET COLLECTED OR EXPENDED
REVENUES:				
TAXES	0	0	0	0%
PERMITS, FEES & ASSESSMENTS	0	0	0	0%
INTERGOVERNMENTAL REVENUE	0	0	731,347	NA+
CHARGES FOR SERVICES	22,627,288	22,627,288	10,384,825	46%
FINES AND FORFEITURES	0	0	0	0%
MISCELLANEOUS REVENUE	558,800	558,800	872,569	156%
NON-OPERATING	13,673,896	13,673,896	0	0%
	36,859,984	36,859,984	11,988,741	33%

EXPENSES:				
GENERAL GOVERNMENT	0	0	0	0%
PUBLIC SAFETY	0	0	0	0%
ECONOMIC ENVIRONMENT	0	0	0	0%
PHYSICAL ENVIRONMENT	36,859,984	36,859,984	17,884,980	49%
TRANSPORTATION	0	0	0	0%
HUMAN SERVICES	0	0	0	0%
CULTURE & RECREATION	0	0	0	0%
	36,859,984	36,859,984	17,884,980	49%

MAJOR EXPENDITURE CATEGORIES:

PERSONAL SERVICES	2,948,108	2,948,108	1,267,727	43%
OPERATING EXPENDITURES	2,711,702	2,711,702	1,626,339	60%
CAPITAL OUTLAY	14,431,061	14,431,061	7,078,974	49%
DEBT SERVICE	791,308	791,308	562,529	71%
GRANTS AND AIDS	0	0	9,270	NA-
NON-OPERATING	7,572,805	7,572,805	4,311,180	57%
POWER COSTS	8,405,000	8,405,000	3,028,961	36%
	36,859,984	36,859,984	17,884,980	49%

CITY OF ALACHUA
 FINANCE DEPARTMENT ANALYSIS
 FOR THE PERIOD ENDING MARCH 31, 2025

ENTERPRISE FUNDS REVENUES

REVENUE SOURCE	FY 24/25 APPROVED BUDGET	FY 24/25 AMENDED BUDGET	RECEIVED TO DATE FY 24/25	PERCENT COLLECTED
<u>INTERGOVERNMENTAL REVENUE</u>				
STATE GRANTS	0	0	21,000	NA+
FEDERAL GRANTS	0	0	710,347	NA+
SUBTOTAL	0	0	731,347	NA+
<u>CHARGES FOR SERVICES</u>				
PHYSICAL ENVIRONMENT-ELECTRIC	16,460,061	16,460,061	6,565,386	40%
PHYSICAL ENVIRONMENT-WATER	2,563,527	2,563,527	1,621,119	63%
PHYSICAL ENVIRONMENT-WASTEWATER	3,538,700	3,538,700	2,165,143	61%
PHYSICAL ENVIRONMENT-MOSQUITO	65,000	65,000	33,177	51%
SUBTOTAL	22,627,288	22,627,288	10,384,825	46%
<u>MISCELLANEOUS REVENUE</u>				
INTEREST EARNINGS	93,000	93,000	75,123	81%
RENTS & ROYALTIES	32,000	32,000	0	0%
OTHER MISCELLANEOUS REVENUE	433,800	433,800	797,446	184%
SUBTOTAL	558,800	558,800	872,569	156%
<u>NON-OPERATING</u>				
DEBT PROCEEDS	0	0	0	0%
TRANSFERS IN	2,736,625	2,736,625	0	0%
FUND BALANCE & UNDER COLLECTION	10,937,271	10,937,271	0	0%
SUBTOTAL	13,673,896	13,673,896	0	0%
ENTERPRISE FUNDS	36,859,984	36,859,984	11,988,741	33%

CITY OF ALACHUA
 FINANCE DEPARTMENT ANALYSIS
 FOR THE PERIOD ENDING MARCH 31, 2025

ENTERPRISE FUNDS EXPENDITURES
 BY MAJOR CATEGORY

DEPARTMENT/DIVISION	FY 24/25 AMENDED BUDGET	EXPENDED TO DATE	PERCENT EXPENDED TO DATE	ENCUMBERED TO DATE	PERCENT ENCUMBERED TO DATE	PERCENT EXPENDED & ENCUMBERED TO DATE
<u>ELECTRIC UTILITY</u>						
PERSONAL SERVICES	1,911,783	812,376	42%	0	0%	42%
OPERATING EXPENDITURES	930,013	441,875	48%	332,107	36%	83%
CAPITAL OUTLAY	4,774,483	1,051,449	22%	123,625	3%	25%
DEBT SERVICE	0	0	0%	0	0%	0%
GRANTS & AIDS	0	9,270	NA-	0	0%	NA-
NON-OPERATING	5,831,705	2,795,080	48%	0	0%	48%
POWER COSTS	8,405,000	3,028,961	36%	0	0%	36%
TOTAL EXPENDITURES	21,852,984	8,139,011	37%	455,732	2%	39%
<u>WATER UTILITY</u>						
PERSONAL SERVICES	338,682	131,910	39%	0	0%	39%
OPERATING EXPENDITURES	545,250	130,030	24%	31,277	6%	30%
CAPITAL OUTLAY	6,799,538	1,031,290	15%	4,375,388	64%	80%
DEBT SERVICE	166,982	166,929	100%	0	0%	100%
NON-OPERATING	1,012,634	912,634	90%	0	0%	90%
TOTAL EXPENDITURES	8,863,086	2,372,793	27%	4,406,665	50%	76%
<u>WASTEWATER UTILITY</u>						
PERSONAL SERVICES	685,493	322,098	47%	0	0%	47%
OPERATING EXPENDITURES	1,194,681	330,616	28%	355,629	30%	57%
CAPITAL OUTLAY	2,857,040	364,165	13%	133,057	5%	17%
DEBT SERVICE	624,326	395,600	63%	0	0%	63%
NON-OPERATING	680,357	580,357	85%	0	0%	85%
TOTAL EXPENDITURES	6,041,897	1,992,836	33%	488,686	8%	41%
<u>MOSQUITO CONTROL</u>						
PERSONAL SERVICES	12,150	1,343	11%	0	0%	11%
OPERATING EXPENDITURES	41,758	4,805	12%	0	0%	12%
CAPITAL OUTLAY	0	0	0%	0	0%	0%
NON-OPERATING	48,109	23,109	48%	0	0%	48%
TOTAL EXPENDITURES	102,017	29,257	29%	0	0%	29%
ENTERPRISE FUNDS	36,859,984	12,533,897	34%	5,351,083	15%	49%

CITY OF ALACHUA
FINANCE DEPARTMENT ANALYSIS
FOR THE PERIOD ENDING MARCH 31, 2025

INTERNAL SERVICE FUND

FUND 700 - INTERNAL SERVICE FUND: The Internal Service Fund is used to account for the provision of goods or services by Utility Administration, Utility Operations, Utility Billing, Warehouse Operations, and postage services for the City's utility system and other departments.

	FY 24/25 APPROVED BUDGET	FY 24/25 AMENDED BUDGET	YEAR TO DATE FY 24/25	PERCENT OF BUDGET COLLECTED OR EXPENDED
REVENUES:				
TAXES	0	0	0	0%
PERMITS, FEES & ASSESSMENTS	0	0	330	NA+
INTERGOVERNMENTAL REVENUE	0	0	0	0%
CHARGES FOR SERVICES	0	0	0	0%
FINES AND FORFEITURES	0	0	0	0%
MISCELLANEOUS REVENUE	12,000	12,000	27,403	228%
NON-OPERATING	4,231,960	4,231,960	2,311,180	55%
	<u>4,243,960</u>	<u>4,243,960</u>	<u>2,338,913</u>	<u>55%</u>

EXPENSES:				
GENERAL GOVERNMENT	3,367,184	3,367,184	1,579,486	47%
PUBLIC SAFETY	0	0	0	0%
ECONOMIC ENVIRONMENT	0	0	0	0%
PHYSICAL ENVIRONMENT	876,776	876,776	308,162	35%
TRANSPORTATION	0	0	0	0%
HUMAN SERVICES	0	0	0	0%
CULTURE & RECREATION	0	0	0	0%
	<u>4,243,960</u>	<u>4,243,960</u>	<u>1,887,648</u>	<u>44%</u>

MAJOR EXPENDITURE CATEGORIES:

PERSONAL SERVICES	2,707,844	2,707,844	1,178,870	44%
OPERATING EXPENDITURES	1,021,209	1,021,209	354,236	35%
CAPITAL OUTLAY	95,000	95,000	74,636	79%
DEBT SERVICE	279,907	279,907	279,906	100%
GRANTS & AIDS	0	0	0	0%
NON-OPERATING	140,000	140,000	0	0%
POWER COSTS	0	0	0	0%
	<u>4,243,960</u>	<u>4,243,960</u>	<u>1,887,648</u>	<u>44%</u>

CITY OF ALACHUA
 FINANCE DEPARTMENT ANALYSIS
 FOR THE PERIOD ENDING MARCH 31, 2025

INTERNAL SERVICE FUND REVENUES

REVENUE SOURCE	FY 24/25 APPROVED BUDGET	FY 24/25 AMENDED BUDGET	YEAR TO DATE FY 24/25	PERCENT COLLECTED
<u>PERMITS, FEES & ASSESSMENTS</u>				
OTHER LICENSES, FEES, AND PERMITS	0	0	330	NA+
SUBTOTAL	0	0	330	NA+
<u>INTERGOVERNMENTAL REVENUE</u>				
OTHER FEDERAL GRANTS	0	0	0	0%
SUBTOTAL	0	0	0	0%
<u>CHARGES FOR SERVICES</u>				
OTHER MISCELLANEOUS CHARGES	0	0	0	0%
SUBTOTAL	0	0	0	0%
<u>MISCELLANEOUS REVENUE</u>				
INTEREST EARNINGS	12,000	12,000	15,778	131%
RENTS & ROYALTIES	0	0	0	0%
OTHER MISCELLANEOUS REVENUE	0	0	11,625	NA+
SUBTOTAL	12,000	12,000	27,403	228%
<u>NON-OPERATING</u>				
CONTRIBUTIONS FROM ENTERPRISE	0	0	0	0%
SERIES 2016 DEBT PROCEEDS	0	0	0	0%
INTERFUND TRANSFER	2,311,180	2,311,180	2,311,180	100%
FUND BALANCE & UNDER COLLECTION	1,920,780	1,920,780	0	0%
SUBTOTAL	4,231,960	4,231,960	2,311,180	55%
INTERNAL SERVICE FUND	4,243,960	4,243,960	2,338,913	55%

CITY OF ALACHUA
FINANCE DEPARTMENT ANALYSIS
FOR THE PERIOD ENDING MARCH 31, 2025

INTERNAL SERVICE FUND EXPENDITURES
BY MAJOR CATEGORY

DEPARTMENT/DIVISION	FY 24/25 AMENDED BUDGET	EXPENDED TO DATE	PERCENT EXPENDED TO DATE	ENCUMBERED TO DATE	PERCENT ENCUMBERED TO DATE	PERCENT EXPENDED & ENCUMBERED TO DATE
<u>FAS / UTILITY OPERATIONS</u>						
PERSONAL SERVICES	368,803	193,479	52%	0	0%	52%
OPERATING EXPENDITURES	122,127	52,873	43%	50	0%	43%
CAPITAL OUTLAY	50,000	0	0%	37,347	75%	75%
NON-OPERATING	0	0	0%	0	0%	0%
TOTAL EXPENDITURES	540,930	246,352	46%	37,397	7%	52%
<u>FAS / UTILITY BILLING</u>						
PERSONAL SERVICES	425,958	202,366	48%	0	0%	48%
OPERATING EXPENDITURES	178,589	86,975	49%	7,250	4%	53%
CAPITAL OUTLAY	0	0	0%	0	0%	0%
NON-OPERATING	0	0	0%	0	0%	0%
TOTAL EXPENDITURES	604,547	289,341	48%	7,250	1%	49%
<u>PUBLIC SERVICES / UTILITY ADMINISTRATION</u>						
PERSONAL SERVICES	1,184,336	451,171	38%	0	0%	38%
OPERATING EXPENDITURES	289,819	77,905	27%	24,126	8%	35%
CAPITAL OUTLAY	45,000	0	0%	37,289	83%	83%
NON-OPERATING	0	0	0%	0	0%	0%
TOTAL EXPENDITURES	1,519,155	529,076	35%	61,415	4%	39%
<u>PUBLIC SERVICES-WAREHOUSE OPERATIONS</u>						
PERSONAL SERVICES	145,447	78,049	54%	0	0%	54%
OPERATING EXPENDITURES	38,670	9,595	25%	0	0%	25%
CAPITAL OUTLAY	0	0	0%	0	0%	0%
NON-OPERATING	0	0	0%	0	0%	0%
TOTAL EXPENDITURES	184,117	87,644	48%	0	0%	48%
<u>ISF - HUMAN RESOURCES</u>						
PERSONAL SERVICES	46,709	22,984	49%	0	0%	49%
OPERATING EXPENDITURES	777	389	50%	0	0%	50%
TOTAL EXPENDITURES	47,486	23,373	49%	0	0%	49%
<u>ISF - FAS / INFORMATION</u>						
PERSONAL SERVICES	37,042	17,417	47%	0	0%	47%
OPERATING EXPENDITURES	14,000	315	2%	0	0%	2%
TOTAL EXPENDITURES	51,042	17,732	35%	0	0%	35%

CITY OF ALACHUA
 FINANCE DEPARTMENT ANALYSIS
 FOR THE PERIOD ENDING MARCH 31, 2025

INTERNAL SERVICE FUND EXPENDITURES
 BY MAJOR CATEGORY

DEPARTMENT/DIVISION	FY 24/25 AMENDED BUDGET	EXPENDED TO DATE	PERCENT EXPENDED TO DATE	ENCUMBERED TO DATE	PERCENT ENCUMBERED TO DATE	PERCENT EXPENDED & ENCUMBERED TO DATE
<u>PUBLIC SERVICES-WATER DISTRIBUTION/COLLECTION</u>						
PERSONAL SERVICES	499,549	213,404	43%	0	0%	43%
OPERATING EXPENDITURES	377,227	88,683	24%	6,075	2%	25%
CAPITAL OUTLAY	0	0	0%	0	0%	0%
TOTAL EXPENDITURES	876,776	302,087	34%	6,075	1%	35%
<u>DEBT SERVICE FUND - SERIES 2016</u>						
DEBT SERVICE	279,907	279,906	100%	0	0%	100%
TOTAL EXPENDITURES	279,907	279,906	100%	0	0%	100%
<u>INTERNAL SERVICE FUND RESERVES</u>						
NON-OPERATING	140,000	0	0%	0	0%	0%
TOTAL EXPENDITURES	140,000	0	0%	0	0%	0%
INTERNAL SERVICE FUND	4,243,960	1,775,511	42%	112,137	3%	44%

**CITY OF ALACHUA
FINANCE DEPARTMENT ANALYSIS
FOR THE PERIOD ENDING MARCH 31, 2025**

ALL CITY FUNDS

	FY 24/25 APPROVED BUDGET	FY 24/25 AMENDED BUDGET	YEAR TO DATE FY 24/25	PERCENT OF BUDGET COLLECTED OR EXPENDED
REVENUES:				
TAXES	11,409,653	11,409,653	8,630,705	76%
PERMITS, FEES & ASSESSMENTS	1,044,800	1,044,800	471,414	45%
INTERGOVERNMENTAL	1,919,154	1,919,154	1,950,243	102%
CHARGES FOR SERVICES	24,493,490	24,493,490	11,228,911	46%
FINES AND FORFEITURES	51,900	51,900	26,774	52%
MISCELLANEOUS REVENUE	806,350	821,350	1,040,685	127%
NON-OPERATING	27,638,366	27,638,366	5,434,854	20%
	67,363,713	67,378,713	28,783,586	43%

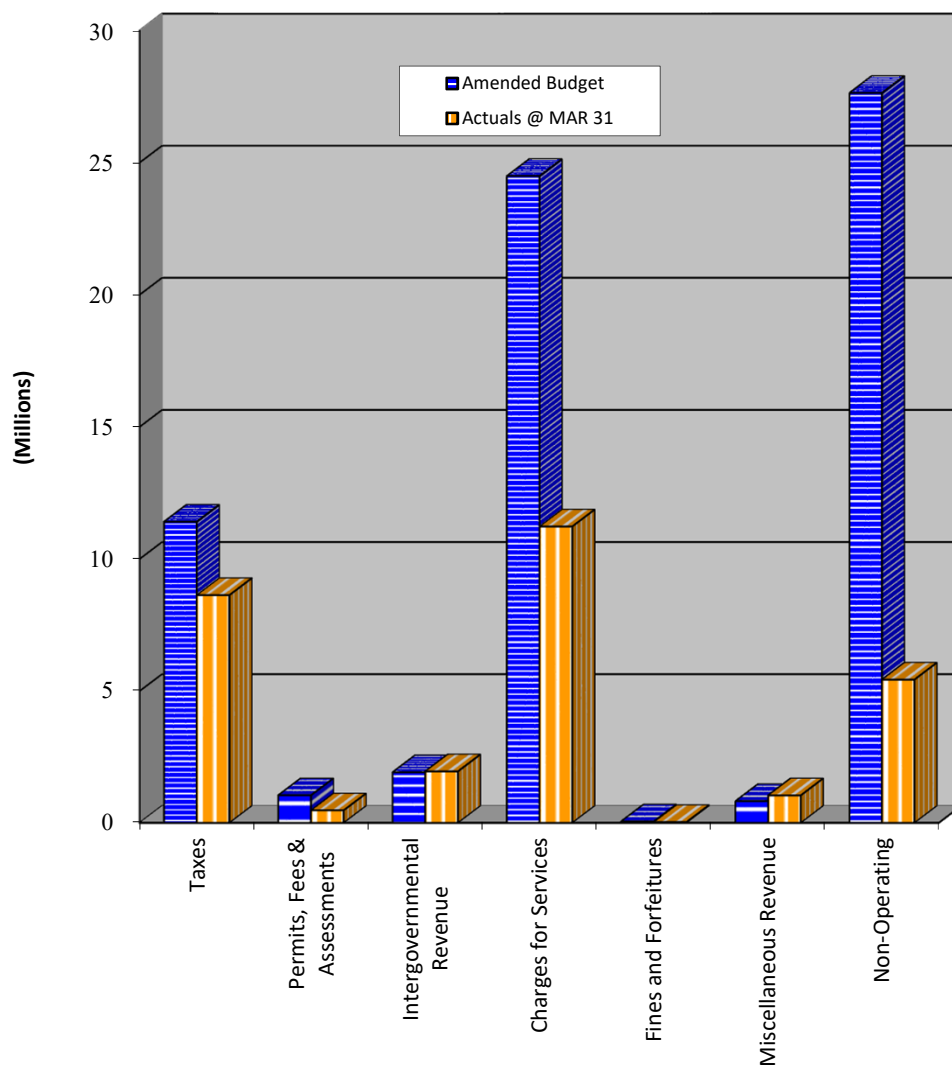
EXPENSES:				
GENERAL GOVERNMENT	15,033,384	14,873,403	6,946,982	56%
PUBLIC SAFETY	6,460,720	6,460,720	3,648,348	56%
ECONOMIC ENVIRONMENT	1,041,399	1,041,399	328,814	32%
PHYSICAL ENVIRONMENT	38,998,116	39,158,097	19,538,643	50%
TRANSPORTATION	3,462,591	3,462,591	2,101,754	61%
HUMAN SERVICES	0	0	0	0%
CULTURE & RECREATION	2,367,503	2,382,503	1,178,626	49%
	67,363,713	67,378,713	33,743,167	50%

MAJOR EXPENDITURE CATEGORIES:

PERSONAL SERVICES	16,127,054	16,127,054	7,450,216	46%
OPERATING EXPENDITURES	9,297,018	9,609,171	5,990,065	62%
CAPITAL OUTLAY	22,090,290	21,953,118	9,975,580	45%
DEBT SERVICE	1,868,872	1,868,872	1,639,091	88%
GRANTS & AIDS	309,000	309,000	224,400	73%
NON-OPERATING	9,266,479	9,106,498	5,434,854	60%
POWER COSTS	8,405,000	8,405,000	3,028,961	36%
	67,363,713	67,378,713	33,743,167	50%

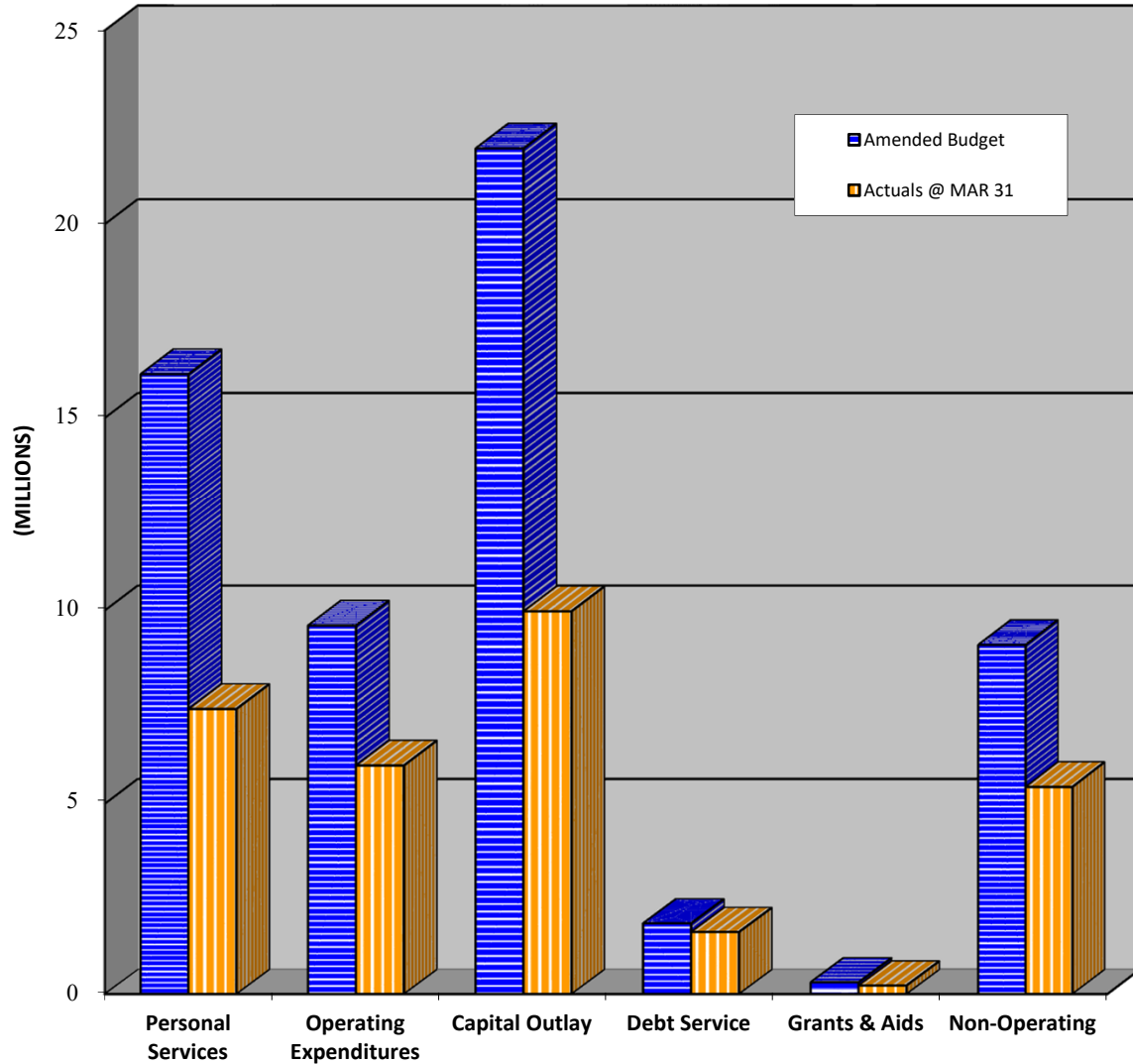
Revenues by Major Category All City Funds

The City of Alachua's overall revenues are at 43% of budget for the fiscal year. Taxes are at 76% of budget. These include ad valorem property taxes and public utility taxes. Other revenue sources are: Permits, Fees and Assessments (45%); Intergovernmental Revenue (102%); Charges for Services (46%); Fines and Forfeitures (52%); Miscellaneous Revenue (127%); and Non-Operating Revenue (20%).



Expenditures by Major Category All City Funds

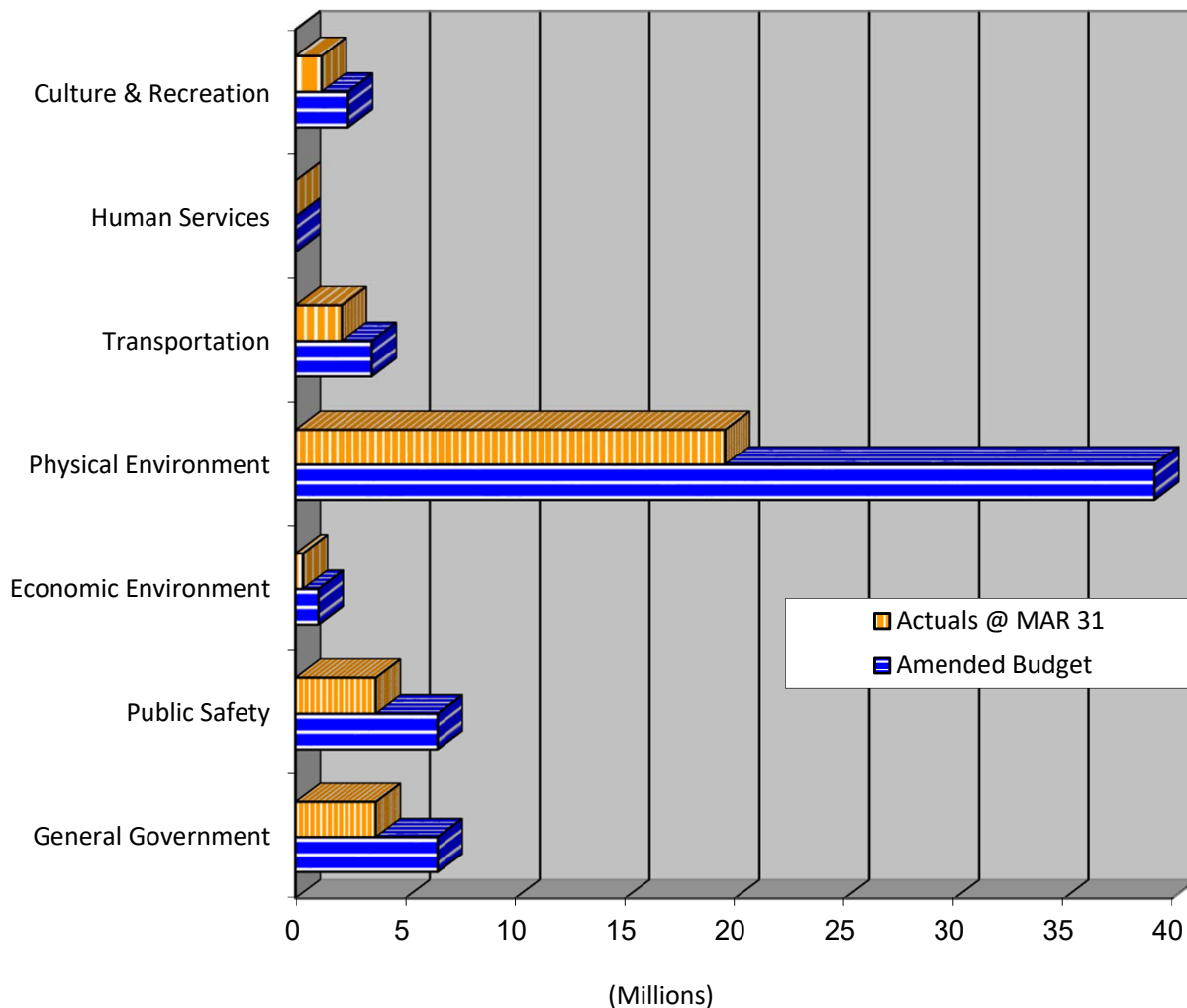
Overall, City expenditures and encumbrances are at 50% of budget for the period. The Personal Services category is at 46% of budget for the fiscal year. The Operating Expenditures category is at 62%, with encumbrances for legal and residential waste collection services of \$787K. Capital Outlay is at 45%, Debt Service is 88%, Grants & Aids is 73% and Non-Operating Expenditures are at 60%. Encumbrances for future expenditures account for 3.8% (aprox. \$2.6M) of the budget total.



* Encumbered activity are purchase orders that are reserved for payment, but have not been paid as of the report date.

Budget Performance by Function All City Funds

Overall, expenditures are at 50% of budget with General Government expenses at 56%, Public Safety at 56%, Economic Environment at 32%, Physical Environment at 50% (Enterprise Funds, Water Collection and Distribution & residential waste collection services), Transportation at 61%, Human Services at 0%, and Culture & Recreation at 49%.



INVESTMENTS AND CASH

Purpose

The purpose of this section is to report the City's cash and investment holdings at the end of each month. These funds are managed in accordance with the City's Investment Policies, which are designed to ensure the prudent management of public funds, the availability of operating and capital funds when needed, and an investment return competitive with comparable funds and financial market indices.

Investment Objectives

The foremost objective of the City's investment program is the safety of the principal of those funds within the portfolios. The portfolio is managed in a manner that funds are available to meet reasonably anticipated cash flow requirements in an orderly manner. The portfolio is designed with the objective of attaining a market rate of return throughout budgetary and economic cycles, taking into account the investment risk constraints and liquidity needs. However, return on investment is insignificant in comparison to the safety and liquidity objectives described above. The City's core investments are limited to relatively low risk investment instruments in anticipation of earning fair return relative to the risk being assumed.

Defining Principal

Principal, when dealing with investments, can be defined as the original amount invested in a security.

Defining of Portfolio

A portfolio can be defined as various investment instruments possessed by an individual or organization.

Defining Rate of Return on Investment

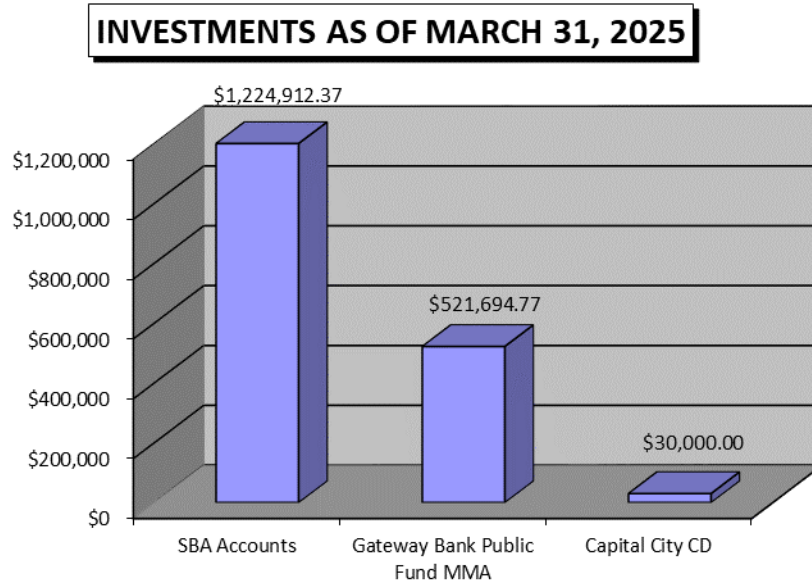
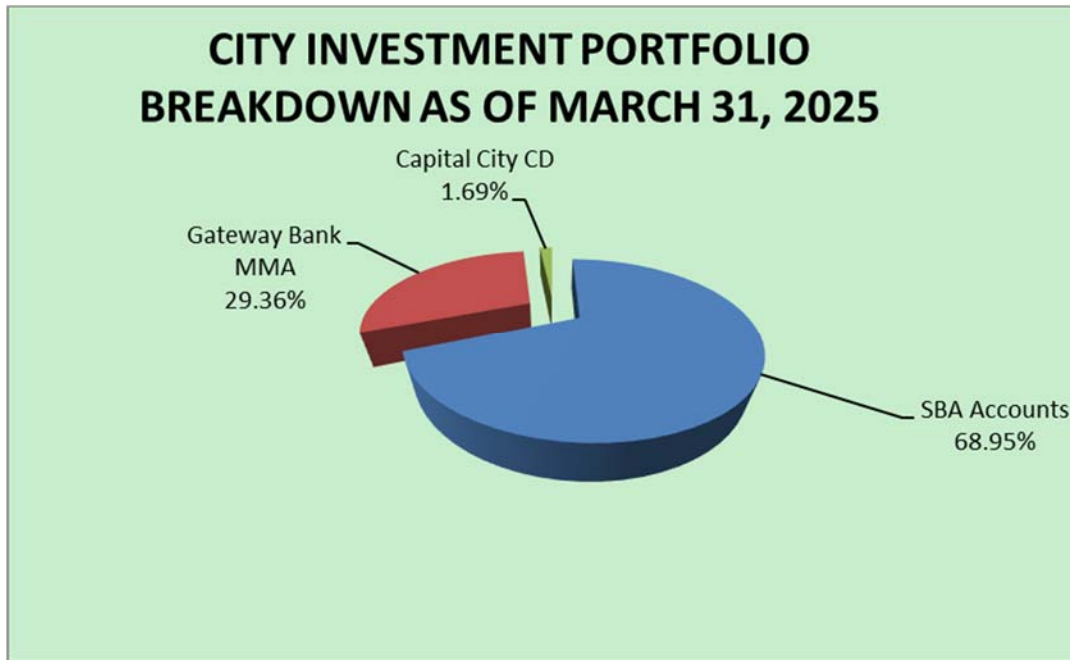
The Rate of Return on Investment refers to the benefits (the profits) to an investor or organization relative to the cost of the initial investment. It is similar to the rate of profit as a measure of profitability.

Conclusion

The City's cash and investments are pursuant to Section 218.415, Florida Statutes as well as the City's own adopted Investment Policy. To ensure that the City's funds are effectively managed, the Finance Director and other appropriate staff shall annually complete eight (8) hours of continuing professional education in subjects or courses of study related to investment practices and products.

INVESTMENTS AND CASH

As of March 31, 2025, the City's investment portfolio totaled **\$1,776,607.14**. The portfolio consists of: two State Board of Administration Investment Pool (SBA) accounts, one money market account and a certificate of deposit account. The graphs below illustrate the breakdown, by percentage, of each investment.



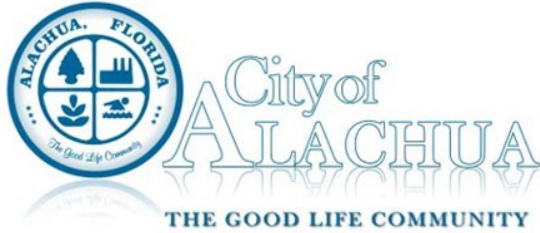
INVESTMENTS AND CASH

As of March 31, 2025, the City had cash holdings in several accounts with Capital City Bank, South State Bank (formerly CenterState Bank) and Renasant Bank (formerly Alarion & Heritage) that totaled **\$33,170,035.03**. Each bank account has a specific purpose. The accounts are listed as follows:

- Main Operating account: This account is for the City's daily deposits (utility payments, grant revenue, etc.) and expenses (vendor payments, debt service payments, etc.).
- Payroll account: This account is for payroll-related expenses (salaries payable).
- Community Redevelopment Agency (CRA) account: This account is for deposits and expenses related to CRA activities.
- Police Forfeiture account: This account is for fines and forfeiture funds received by the Alachua Police Department. Expenditures from this account will not be permitted without Commission approval.
- Series 2016 Repayment: This account is intended to be utilized to make the annual Series 2016 Debt payments.
- Restricted Deposit account: This account is for utility customer deposits only.
- Explorer account: This account is for deposits and expenses related to Police Explorer activities.
- Heritage Oaks account: This account is for funds related to the completion of improvements to the Heritage Oaks subdivision Phase I.
- SRF Repayment Money Market account: This account is for the repayment of the State Revolving Fund (SRF) loan related to the construction of the waste water facility.
- ARPA Account: This account is for funds received from the Federal Government through the American Rescue Plan Act. Funds are intended to be used to make necessary investments in water infrastructure.
- Tara Baywood Surety Account: This account is for funds related to the completion of improvements related to Tara Baywood.

The bank account balances as of the end of the report period are as follows:

Bank Account	March Balance	Percentage of Total
Operating Account	\$25,823,108.37	77.85%
Payroll Account	\$275,461.21	0.83%
CRA Account	\$1,210,064.31	3.65%
Police Forfeiture Account	\$3,390.74	0.01%
Series 2016 Repayment Account	\$877,739.45	2.65%
Deposit Account	\$2,226,687.50	6.71%
Tara Baywood Surety Account	\$45,003.82	0.14%
Explorer Account	\$9,115.29	0.03%
Heritage Oaks Account	\$4,325.46	0.01%
SRF Repayment Account	\$231,730.81	0.70%
ARPA Account	\$2,463,408.07	7.43%
TOTAL	\$33,170,035.03	100.00%



Commission Agenda Item

MEETING DATE: May 5, 2025

SUBJECT: Appointment to the Citizen Advisory Task Force

PREPARED BY: LeAnne Williams, Deputy City Clerk

RECOMMENDED ACTION:

Appoint three (3) applicants to the Citizen Advisory Task Force with two three-year terms expiring September 30, 2026, and one three-year term expiring September 30, 2027.

Summary

The Citizen Advisory Task Force (CATF) is a five-member advisory board of the City Commission with a regular three-year term of office. Its primary purpose is to serve the City Commission by advising on matters related to Community Development Block Grant (CDBG) and Housing and Urban Development (HUD) programs.

The CATF has three (3) vacant seats, one with a term that closed on September 30th, 2023, and two with terms that close on September 30, 2026. The CATF bylaws require that persons of low to moderate income represent three (3) of the five (5) seats. As a result of this requirement, these vacancies must be filled by this action.

The City advertised for applications in Alachua County Today on February 13, 2025, February 20, 2025, February 27, 2025, and March 6, 2025. Notices of the vacancy were also posted on community bulletin boards and the City's website. The City has received three (3) applications; the names of the applicants are listed below:

Diana Carlson
Vailma Fernandez
Julie Smith

The applicants have been advised that the Commission will consider the item and have been invited to attend the meeting. They will be called to come forward to speak should the Commission wish to hear from them.

FINANCIAL IMPACT

ADDITIONAL FINANCIAL INFORMATION

COMMISSION GOALS

ATTACHMENTS

1. App.Carlson
2. App.Smith
3. App.Fernandez
4. Ad.CATF
5. Ballot



**CITY OF ALACHUA APPLICATION
CITIZEN ADVISORY TASK FORCE (CATF)
COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM**

Name Diana Carlson Date April 15, 2025
Mailing Address 312 Turkey Creek, Alachua FL 32615
Phone (Daytime) (352) 672-0089 E-mail behoklitsladydi@gmail.com

Are you a current CATF member seeking reappointment? ☐ Yes ☒ No former CATF chair

IN WHAT CAPACITY ARE YOU SEEKING APPOINTMENT TO THE CATF? (Check one)

➤ A member of a local Community Agency or Organization? yes

If yes, please give name of Agency/Organization and office held, if any:

Alachua Chamber of Commerce, AWC

➤ A resident who earns at or below 80% of median income ✓

➤ A resident who has a general interest ✓

Are you a City Resident? ☒ Yes ☐ No

Are you available to meet at least semiannually? ☒ Yes ☐ No

Why would you like to be appointed to the CATF?

I want to become a part of CATF to help underprivileged neighborhoods. My membership on this board had lapsed as we had no grants and city commissioners were serving.

What experience and skills do you have that would be of assistance to the CATF?

Former teacher of Title I schools; Grant writer; Public speaker; mentor teacher. Affable personality. I know many of the people in Alachua, having served for 5 years as the receptionist for city hall. I also was the city decorator for 20 years.

Signature

Diana R Carlson

PLEASE RETURN THIS COMPLETED APPLICATION BY MAIL TO: CITY OF ALACHUA, ATTN: DEPUTY CITY CLERK, P.O. BOX 9, ALACHUA, FL 32616-0009; BY FAX 386.418.6100; OR BRING TO CITY HALL.

**CITY OF ALACHUA
CITIZEN ADVISORY TASK FORCE (CATF) MEMBER**

Please circle your Household Size.*

Household Size	1 person	2 person	3 person	4 person	5 person	6 person	7 person	8 person
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Please circle your Total Annual Household Income amount.*

Total Annual Household Income	less than \$58,250	less than \$66,600	less than \$74,900	less than \$83,200	less than \$89,900	less than \$96,550	less than \$103,200	less than \$109,850
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Certification: I, the undersigned, certify that the information stated above is true and accurately reflects my household composition and income data.

CATF Member: Diana L R Carlson Date: 4/15/2023
Signature

Diana L R Carlson
Typed or Printed Name

*As required by the Department of Commerce (Commerce), the CATF shall have at least five members and must be comprised of residents of the City and at least 51% of the members must be from LMI households. None of the members can be an elected official and only one member can be an employee of the City. Income data available from the following HUD website: <http://www.huduser.org/portal/datasets/il.html>



**CITY OF ALACHUA APPLICATION
CITIZEN ADVISORY TASK FORCE (CATF)
COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM**

Name Julie Smith Date 4.24.2025

Mailing Address 14924 NW 125th Street Alachua

Phone (Daytime) 352-857-9037 E-mail JuliSmi10@gmail.com

Are you a current CATF member seeking reappointment? ☐ Yes ☒ No

IN WHAT CAPACITY ARE YOU SEEKING APPOINTMENT TO THE CATF? (Check one)

➤ A member of a local Community Agency or Organization? yes

If yes, please give name of Agency/Organization and office held, if any:

Alachua Business League, Alachua Chamber, Alachua Hospitality Council

➤ A resident who earns at or below 80% of median income yes

➤ A resident who has a general interest yes

Are you a City Resident? ☒ Yes ☐ No

Are you available to meet at least semiannually? ☒ Yes ☐ No

Why would you like to be appointed to the CATF?

What experience and skills do you have that would be of assistance to the CATF?

Signature Julie Smith

PLEASE RETURN THIS COMPLETED APPLICATION BY MAIL TO: CITY OF ALACHUA, ATTN: DEPUTY CITY CLERK, P.O. BOX 9, ALACHUA, FL 32616-0009; BY FAX 386.418.6100; OR BRING TO CITY HALL.

Why would you like to be appointed to the CATF?

As a dedicated resident of the City of Alachua, I am honored to express my interest in serving on the Citizen Advisory Task Force (CATF). I believe this board plays an essential role in keeping our “Good Life Community” informed, engaged, and represented in the decisions that shape its future.

The CATF is due for a revitalization—one that brings fresh energy, transparency, and consistent communication between city leadership and residents. I want to help lead that effort. Our citizens deserve to have their voices heard on the issues that directly affect them, and I am ready to serve as that advocate—working to bridge the gap between public policy and public perspective.

I am actively involved in local government and civic life, regularly attending City Commission and Planning Board meetings to stay informed and share critical updates with the broader community. My commitment to civic engagement was recognized when I received the ABLE Award from the Alachua Business League for leadership and advocacy. I also proudly serve on the Visit Natural North Florida Tourism Task Force, the Alachua Harvest Festival Committee, the Alachua Chamber of Commerce, and the Alachua Business League, where I support economic development, community events, and policy awareness.

As the founder of High Springs What’s Happening LLC, I created a trusted platform that now includes over 100 paid business sponsors, connecting residents to verified local information, small businesses, and community updates. This work underscores my passion for strengthening local voices and ensuring transparency in civic matters.

What experience and skills do you have that would be of assistance to the CATF?

My education in Business Law and Marketing from Daytona State College, along with over 25 years of leadership in public relations and community development, gives me a strong foundation for contributing to the CATF. I hold a ServSafe Manager Certification and was a licensed Florida Realtor from 1999 to 2004, a time when I gained firsthand insight into the real estate market’s growth—and its downturn when the housing market crashed. This experience taught me the importance of adaptability, resilience, and understanding the economic forces that impact residents and small businesses.

I’m highly skilled in digital tools like Meta Business Suite, Salesforce, QuickBooks, and Google Workspace, enabling me to streamline communication, manage outreach, and support transparency. Through my work with High Springs What’s Happening and various public-sector collaborations, I’ve honed my ability to interpret complex issues, provide clear updates to the public, and facilitate meaningful dialogue between citizens and city leadership.

These combined experiences allow me to bring not only technical expertise but also a real-world understanding of the challenges our community faces—making me well-prepared to contribute as a dedicated, informed, and community-focused member of the CATF.

CITY OF ALACHUA CITIZEN ADVISORY TASK FORCE (CATF) MEMBER

Please circle your Household Size.*

Household Size	1 person	2 person	3 person	4 person	5 person	6 person	7 person	8 person
----------------	----------	----------	----------	----------	----------	----------	----------	----------

Please circle your Total Annual Household Income amount.*

Total Annual Household Income	less than \$53,400	less than \$61,000	less than \$68,650	less than \$76,250	less than \$82,350	less than \$88,450	less than \$94,550	less than \$100,650
-------------------------------	--------------------	--------------------	--------------------	--------------------	--------------------	--------------------	--------------------	---------------------

Certification: I, the undersigned, certify that the information stated above is true and accurately reflects my household composition and income data.

CATF Member: Julie Smith Date: 4.24.2025
Signature

Julie Smith
Typed or Printed Name

*As required by the Department of Economic Opportunity (DEO), the CATF shall have at least five members and must be comprised of residents of the City and at least 51% of the members must be from LMI households. None of the members can be an elected official and only one member can be an employee of the City. Income data available from the following HUD website: <http://www.huduser.org/portal/datasets/il.html>



**CITY OF ALACHUA APPLICATION
CITIZEN ADVISORY TASK FORCE (CATF)
COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM**

Name Vailma Roca Fernández Date 04.30.2025

Mailing Address 14146 NW 154th PL, Alachua, FL 32615

Phone (Daytime) (305) 903-1970 E-mail vailma.roca@me.com

Are you a current CATF member seeking reappointment? ☐ Yes ☒ No

IN WHAT CAPACITY ARE YOU SEEKING APPOINTMENT TO THE CATF? (Check one)

➤ A member of a local Community Agency or Organization? _____

If yes, please give name of Agency/Organization and office held, if any:

➤ A resident who earns at or below 80% of median income _____

➤ A resident who has a general interest ☒ _____

Are you a City Resident? ☒ Yes ☐ No

Are you available to meet at least semiannually? ☒ Yes ☐ No

Why would you like to be appointed to the CATF?

I am a proactive U.S. citizen who loves her city and is dedicated to maintain harmony in our neighborhoods. I aim to provide information and reports for discussion during our meetings, and I strive to beautify our city, which is in a constant growing. City of Alachua deserves to offer family oriented environments along new businesses, preserving its charm.

What experience and skills do you have that would be of assistance to the CATF?

I am a legal consultant and Educator. Currently I am a candidate for a master's Degree in Mass Communication - Multimedia storytelling and Digital Journalism. I work for the school board of Alachua as an interpreter and translator. My skills could be a plus for our community.

Signature Vailma Roca Fernández

PLEASE RETURN THIS COMPLETED APPLICATION BY MAIL TO: CITY OF ALACHUA, ATTN: DEPUTY CITY CLERK, P.O. BOX 9, ALACHUA, FL 32616-0009; BY FAX 386.418.6100; OR BRING TO CITY HALL.

CITY OF ALACHUA CITIZEN ADVISORY TASK FORCE (CATF) MEMBER

Please circle your Household Size.*

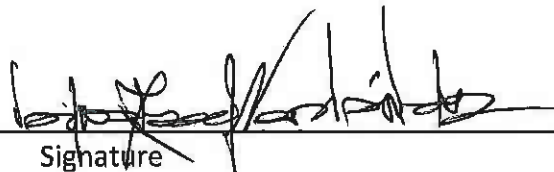
Household Size	1 person	2 person	3 person	4 person	5 person	6 person	7 person	8 person
----------------	----------	----------	----------	----------	----------	----------	----------	----------

Please circle your Total Annual Household Income amount.*

Total Annual Household Income	less than \$53,400	less than \$61,000	less than \$68,650	less than \$76,250	less than \$82,350	less than \$88,450	less than \$94,550	less than \$100,650
-------------------------------	--------------------	--------------------	--------------------	--------------------	--------------------	--------------------	--------------------	---------------------

Certification: I, the undersigned, certify that the information stated above is true and accurately reflects my household composition and income data.

CATF Member:


Signature

Date:

04.30.2025

Vailma Roca Fernández

Typed or Printed Name

*As required by the Department of Economic Opportunity (DEO), the CATF shall have at least five members and must be comprised of residents of the City and at least 51% of the members must be from LMI households. None of the members can be an elected official and only one member can be an employee of the City. Income data available from the following HUD website: <http://www.huduser.org/portal/datasets/il.html>

economic expert estimated Davis lost due to the non-promotion.

Davis a white man, who has been employed with ACSO off and on since 1999 filed his lawsuit in February 2023 alleging discrimination by then Sheriff Clovis Watson, Jr.'s administration. The crux of Davis' complaint is that less qualified black candidates at the sheriff's office were promoted into lieutenant positions instead him. Davis claimed that although he was ranked in the top five candidates for a slate of positions, he was

defense, however, stated that at the time of Davis' lawsuit, there had been some 150 promotions, 120 of which were filled with white candidates and approximately 30 were filled with black candidates.

Witnesses for the sheriff's office, however, testified that Davis has specifically not been recommended for promotion. Notably,

Davis had been seen as problematic, filing multiple Equal Employment Opportunity and other complaints against multiple sheriffs, both black and

not been highly promoted by any of them.

Davis also claimed that he was retaliated against when he was placed on paid administrative leave during an investigation into Davis' potential violation of ACSO's social media policy. Davis said this paid administrative leave was retaliation for his filing of an Equal Employment Opportunity Complaint.

Former Sheriff Watson testified that he was greatly bothered by assertions that he or his administration acted in a racially biased

city manager in the City of Alachua where he oversaw the promotion of numerous white employees, including white men and women, who ultimately became city managers in Alachua and elsewhere around the state.

The trial began Monday, Jan. 3 with jury selection and opening statements. The plaintiff was scheduled to conclude its case by Wednesday at noon, but by Thursday at noon, it appeared that plaintiff would not rest until Thursday at 3 p.m., leaving little time for the

and week the c Frida to By juror surp 1 awar paid anyt that Wall awar had arriv also app

NON-PROFIT:

Continued from page A1

government entities.

Sullivan explained that municipalities are permitted to create non-profit organizations under the Internal Revenue Code 501(c)(3), provided the non-profit is separately incorporated and fulfills exempt purposes as outlined by the IRS.

To meet these requirements, the City of Newberry will need to file Non-Profit Articles of Incorporation with the State of Florida and submit Form 1023 to obtain a 501(c)(3) determination letter from the IRS.

Sullivan detailed how the non-profit would be structured, noting that the Newberry Mayor and City Commission would appoint Newberry career staff members to serve as the Board of Directors. The Commission may also, if desired, form an Executive Committee comprised of community members to oversee day-to-day management

responsibilities.

Importantly, the City will retain ultimate oversight of the non-profit, reviewing all expenditures and requiring an annual report to the Commission to ensure accountability and transparency.

Sullivan highlighted the advantages of creating a municipal non-profit, emphasizing the ability to pursue funding sources unavailable to government entities.

"The benefits of a municipal non-profit allow the 501(c)(3) to secure funding that is not offered to government entities, such as some foundations, corporate foundations, and specific federal funds earmarked for 501(c)(3) non-profit organizations," said Sullivan during her presentation.

By establishing a non-profit arm, Newberry positions itself to compete for grants from a broader range of sources, including private and corporate

foundations, which often restrict funding to non-profits.

Following

Commission's approval, Sullivan will begin the process of filing the necessary documents to

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City of ALACHUA

NOTICE OF VACANCY CITIZEN ADVISORY TASK FORCE (CATF)

The City of Alachua is accepting applications for one (1) vacancy on the CATF. Appointment will be for a three (3) year term. The CATF is the advisory body to the Alachua City Commission on the CDBG Program. It is a five (5) member committee that meets at least semiannually at City Hall. Applicants must reside in the City of Alachua and fall within the low to moderate income limits.

Applications may be obtained in person at Alachua City Hall, 15100 NW 142nd Terrace, Monday through Thursday, between 7:30 A.M. and 6:00 PM. For electronic applications, visit the City website at:

www.cityofalachua.com

All applications must be received on or before March 20, 2025, by the close of business at 6:00 p.m. Applications can be returned by mail to: City of Alachua, Attn: Deputy City Clerk, P.O. Box 9, Alachua, FL 32616-0009; by fax to 386-418-6177; or dropped off at City Hall.

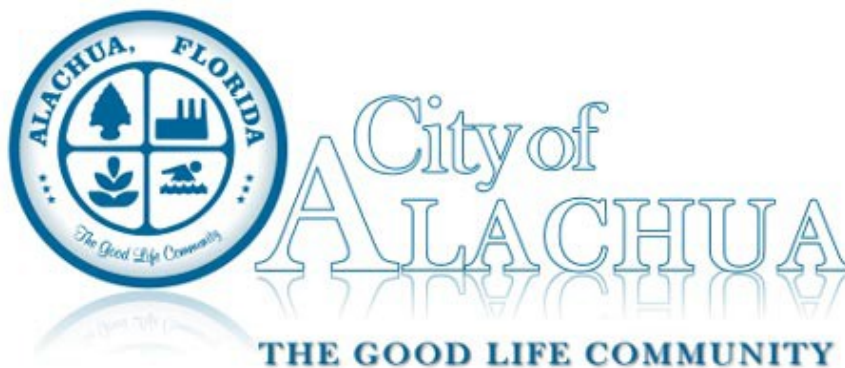
Please refer any questions to LeAnne Williams, Deputy City Clerk, at 386-418-6100.

(Published: Alachua County Today -
February 13, 20, 27 & March 6, 2025)

DEVELOPMENT:

Continued from page A1

Fire station 21



May 05, 2025 – Citizen Advisory Task Force Term Ballot

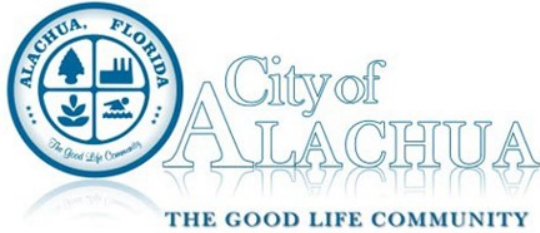
Vote for a maximum of three:

_____ Diana Carlson

_____ Vailma Fernandez

_____ Julie Smith

_____ May 05, 2025
Signature



Commission Agenda Item

MEETING DATE: May 5, 2025

SUBJECT: Ordinance 25-05 - 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 2 RELATING TO THE POWERS AND DUTIES OF THE PLANNING AND ZONING BOARD; AMENDING ARTICLE 3 RELATING TO THE PERMITTED DENSITY AND INTENSITY AND PURPOSES OF THE BUSINESS DISTRICTS; AMENDING ARTICLE 4 RELATING TO USE SPECIFIC STANDARDS AND THE CREATION OF MIXED-USE SPECIFIC STANDARDS; AMENDING ARTICLE 5 RELATING TO THE PERMITTED DENSITY AND INTENSITY OF THE BUSINESS DISTRICTS AND ESTABLISHING DIMENSIONAL STANDARDS FOR MIXED-USE DEVELOPMENT; AMENDING ARTICLE 6 RELATING TO OFF-STREET PARKING AND LOADING STANDARDS AND TREE PROTECTION AND LANDSCAPING STANDARDS FOR MIXED-USE DEVELOPMENT; AMENDING ARTICLE 10 RELATING TO THE DEFINITIONS OF DEVELOPMENT AREA AND MIXED-USE; PROVIDING A REPEALING CLAUSE; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE (First Reading, Legislative Hearing).

PREPARED BY: Carson Crockett

RECOMMENDED ACTION:

Staff recommends that the City Commission find the proposed text amendment to the City of Alachua Land Development Regulations to be consistent with the City of Alachua Comprehensive Plan and in compliance with the City's Land Development Regulations and (1) approve Ordinance 25-05 upon first reading and (2) schedule second and final reading of Ordinance 25-05 for the May 19, 2025, City Commission meeting.

Recommended Motion: I move that, based upon the competent substantial evidence presented at this hearing, the presentation before this Commission, and Staff's recommendation, this Commission finds the proposed text amendment to the City of Alachua Land Development Regulations to be consistent with the City of Alachua Comprehensive Plan and in compliance with the City's Land Development Regulations and (1) approve Ordinance 25-05 upon first reading and (2) schedule second and final reading of Ordinance 25-05 for the May 19, 2025, City Commission meeting.

Summary

The City of Alachua Fiscal Year 2025 Strategic Plan was adopted by the City Commission on September 23, 2024, renewing Strategic Initiative 4.2 with higher priority to “develop strategies to ensure cohesive and compatible residential development to accommodate the growth of infill development and redevelopment within the City.” Strategic Initiative 4.2 directs the Planning & Community Development Department to “complete the public hearing process for Staff-initiated Comprehensive Plan and LDR text amendments which will allow for more residential development to occur in areas designated as non-residential” and to “revise dimensional tables to increase densities and intensities in a targeted manner, and promote mixed-use development with a residential component.”

On December 9, 2024, the City Commission adopted Ordinance 24-12, establishing mixed-use future land use categories in the City of Alachua Comprehensive Plan. This proposed text amendment to the City’s Land Development Regulations implements the mixed-use future land use categories adopted by Ordinance 24-12 in the Comprehensive Plan by establishing mixed-use specific development standards, including use-specific standards, density and intensity standards, and dimensional standards in the City’s Land Development Regulations.

The proposed text amendment to the Land Development Regulations also furthers the desired outcome of Strategic Initiative 4.2: to “ensure infill development and redevelopment occurs alongside greenfield and existing residential development in a cohesive manner.” Staff researched and considered different strategies from various peer communities across Florida.

Summary of Proposed Amendment

1. Article 2, Administration

1. Amend Section 2.1.3(A), *Designation as the local planning agency*, to clarify the powers and duties of the Planning and Zoning Board to be completed with the assistance of the Planning and Community Development Department.

2. Article 3, Zone Districts

1. Amend Table 3.1-1., *Establishment of Base Zone Districts*, to include density standards specific to mixed-use development in the OR, CN, CC, and CBD zone districts; to establish density standards for the CI and ILW zone districts; and to establish intensity standards specific to mixed-use development.

2. Amend Section 3.5, *Business Districts*, to reflect the addition of mixed-use development in the purposes of the business zone districts and for consistency with amended Table 3.1-1.

3. Article 4, Use Regulations

1. Amend Section 4.2.1(C), *Developments with multiple principal uses*, to reflect the addition of mixed-use development.

2. Amend Section 4.3, *Use specific standards*, to permit multiple-family dwellings, single-family attached dwellings, townhomes, and two- to four-family dwellings in the CI zone district without requiring the presence of affordable housing units.

3. Amend Section 4.3, *Use specific standards*, to ensure that any compatible business uses that co-locate with residential uses in a mixed-use development are exempt from separation requirements from said residential uses within the mixed-use

development.

4. Establish Section 4.7, *Mixed-use specific standards*, to establish criteria that a development must meet to be classified as mixed-use development for the purposes of the Land Development Regulations.

5. Establish Section 4.7, *Mixed-use specific standards*, to provide additional standards for mixed-use developments, including off-street parking, building orientation, and protections for buildings adjacent to single-family detached development.

4. Article 5, Density, Intensity, and Dimensional Standards

1. Establish Table 5.1-4, *Table of Dimensional Standards for Mixed-Use Developments in the Business Zoning Districts*, to establish dimensional standards specific to mixed-use development.

5. Article 6, Development Standards

1. Amend Section 6.1.4(B) to include a new required off-street parking reduction of 25% for mixed-use developments located in the OR, CN, or CC zone districts.

2. Amend Section 6.2.2, *Landscaping standards*, to establish mixed-use development landscape standards.

3. Amend Section 6.2.2(D)(3), *Perimeter buffers*, to ensure any conflict between land uses in a mixed-use development results in the greater perimeter buffer being provided.

6. Article 10, Definitions

1. Amend Definition for “development area” to apply to both mixed-use development and conservation subdivisions.

2. Amend Definition for “mixed-use” to refer to the criteria established in new Section 4.7, *Mixed-use specific standards*.

On April 15, 2025, the Planning and Zoning Board voted 4-0 to transmit the application to the City Commission with a recommendation to approve.

FINANCIAL IMPACT

ADDITIONAL FINANCIAL INFORMATION

COMMISSION GOALS

Residential Opportunities

ATTACHMENTS

1. Ordinance 25-05
2. Staff Report
3. Public Notice Materials
4. Carson J. Crockett, AICP Candidate - Resume on File

ORDINANCE 25-05

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 2 RELATING TO THE POWERS AND DUTIES OF THE PLANNING AND ZONING BOARD; AMENDING ARTICLE 3 RELATING TO THE PERMITTED DENSITY AND INTENSITY AND PURPOSES OF THE BUSINESS DISTRICTS; AMENDING ARTICLE 4 RELATING TO USE SPECIFIC STANDARDS AND THE CREATION OF MIXED-USE SPECIFIC STANDARDS; AMENDING ARTICLE 5 RELATING TO THE PERMITTED DENSITY AND INTENSITY OF THE BUSINESS DISTRICTS AND ESTABLISHING DIMENSIONAL STANDARDS FOR MIXED-USE DEVELOPMENT; AMENDING ARTICLE 6 RELATING TO OFF-STREET PARKING AND LOADING STANDARDS AND TREE PROTECTION AND LANDSCAPING STANDARDS FOR MIXED-USE DEVELOPMENT; AMENDING ARTICLE 10 RELATING TO THE DEFINITIONS OF DEVELOPMENT AREA AND MIXED-USE; PROVIDING A REPEALING CLAUSE; PROVIDING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

RECITALS

WHEREAS, the City Commission adopted the City of Alachua Land Development Regulations (“LDRs”) through Ordinance 06-11, as amended from time to time; and,

WHEREAS, a text amendment (“Amendment”) to the City’s LDRs, as described below, has been proposed; and,

WHEREAS, a duly advertised public hearing was conducted on the Amendment on April 15, 2025, by the Planning and Zoning Board, sitting as the Local Planning Agency (“LPA”) and the LPA reviewed and considered all comments received during the public hearing concerning the Amendment and made its recommendation to the City Commission; and,

WHEREAS, the City Commission conducted a duly advertised public hearing on the proposed Amendment, provided for and received public participation, and approved Ordinance 25-05 upon first reading on May 5, 2025, and scheduled second and final reading for _____; and,

WHEREAS, the City Commission conducted a duly advertised public hearing on the proposed Amendment, provided for and received public participation, and approved Ordinance 25-05 upon second and final reading on _____; and,

WHEREAS, the City Commission has determined and found the Amendment to be consistent with the City’s Comprehensive Plan and the 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, Article 2

Article 2 of the City of Alachua Land Development Regulations is hereby amended as follows. The remainder of Article 2 remains in full force and effect (text that is underlined is to be added and text that is shown as ~~struckthrough~~ is to be removed):

2.1.3 Planning and Zoning Board (PZB).

- (A) *Designation as the local planning agency.* The Planning and Zoning Board (PZB) is authorized by the City Commission as the local planning agency (LPA), and in that role shall, with the assistance of the Planning and Community Development Department ~~have the following powers and duties:~~
- (1) *Acquire and maintain information to understand trends and conditions.* Acquire and maintain such information and materials as are necessary to gain an understanding of past trends, present conditions and forces at work to cause changes in these conditions. Such information and materials may include maps and photographs of manmade and natural physical features of the areas subject to the Comprehensive Plan, statistics on past trends and present conditions with respect to population, property values, economic base, land use and such other information as is important or likely to be important in determining the amount, direction and kind of development to be expected in the areas subject to the Comprehensive Plan.
 - (2) *Make recommendations to City Commission on Comprehensive Plan.* Prepare, update, and recommend to the City Commission and from time to time amend the Comprehensive Plan for meeting present requirements and such future requirements as may be foreseen.
 - (3) *Recommend principles and policies for guiding actions.* Recommend principles and policies for guiding action affecting development in the City.
 - (4) *Prepare and recommend land development regulations.* Prepare and make recommendations to the City Commission on proposed land development regulations, land development codes, ordinances, regulations, and other proposals promoting orderly development along the lines indicated as desirable by the Comprehensive Plan.
 - (5) *Review developments for consistency with Comprehensive Plan.* Determine whether specific proposed developments conform to the principles and requirements of the Comprehensive Plan.
 - (6) *Public hearings.* Conduct such public hearings as may be required to gather information necessary for the drafting, establishment, and maintenance of the Comprehensive Plan and ordinances, codes, and regulations related to it and establish public committees when deemed necessary for the purpose of collecting and compiling information necessary for the plan, or for the purpose of promoting the accomplishment of the plan in whole or in part.
 - (7) *Special studies.* Make or cause to be made any necessary special studies on the location, adequacy, and conditions of specific facilities which are subject to the Comprehensive Plan. These may include but are not limited to studies on housing, commercial and industrial conditions and facilities, recreation, public and private utilities, roads and traffic, transportation, parking and the like.
 - (8) *Advise City Commission.* Keep the City Commission informed and advised on preceding matters.
 - (9) *Operate in conformity with Charter.* Operate in conformity with the Charter and other ordinances of the City, unless the Charter and/or the ordinances are inconsistent with F.S. ch. 166.

- (10) *Other duties.* Perform such other duties as may be lawfully assigned to it, or which may have bearing on the preparation or implementation of the Comprehensive Plan.
- (B) *Designation as the Historic Preservation Agency.* The PZB shall serve as the City's Historic Preservation Agency to implement the policies and responsibilities related to historic presentation in the Comprehensive Plan and these LDRs.
- (C) *Powers and duties.* The PZB is authorized by the City Commission with the following powers and duties under these LDRs:
 - (1) *Special exception permits.* To review and make recommendations to the City Commission on special exception permit applications for a building greater than 80,000 square feet in area, and to review and decide applications for all other special exception permit applications (Section 2.4.4).
 - (2) *Certificate of appropriateness.* To review and decide applications for certificates of appropriateness (major review) (Section 2.4.6).
 - (3) *Site plan.* To review and make recommendations to the City Commission on site plan applications consisting of a building greater than or equal to 80,000 square feet in area (Section 2.4.9(D)(2)(c)), and to review and decide applications for site plan applications consisting of a building less than 80,000 square feet in area (Section 2.4.9(D)(2)(b)).
 - (4) *Amendments to LDR text.* To initiate, review, and make recommendations to the City Commission to approve or deny applications to amend the text of these LDRs (Section 2.4.1, Text amendment).
 - (5) *General amendments to Official Zoning Atlas.* To initiate, review, and make recommendations to the City Commission to approve or deny applications to general amendments to the Official Zoning Atlas (Section 2.4.1).
 - (6) *Site-specific amendments to Official Zoning Atlas (rezone).* To initiate, review, and make recommendations to the City Commission to approve or deny applications to for site-specific amendments to the Official Zoning Atlas (rezone) (Section 2.4.2).
 - (7) *Planned development.* To review and make recommendations to the City Commission on PD Master Plans and amendments to the Official Zoning Atlas to a planned development (PD) district (Section 2.4.3).
 - (8) *Historic Overlay (HO) District classification.* To initiate, review, and make recommendations to the City Commission to approve or deny amendments to the Official Zoning Atlas to apply a Historic Overlay (HO) Zone District classification (Section 2.4.5).
 - (9) *Subdivision variance permits.* To review and make recommendations to the City Commission on subdivision variance permits (Section 2.4.7(D)).
 - (10) *Minor subdivisions.* To review and make recommendations to the City Commission on minor subdivisions (Section 2.4.10(F)).
 - (11) *Major subdivision preliminary plats.* To review and make recommendations to the City Commission on major subdivision preliminary plats (Section 2.4.10(G)).
 - (12) *Special permit.* To review and make recommendations to the City Commission on special permits (Section 2.4.16).
 - (13) *Wellfield exemption permits.* To review and make recommendations to the City Commission on wellfield exemption permits (Section 2.4.24).
 - (14) *Development agreements.* To review and make recommendations to the City Commission on development agreements (Section 2.5).
 - (15) *Make special knowledge and expertise available.* To make its special knowledge and expertise available upon written request and authorization of the City Commission to any official, department, board, commission or agency of the City.

- (16) *Studies.* To make studies of the resources, possibilities and needs of the City upon the authorization of the City Commission, and report its findings and recommendations, with reference thereto, to the City Commission.
- (17) *Annual review of Capital Improvement Plan.* To ~~receive and review~~ ~~conduct an annual review of~~ the capital improvement element of the Comprehensive Plan annually to ensure that the fiscal resources necessary to maintain adopted level of service standards are available.
- (D) *Membership.*
 - (1) *Number.* The PZB shall consist of six members: five voting members and one nonvoting member appointed by the School Board of Alachua County.
 - (2) *Appointment.* Each voting member shall be appointed by the City Commission.
 - (3) *Other office.* No voting member shall hold another municipal office or be an employee of the City.
 - (4) *Terms of office.*
 - (a) Terms of office shall be three years.
 - (b) A member shall continue to serve until the member is reappointed or replaced.
 - (5) *Resignation.* Any member who resigns prior to the end of the member's term shall do so in writing to the Chair.
 - (6) *Removal.* Any member shall be removed for more than three unexcused absences during any calendar year.
 - (7) *Filling of vacancy.*
 - (a) When a vacancy occurs due to expiration of term or removal, the City shall advertise to fill the vacancy through a public posting and in a newspaper of general circulation at least 14 days prior to the date of expiration. The City Commission shall fill the vacancy from among the applications received.
 - (b) Vacancies occurring other than through expiration of a term shall be filled for the unexpired term by appointment from the City Commission.
 - (8) *Compensation.* The members of the PZB shall serve without compensation, except that the City Commission may prescribe a per diem for attendance at meetings.
 - (9) *Filing of financial disclosure form.* Members of the Planning and Zoning Board shall file the appropriate financial disclosure forms as required by the State of Florida.
- (E) *Chair and other officers.*
 - (1) *Generally.* The PZB shall elect a Chair and Vice-Chair from among the appointed members and create and fill such other of its offices as it may determine.
 - (2) *Term of office.* The term of office of the Chair or Vice-Chair shall be one year, and there shall be no limits placed on the number of consecutive terms as Chair or Vice-Chair.
 - (3) *General duties.*
 - (a) The Chair shall preside at all meetings of the PZB, decide all points of order on procedure, compel the attendance of witnesses, and take such action as shall be necessary to preserve the order and integrity of all proceedings before the PZB.
 - (b) In the absence of the Chair, the Vice-Chair shall act as Chair and shall have all powers of the Chair. In the absence of the Chair and Vice-Chair, the most senior PZB member shall act as Chair and shall have the powers of the Chair.
- (F) *Staff.* The LDR Administrator shall serve as the secretary and professional staff to the PZB and provide it with administrative support.

(G) *Meetings.*

- (1) *Monthly meetings.* The PZB shall hold at least one regular meeting in each month, if necessary.
 - (a) *Special meetings.* In addition to its regular meetings, the PZB may meet at the call of the Chair or within 30 days after receipt of a matter to be acted upon by the PZB, or at the written request of one member submitted to the LDR Administrator for the Chair's consideration.
 - (b) *Quorum.* No meeting of the PZB shall be called to order, nor may any business be transacted by the PZB, without a quorum consisting of three voting members being present. If at any time during a public meeting or public hearing a quorum is lost, it shall be stated in the minutes and no final action on a matter shall be taken by the PZB.
 - (c) *Decisions.* The concurring vote of a simple majority of a quorum in attendance and voting shall be necessary to pass any motion of the PZB.
 - (d) *Abstention.* Any PZB member with a private or personal interest in matters coming before the PZB shall declare such interest and abstain from all participation regarding that matter. No member of the PZB shall appear before the PZB as an agent or attorney representing another person.
 - (e) *Open to the public.* All meetings of the PZB shall be open to the public.
 - (f) *Official record.*
 - (i) The PZB shall adopt rules for the transaction of business and shall keep a record of its recommendations, transactions, findings, and determinations.
 - (ii) Such record shall be a public record, and shall be maintained in the office of the LDR Administrator.
 - (g) *Disbursement of funds.* Funds may be appropriated by the City Commission in connection with the work of the PZB as determined necessary by the City Commission.
- (H) *Rules.* The PZB shall establish written rules for its operation in accordance with these LDRs and any applicable State laws, which shall be made available to the public.
- (I) *Assistance to PZB.* All employees of the City and public officials shall, upon written request, furnish to the PZB, within a reasonable time, such available information as it may require for its work.
- (J) *Right of entry.* The PZB and its members, officers and staff, in the performance of their functions, may enter upon any land for which an application for development permit is being considered, and make examinations and surveys and place and maintain necessary monuments and marks thereon, as allowed under relevant public meeting laws outlined in the Florida Statutes.

Section 4. Amendment to the Land Development Regulations, Article 3

Article 3 of the City of Alachua Land Development Regulations is hereby amended as follows. The remainder of Article 3 remains in full force and effect (text that is underlined is to be added and text that is shown as ~~strikethrough~~ is to be removed):

3.1.1 Establishment of base zone districts. The following base zone districts are established:

Table 3.1-1. Establishment of Base Zone Districts		
Abbreviation	District Name	Max. Gross Density (DU/AC) [1]
Conservation Districts		
CSV	Conservation	N/A
Agricultural Districts		
A	Agricultural	0.20; 0.50 if homesteaded
Residential Districts		
RSF-1	Residential Single-Family – 1	1
RSF-3	Residential Single-Family – 3	3
RSF-4	Residential Single-Family – 4	4
RSF-6	Residential Single-Family – 6	6
RMH-5	Residential Mobile Home – 5	5; 2 without public utilities
RMH-P	Residential Mobile Home Park	8
RMF-8	Residential Multiple Family – 8	8
RMF-15	Residential Multiple Family – 15	15
Business Districts		
OR	Office Residential	5; 8 for mixed-use developments
CN	Neighborhood Commercial	None 5; 8 for mixed-use developments
CC	Community Commercial	None 10; 15 for mixed-use developments
CBD	Central Business District	None 15; 20 for mixed-use developments
CI	Commercial Intensive	None 15
CP	Corporate Park	0-0.44 [2]
ILW	Light and Warehouse Industrial	None 8
IG	Industrial General	N/A
GF	Governmental Facilities	None N/A
Planned Development Districts		
PD-R	Planned Development – Residential	See Section 3.6.3(A)
PD-TND	Planned Development – Traditional Neighborhood	See Section 3.6.3(B)
PD-EC	Planned Development – Employment Center	See Section 3.6.3(C)
PD-COMM	Planned Development – Commercial	See Section 3.6.3(D)
Notes:		
[1] Maximum gross residential density may be increased by 20 percent for the provision of affordable housing in the RSF-6, RMF-8, and RMF-15 zone districts. Floor area ratios for business districts are as follows: 0.5 FAR for parcels five acres or greater; 0.75 FAR for parcels less than five acres but greater than one acre; 1.0 FAR for parcels one acre or less. <u>Floor area ratios for business districts are increased to be as follows for mixed-use developments:</u> <u>0.6 FAR for parcels five acres or greater;</u> <u>0.85 FAR for parcels less than five acres but greater than one acre;</u> <u>1.25 FAR for parcels one acre or less.</u> [2] Residential density shall be consistent with the criteria outlined in Sec. 3.5.2(F).		

3.5.1 *General purposes.* The business zone districts are established for the general purpose of ensuring there are lands in the City that provide a wide range of office, retail, service, light industrial, mixed-use development and related uses to meet household and business needs, and more specifically:

3.5.2 *Business district specific purposes.*

- (A) *OR, Office Residential District.* The OR district is established and intended to provide for a mix of business and professional office uses together with single-family detached, single-family attached, townhouse, and two- to four-family dwellings, on lands that in the past were primarily residential in character. The professional office uses shall be located in buildings that are residential in physical design and character. The maximum residential density allowed is five dwelling units an acre, and may be increased to eight dwelling units an acre for mixed-use developments.
- (B) *CN, Neighborhood Commercial District.* The CN district is established and intended to provide for small-scale retail and service establishments and professional offices which provide goods and services to serve the residents of the surrounding neighborhood. Residential uses are encouraged on the upper floors of nonresidential establishments. The district should not include establishments that attract traffic from areas of the City outside the neighborhood which is being served by the use. Nonresidential buildings floor area in the CN district should not exceed 10,000 square feet in area. The district should typically be located at the intersection of two collector streets or a collector street and arterial street in close proximity to the residential neighborhood which it serves. The maximum residential density allowed is five dwelling units an acre, and may be increased to eight dwelling units an acre for mixed-use developments.
- (C) *CC, Community Commercial District.* The CC district is established and intended to provide lands for business uses that provide goods and services to residents of the entire community. Because these commercial uses are subject to public view, they should provide appropriate appearance, adequate parking, controlled traffic movement, suitable landscaping, appropriate pedestrian facilities, and protect abutting residential areas from adverse impacts. Residential uses are encouraged on the upper floors of nonresidential establishments. The CC district should typically be located along major arterials or at the intersection of an arterial and highway. The maximum residential density allowed is 10 dwelling units an acre, and may be increased to 15 dwelling units an acre for mixed-use developments.
- (D) *CBD, Central Business District.* The CBD district is established and intended to encourage the development of the City's historic downtown as the focal point in Alachua for an intense mix of office, retail, service, restaurant, entertainment, cultural, government, civic, and residential uses. Residential uses are encouraged on the upper floors of nonresidential establishments. More specifically, the district is intended to:
 - (1) *Protect and enhance architectural character.* Protect and enhance the unique aesthetic and architectural character of Alachua's downtown;
 - (2) *Support economic vitality.* Support the economic vitality of the downtown;
 - (3) *Allow for diverse mix of uses.* Allow for a diverse mix of business, office, institutional, recreational, and residential uses;
 - (4) *Encourage pedestrian friendliness.* Encourage pedestrian-friendly development; and
 - (5) *Discourage highway-oriented uses.* Discourage highway-oriented uses.The maximum residential density allowed is 15 dwelling units an acre, and may be increased to 20 dwelling units an acre for mixed-use developments.
- (E) *CI, Commercial Intensive District.* The CI District is established and intended to provide lands and facilitate highway-oriented development opportunities within the City, for uses that require high public visibility and an accessible location. Higher density residential uses and affordable housing may be developed in conjunction with nonresidential uses. The CI district should be located along major arterials or highways and at the US 441/Interstate-75 interchange. The maximum residential density allowed is 15 dwelling units an acre.

(F) *CP, Corporate Park District.*

(2) *Residential development criteria.*

(a) In order to ensure that the purpose and intent of the CP District is achieved, development within the Corporate Park zoning district that includes residential uses as permitted by this subsection shall include a functional mix of residential and non-residential uses. The number of residential units within the CP District shall be limited. A final development order for residential units shall not be granted unless the minimum floor area of non-residential uses as set forth in Table 3.5-1, Residential to Non-Residential Ratios within the CP District, has been constructed within the CP District, or shall be constructed concurrent with development proposed by a singular Site Plan that includes both residential and nonresidential uses ~~residential units as a part of a mixed-use development.~~

(G) *ILW, Light and Warehouse Industrial District.* The ILW district is established and intended to accommodate a wide range of employment-generating office, institutional, research and development, and light manufacturing uses. Such uses shall be developed in a manner compatible with surrounding land uses, and to minimize potential nuisances or damage to the environment. In addition, by allowing a wide range of permitted uses, the ILW district is intended to accommodate the development of “flex space” arrangements, where the developer can establish different combinations of uses on a site over time, as the market dictates, as long as all uses and development conform to the standards established by these LDRs to protect adjacent land uses and the natural environment. Residential uses are limited to caretaker dwellings, and live/work units, ~~and upper-story dwellings.~~ The maximum residential density allowed is 8 dwelling units an acre.

3.5.3 *Use regulations and development standards.* The following Table 3.5-2, Use Regulations and Development Standards in the Business Districts, indicates the location of standards in these LDRs related to allowable uses, density and intensity limitations, dimensional standards, and subdivision standards for the business zone districts:

Table 3.5-2. Use Regulations and Development Standards in the Business Districts	
Type of Standard	Location in these LDRs
Allowable uses	Table 4.1-1
Density/intensity/dimensional standards	Table 5.1-3; <u>Table 5.1-4</u>
Development standards	Article 6
Subdivision standards	Article 7

Section 5. Amendment to the Land Development Regulations, Article 4

Article 4 of the City of Alachua Land Development Regulations is hereby amended as follows. The remainder of Article 4 remains in full force and effect (text that is underlined is to be added and text that is shown as ~~strikethrough~~ is to be removed):

4.2.1 *Generally.*

- (C) *Developments with multiple principal uses and mixed-uses.* When all principal uses of a development fall within one use category, the entire development is assigned to that use category. A development that contains a coffee shop, bookstore, and bakery, for example, would be classified in the retail sales and service category because all of the development's principal uses are in that use category. When the principal uses of a development fall within different use categories, each principal use is classified in the applicable use category and each use is subject to applicable regulations within that category. Developments with multiple principal uses, such as shopping centers, and mixed-use developments shall incorporate only those uses allowed in the underlying zone district.

4.3.1 *Residential uses.*

(A) *Household living.*

- (3) *Multiple-family dwellings, single-family attached dwellings, townhomes, and two- to four-family dwellings.* Multiple-family dwellings, single-family attached dwellings, townhomes, and two- to four-family dwellings shall comply with the following standards:
- ~~(a)~~ ~~*Permitted in the CI district as affordable housing. Single family attached, townhouse, two to four family, or multiple family dwelling units may be permitted within the CI zone district provided that 50 percent or more of the dwelling units are deed restricted affordable housing for low income residents.*~~
 - ~~(b)~~(a) *Orientation of buildings to street and open space.* To the maximum extent practicable, be oriented to the street or frame open space.
 - ~~(e)~~(b) *Building adjacent to single-family detached development.*
 - (i) Not allow the height of buildings located within 100 feet of land in a single-family residential district (RSF-1, RSF-3, RSF-4, and RSF-6) exceed two stories, except for buildings defined as a mixed-use development.
 - (ii) Not allow the height of buildings located within 100 feet of an existing single-family ~~attached~~ detached development to exceed two stories, except for buildings defined as a mixed-use development.
 - ~~(d)~~(c) *Design features on side facades adjacent to single-family districts or single-family detached development.* When located adjacent to single-family detached development or vacant land in a single-family residential district (RSF-1, RSF-3, RSF-4, and RSF-6), incorporate a minimum of two design features (e.g., bay windows with a minimum 12-inch projection, eaves with a minimum six-inch projection, or multiple windows with minimum four-inch trim) on adjacent side facades.

- ~~(e)~~(d) *Off-street parking for multifamily uses, including townhomes.*
- (i) Provide a minimum of 50 percent of off-street surface parking on the side of the building, rear of the building or enclosed individual garage units that are integrated into individual residential units.
 - (ii) Where off-street surface parking lots are located adjacent to a public right-of-way, screen them with a completely opaque ~~vegetative screen~~, fence or wall; a minimum of three feet in height or with landscaping using evergreen materials, capable of providing a substantially opaque, hedge-like barrier and attaining a minimum height of three feet within three years of planting.
- ~~(f)~~(e) *Garages with multifamily buildings.* Design garages with multifamily development as side or rear entry, located on the side or rear of the building, except no side entry garage door shall face an adjacent single-family detached development, or vacant land in a single-family district (RSF-1, RSF-3, RSF-4, and RSF-6).
- ~~(g)~~(f) *Garages with single-family attached, and two- to four-family dwellings.* In single-family attached, townhouses and two- to four-family development:
- (i) Limit individual garage doors facing a street to no more than ten feet in width per door, with a maximum of two doors facing the street per dwelling, with a minimum separation of two feet between the doors; or limit individual garage doors facing a street to no more than eighteen feet in width per door, with a maximum of one door facing the street per dwelling.
 - (ii) Design detached garages so as to be located at least four feet behind the front facade of the principal structure. (For the purposes of measurement, the front facade will be the front facade plane that is furthest from the front lot line.)
 - (iii) Design attached garages to not extend beyond the front façade line of any living area or covered porch. The roof over the living area or covered porch shall extend to be equidistant to or project beyond the roofline of the garage. For purposes of this section, the front façade line of any living area means the closest façade located between the front property line and air conditioned space intended for non-automotive uses.
- ~~(h) — Landscaped buffer adjacent to single family detached development. Provide a landscaped buffer adjacent to existing single family development a minimum of 15 feet in width along the yard which the single family detached development abuts.~~

4.3.4 *Business uses.*

(A) *Eating establishments.*

(1) *Restaurants with outdoor seating.*

- (a) *Setback from residential district.* The outdoor seating area shall be located no closer than 100 feet from any residential zone district or use, except for those residential uses that have been incorporated into a mixed-use development.

- (F) *Recreation/entertainment.*
- (1) *Banquet hall.*
- (a) Outdoor seating areas shall be located no closer than 100 feet from any residential zone district or use, except for those residential uses that have been incorporated into a mixed-use development.
- (G) *Retail sales and services.*
- (1) *Bar, nightclub or cocktail lounge.*
- (b) *Outdoor activities as part of a special exception permit.*
- (i) Locate the use no closer than 100 feet from any residential zone district or use, except for those residential uses that have been incorporated into a mixed-use, development.
- (11) *Microbreweries.*
- (a) *Minimum separation from residential uses and zoning.*
- (i) *Microbreweries with indoor seating only.* Except for microbreweries within the Corporate Park (CP) zoning district, a microbrewery with indoor seating only shall be located no closer than 100 feet from any residential district or use, except for those residential uses that have been incorporated into a mixed-use development. The distance shall be measured by extending a straight line from the center of the main entrance of the microbrewery to the nearest property line of the residential zone district or use.
- (ii) *Microbreweries with outdoor seating.* Outdoor seating areas for a microbrewery shall be located no closer than 250 feet from any residential district or use, except for those residential uses that have been incorporated into a mixed-use development. The distance shall be measured by extending a straight line from the nearest point of the outdoor seating area to the nearest property line of the residential zone district or use.

Section 6. Amendment to the Land Development Regulations, Creation of Section 4.7

Section 4.7 of the City of Alachua Land Development Regulations is hereby created as follows (text that is underlined is to be added and text that is shown as ~~strikethrough~~ is to be removed):

4.7 Mixed-use specific standards.

4.7.1 Purpose and intent. The purpose of the mixed-use specific standards is to provide flexibility for the creation of mixed-use developments in appropriate districts within the City. The unique nature of mixed-use developments and structures presents a need for supplemental use-specific standards. In the event of a conflict between the use-specific standards governing a principal use and the standards of this section, the standards of this section shall prevail.

4.7.2 Applicability and relevant provisions. The standards of this section apply to all developments that meet the definition of a mixed-use development and the following criteria:

- (A) The proposed development area is less than 10-acres in size, or if the proposed development area is equal to or greater than 10-acres, the proposed development is part of a planned development;

- (B) The proposed development is located in the OR, CN, CC, CBD, CI, PD-COMM, PD-R, PD-TND, or PD-EC zone district;
- (C) The proposed development area is contained within a 1/8-mile radius or less;
- (D) The proposed development includes a minimum number of dwelling units equal to 20 percent of the maximum permitted density of the development area; and,
- (E) The proposed development devotes a minimum of 15 percent of the total floor area to non-residential uses. Uses accessory to dwelling units or other residential uses are not applicable to fulfill this standard.

4.7.3 Standards.

- (A) Complies with use-specific standards. The proposed development must comply with all applicable and relevant use specific standards in Section 4.3, Use specific standards. In the case that the use-specific standards of two or more principal uses conflict, the stricter of the use-specific standards shall prevail.
- (B) Off-street parking.
 - (1) Locate a minimum of 50 percent of provided off-street parking on the side or rear of the structure or development. Minimize off-street parking located to the front of the structure or development to the maximum extent practicable.
 - (2) Where off-street parking areas are located adjacent to a public right-of-way, screen them with a completely opaque-fence or wall a minimum of three feet in height or with landscaping using evergreen materials, capable of providing a substantially opaque, hedge-like barrier and attaining a minimum height of three feet within three years of planting.
- (C) Orientation of buildings to street. Orient structures to face the street or frame open space to the maximum extent practicable.
- (D) Building adjacent to single-family detached development. The height of a mixed-use building located within 100 feet of a single-family district (RSF-1, RSF-3, RSF-4, and RSF-6) or located within 100 feet of an existing single-family detached development must not exceed three stories.
- (E) Driveways and curb cuts. Minimize driveways that cross pedestrian pathways to the maximum extent practicable and where alternative means of access exist.
- (F) Parking structures and residential garages. Parking structures or garages (including residential garages) must not face or be located within the front yard of a structure/development.

Section 7. Amendment to the Land Development Regulations, Article 5

Article 5 of the City of Alachua Land Development Regulations is hereby amended as follows. The remainder of Article 5 remains in full force and effect (text that is underlined is to be added and text that is shown as ~~strikethrough~~ is to be removed):

- 5.1.3 *Dimensional standards in Business Districts.* All primary and accessory structures in the business zoning districts are subject to the dimensional standards set forth in Table 5.1-3, Table of Dimensional Standards in the Business Zoning Districts. Primary and accessory structures in the business zoning districts that are part of a development meeting both the definition of mixed-use development and the criteria established in Section 4.7.2, Applicability and relevant provisions, are exempt from Table 5.1-3, Table of Dimensional Standards in the Business Zoning Districts, and are subject to Table 5.1-4, Table of Dimensional Standards for Mixed-Use Developments. These standards may be further limited or modified by other applicable sections of these LDRs. Rules of measurement and permitted exceptions are set forth in Sections 5.2.1, Lots; 5.2.2, Setbacks and required yards; 5.2.3, Height; and 5.2.4, Bulk.

Table 5.1-3. Table of Dimensional Standards in the Business Zoning Districts

District and Use	Lots		Minimum Yards and Setbacks				Max Height (ft.)	Max. Lot Coverage (incl. accessory structures) [1]	<u>Max. Intensity/Density</u>	
	Min. Area (sq. ft.)	Min Width h (ft.)	Front (ft.) [5]	Side (ft.)	Rear (ft.)	Wetland and Water-course (ft.)			Max. <u>Non-Residential</u> FAR [2]	Max. Gross Residential Density (DU/acre) [2]
OR										
Dwelling, single-family detached	6,000	50	20	7.5 for each	15	Sec. 5.2.2(B)	65	40%	N/A	5
Dwelling, single-family attached, townhouse, two- to four-family, and multiple-family	10,000	40	15	5 for each building side	10					
Public and institutional uses	None	None	35	25 for each	35			35%	None <u>See note [2]</u>	N/A
All other uses			30	20 for each	20					5
CN										
Public and institutional uses	None	None	20	10 for each	15	Sec. 5.2.2(B)	65	40%	Lesser of that provided in note [2] or 10,000 sq. ft.	None <u>N/A</u>
All <u>other</u> uses			25							None 5

CC										
All uses	None	None	20	None	15	Sec. 5.2.2(B)	65	None	See note [2]	None 10
CBD										
All uses	None	None	None	None	None	Sec. 5.2.2(B)	65	None	See note [2]	None 15
CI [3]										
All uses	None	None	20	None	15	Sec. 5.2.2(B)	65 See note [8]	None	See note [2]	None 15
ILW										
All uses	None	None	20	15, except where railroad spur abuts side or rear property line, then none		Sec. 5.2.2(B)	65	None	See note [2]	None 8
CP [4]										
Dwelling, single-family detached	3,500 See note [6]	40 See note [6]	20 See note [7]	5 for each See note [7]	10 See note [7]	Sec. 5.2.2(B)	65	60%	N/A	4 N/A
Dwelling, single-family attached, townhouse, and multiple-family	2,700 See note [6]	30 See note [6]	10 See note [7]	5 for each building side See note [7]	10 See note [7]					
Cottage home	2,700 See note [6]	30 See note [6]	5 See notes [7], [9]	5 for each building side See note [7]	10 See notes [7], [9]		35	70%		

All other uses	None	None	20	15, except where railroad spur abuts side or rear property line, then none		100 See note [8]	None	See note [2]	
IG									
All uses	None	None	20	15, except where railroad spur abuts side or rear property line, then none	Sec. 5.2.2(B)	65	None	See note [2]	N/A
GF									
All uses	None	None	20	15, except where railroad spur abuts side or rear property line, then none	Sec. 5.2.2(B)	65	None	See note [2]	N/A
PD-EC									
See Section 3.6.3(C).									
PD-TND									
See Section 3.6.3(B).									
PD-COMM									
See Section 3.6.3(D).									
Notes:									
[1] The maximum lot coverage in the OR district may be increased up to 65 percent by the provision of three or more upper story dwelling units above retail or office uses, provided such units are deed-restricted affordable housing for low income residents. The maximum lot coverage for cottage homes shall be measured over the entire cottage neighborhood, not individual lots.									
[2] The building square footage occupied by upper story dwelling units that are deed-restricted as affordable housing for low income residents shall not be counted towards the maximum FAR. Floor area ratios for business districts are as follows: 0.5 FAR for parcels five acres or greater; 0.75 FAR for parcels less than five acres, but greater than one acre; 1.0 FAR for parcels one acre or less.									
[3] Minimum lot area, minimum lot width, minimum yard, and minimum setback standards may be reduced by up to 75 percent in the CI Districts to accommodate deed-restricted affordable housing units.									
[4] Residential uses in the CP District shall be consistent with the criteria specified in Section 3.5.2(F).									
[5] Front setbacks shall be consistent with the definition of "yard, front" as provided in Subsection 5.2.2(A)(7).									

[6] Lot dimensional standards apply only to individual platted lots.

[7] Building setbacks apply only to individual platted lots or if no platting is proposed, the setback standards apply to the project permitter. However, all building separation requirements specified in the Florida Building Code are applicable. As used within Table 5.1-3, "project" shall mean all contiguous land zoned CP.

[8] The maximum height for structures in the CI and CP zoning districts may be increased up to a maximum of 200 feet using the Special Exception process consistent with the applicable standards found in Sections 2.4.4(D) and 5.2.3(B).

[9] If a garage is provided, then the garage face shall be set back a minimum 20-feet to prevent parked vehicles from blocking the sidewalk.

5.2.1 Lots.

(B) General Lot Requirements.

- (3) ~~Erection of more than one principal structure on a platted lot.~~ Whenever any land is subdivided, a building permit for the construction of a building or other principal structure (excluding commercial buildings under common ownership or unified control) shall not be issued unless the land is subdivided pursuant to the procedures and standards of these LDRs.

Section 8. Amendment to the Land Development Regulations, Creation of Section 5.1.4

Section 5.1.4 of the City of Alachua Land Development Regulations is hereby created as follows (text that is underlined is to be added and text that is shown as ~~strikethrough~~ is to be removed):

5.1.4 Dimensional standards for mixed-use developments. All primary and accessory structures in the business zoning districts that are part of a development meeting both the definition of mixed-use development and the criteria established in Section 4.7.2. Applicability and relevant provisions, are subject to the dimensional standards set forth in Table 5.1-4, Table of Dimensional Standards for Mixed-Use Developments in the Business Zoning Districts. These standards may be further limited or modified by other applicable sections of these LDRs. Rules of measurement and permitted exceptions are set forth in Sections 5.2.1, Lots; 5.2.2, Setbacks and required yards; 5.2.3, Height; and 5.2.4, Bulk.

Table 5.1-4. Table of Dimensional Standards for Mixed-Use Developments in the Business Zoning Districts

<u>District and use</u>	<u>Lots</u>		<u>Minimum Yards and Setbacks</u>				<u>Max Height (ft.)</u>	<u>Max. Lot Coverage (incl. accessory structures) [1]</u>	<u>Max. Intensity/Density</u>	
	<u>Min. Area (sq. ft.)</u>	<u>Min Width (ft.)</u>	<u>Front (ft.) [4][6]</u>	<u>Side (ft.) [6]</u>	<u>Rear (ft.) [6]</u>	<u>Wetland and Water-course (ft.)</u>			<u>Max. Non-Residential FAR [2]</u>	<u>Max. Gross Residential Density (DU/acre) [2]</u>
<u>OR</u>										
<u>Mixed-use development</u> <u>See note [7]</u>	<u>10.000</u>	<u>50</u>	<u>10</u>	<u>5 for each building side</u>	<u>15</u>	<u>Sec. 5.2.2(B)</u>	<u>65</u>	<u>50%</u>	<u>See note [2]</u>	<u>8</u>
<u>CN</u>										
<u>Mixed-use development</u> <u>See note [7]</u>	<u>7.500</u>	<u>50</u>	<u>10</u>	<u>5 for each building side</u>	<u>15</u>	<u>Sec. 5.2.2(B)</u>	<u>65</u>	<u>50%</u>	<u>Lesser of that provided in note [2]</u>	<u>8</u>

									or 10,000 sq. ft.	
<u>CC</u>										
<u>Mixed-use development</u> <u>See note [7]</u>	<u>None</u>	<u>None</u>	<u>10</u>	<u>None</u>	<u>15</u>	<u>Sec. 5.2.2(B)</u>	<u>65</u>	<u>None</u>	<u>See note [2]</u>	<u>15</u>
<u>CBD</u>										
<u>Mixed-use development</u> <u>See note [7]</u>	<u>None</u>	<u>None</u>	<u>None</u>	<u>None</u>	<u>None</u>	<u>Sec. 5.2.2(B)</u>	<u>65</u>	<u>None</u>	<u>See note [2]</u>	<u>20</u>
<u>CI [3]</u>										
<u>Mixed-use development</u> <u>See note [7]</u>	<u>None</u>	<u>None</u>	<u>10</u>	<u>None</u>	<u>15</u>	<u>Sec. 5.2.2(B)</u>	<u>65 See note [5]</u>	<u>None</u>	<u>See note [2]</u>	<u>15</u>
<u>PD-R</u>										
<u>See Section 3.6.3(A).</u>										
<u>PD-EC</u>										
<u>See Section 3.6.3(C).</u>										
<u>PD-TND</u>										
<u>See Section 3.6.3(B).</u>										
<u>PD-COMM</u>										
<u>See Section 3.6.3(D).</u>										
<u>Notes:</u>										
<u>[1] The maximum lot coverage in the OR district may be increased up to 65 percent by the provision of three or more upper story dwelling units above retail or office uses, provided such units are deed-restricted affordable housing for low income residents.</u>										
<u>[2] The building square footage occupied by dwelling units shall not be counted towards the maximum FAR. Floor area ratios for mixed-use developments in the business districts are as follows: 0.6 FAR for parcels five acres or greater; 0.85 FAR for parcels less than five acres, but greater than one acre; 1.25 FAR for parcels one acre or less.</u>										
<u>[3] Minimum lot area, minimum lot width, minimum yard, and minimum setback standards may be reduced by up to 75 percent in the CI Districts to accommodate deed-restricted affordable housing units.</u>										
<u>[4] Front setbacks shall be consistent with the definition of “yard, front” as provided in Subsection 5.2.2(A)(7).</u>										
<u>[5] The maximum height for structures in the CI zone district may be increased up to a maximum of 200 feet using the Special Exception process consistent with the applicable standards found in Sections 2.4.4(D) and 5.2.3(B).</u>										

[6] If a garage is provided, then the garage face shall be set back a minimum 20-feet to prevent parked vehicles from blocking the sidewalk.

[7] The dimensional standards for mixed-use development shall only apply to developments meeting both the definition of mixed-use development and the criteria established in Section 4.7.2, Applicability and relevant provisions. Developments with multiple principle uses not meeting either the definition of mixed-use development nor the criteria established in Section 4.7.2, Applicability and relevant provisions, are subject to the standards of Table 5.1-1, Table 5.1-2, and Table 5.1-3 as applicable.

Section 9. Amendment to the Land Development Regulations, Article 6

Article 6 of the City of Alachua Land Development Regulations is hereby amended as follows. The remainder of Article 6 remains in full force and effect (text that is underlined is to be added and text that is shown as ~~strikethrough~~ is to be removed):

6.1.4 Off-street parking standards.

(B) Amount required.

- (6) *Reductions for affordable housing units.* The minimum off-street parking requirements in Table 4.1-1, Table of Allowed Uses, may be reduced by up to 50 percent for single-family detached and attached, two- to four-family dwellings, townhouse, multiple-family, live/work and upper story dwellings provided that such uses are:
 - (a) Located in the RSF-6, RMF-8, RMF-15, ~~ROR~~ and CI zone districts;
 - (b) Deed restricted as affordable housing for low-income residents; and
 - (c) Constructed under the density bonus provisions in Article 5 for such uses.
- (7) *Exceptions for mixed-use development.* The minimum number of off-street parking spaces shall be reduced by 25 percent for mixed-use developments located in the OR, CN, or CC districts.

6.2.2 Landscaping standards.

(B) Applicability. These standards shall apply to the following development in the City:

- (1) *Single-family lots or dwellings.* The subdivision or development of eight or more single-family residential lots or dwellings.
- (2) *Single-family attached dwellings.* The subdivision or development of eight or more single-family attached dwellings.
- (3) *Two- to four-family dwellings.* The subdivision or development of eight or more two- to four-family dwellings.
- (4) *Manufactured home park.* Subdivision for a manufactured home park.
- (5) *Existing multifamily structure.* Development of a multifamily structure or redevelopment of an existing multifamily structure that results in an increase in building square footage of 60 percent or more.
- (6) *Cottage neighborhoods.* Cottage neighborhoods located in the CP zoning district.
- (7) *Nonresidential.* Development of a nonresidential structure or redevelopment of a nonresidential structure that results in an increase in building square footage or impervious surface by 50 percent or more.
- (8) *Parking lot.* Development of a parking lot for eight or more spaces.
- (9) *Existing parking lot.* Redevelopment or expansion of an existing parking lot that results in an increase of 20 or more spaces. Redevelopment or expansion includes items such as repaving, changes in ingress or egress, and reconstruction of stormwater drainage systems.

- (10) Mixed-use developments. Development of a mixed-use development or redevelopment of an existing mixed-use development that results in an increase in building square footage or impervious surface by 50 percent or more.
- (D) Landscape standards.
- (1) Site landscaping. For purposes of this section the number of trees required is rounded to nearest whole tree or shrub (e.g., if number of canopy trees needed to meet site landscaping requirements is calculated at 9.5 trees then ten trees would be required). The following site landscaping shall be required for the following:
- (a) Multifamily, ~~and townhouses,~~ and mixed-use developments.
- (i) Two canopy trees per acre, planted on the primary or street-facing side, and one canopy trees per acre planted on each of the exterior sides and exterior rear of each primary structure. An existing canopy tree that is a native species and in good or better health can be utilized to fulfill this requirement. It is encouraged that the tree be located so that it may provide shade on the structure during the summer afternoon.
- (ii) Six ornamental/understory trees per acre, ~~with 50 percent planted in front and 25 percent on each side.~~ For sites in the CBD district, the ornamental/understory trees may be planted in any yard. For sites outside the CBD district, 50 percent of the required ornamental/understory trees must be planted in front and 25 percent on each side.
- (iii) A row of shrubs along the front facade of the structure, with consideration given to access to utility meters or mechanical equipment. Shrubs shall not be planted directly against the structure, but a minimum of two feet from the facade to facilitate adequate air circulation. In lieu of a horizontal line of shrubs along the front facade, shrub masses of three or more species may be utilized.
- (iv) For sites with multiple buildings, for each 100 feet of facade of the longest building face of any buildings at least one of the following options, located between all structures:
- Two canopy trees;
 - Four understory trees;
 - A row of shrubs along facades facing each other;
 - Community garden area of at least 1,500 square feet;
 - Fountain or other water feature;
 - Shaded table or bench;
 - Other significant landscape improvement as approved by LDR Administrator.
- (v) A combination of solid sod, seeding, and sprigs shall be used to cover 100 percent of the lot site disturbed by construction activities. Areas of native vegetation are not required to be sodded. An area within 20 feet of the front building facade shall be sodded with other disturbed areas to be sodded, seeded or sprigged.
- (vi) The site landscaping requirements found in [Subsection] 6.2.2(D)(1)(a)(i) and (ii) are reduced by 50% for those developments on sites which are 43,560 square feet or less.

(3) *Perimeter buffers.*

- (c) *Buffer class application.* Table 6.2-2, Buffer Class Application, below specifies the type of landscaped perimeter buffer that must be installed adjacent to an existing use or vacant land. The proposed uses are designated with their associated use class and cross-referenced with the numbered columns along the horizontal row under the adjacent use heading. The buffer type is indicated by letter and the total buffer width in feet is indicated by number. For mixed-use developments, utilize whichever use type present in the mixed-use development results in the greater buffer requirement.

Section 10. Amendment to the Land Development Regulations, Article 10

Article 10 of the City of Alachua Land Development Regulations is hereby amended as follows. The remainder of Article 10 remains in full force and effect (text that is underlined is to be added and text that is shown as ~~strikethrough~~ is to be removed):

10.2 Definitions.

Development area means as used in Section 4.7, Mixed-use specific standards, the portion of land in a mixed-use development designated for clearing, grading, ingress, egress, utilities, landscaping and other forms of development. In cases where mixed-use development is proposed as part of a planned development, the development area encompasses the entirety of the property subject to the PD Ordinance. As used in Section 7.9, Conservation subdivision, the portion of land in a conservation subdivision designated for clearing, grading, ingress, egress, wells, septic systems, utilities and other forms of development.

Mixed-use development means a building or ~~an distinct development area containing~~ consisting of a mix of multiple use types from at least two use classifications, including at least one use type from the residential use classification, uses which functionally integrate and interconnect with one another and meets the criteria of Section 4.7.2. Uses are generally arranged in a walkable manner and may be arranged such that they occupy one structure or separate structures in close proximity. Uses may include, but is not limited to, retail, professional services, restaurants and eating establishments, offices, and single and multifamily residential.

Section 11. 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 12. 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 13. Repealing Clause

All ordinances or parts of ordinances in conflict herewith are, to the extent of the conflict, hereby repealed.

Section 14. 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 15. Effective Date

This ordinance shall become effective immediately upon passage and adoption.

Passed on First Reading the 5th day of May, 2025.

PASSED and ADOPTED, in regular session, with a quorum present and voting, by the City Commission, upon second and final reading this ____ day of _____, 2025.

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

Walter Welch, Mayor
SEAL

ATTEST:

APPROVED AS TO FORM

Mike DaRoza, City Manager/Clerk

Marian B. Rush, City Attorney



City of Alachua

Planning & Community Development Department

Staff Report

Planning & Zoning Board Hearing Date:
Legislative Hearing

April 15, 2025
Staff-Initiated

SUBJECT:

A Staff-initiated text amendment to the City of Alachua Land Development Regulations: amending Article 2, *Administration*, relating to the powers and duties of the Planning and Zoning Board; amending Article 3, *Zone Districts*, relating to the permitted density and intensity and purposes of the business districts; amending Article 4, *Use Regulations*, relating to use specific standards and the creation of mixed-use specific standards; amending Article 5, *Density, Intensity, and Dimensional Standards*, relating to the permitted density and intensity of the business districts and establishing dimensional standards for mixed-use development; amending Article 6, *Development Standards*, relating to off-street parking and loading standards and tree protection and landscaping standards for mixed-use development; and amending Article 10, *Definitions*, relating to the definitions of “development area” and “mixed-use.”

APPLICANT/AGENT:

City of Alachua

PROJECT PLANNER:

Carson J. Crockett, AICP Candidate

RECOMMENDATION:

Staff recommends that the Planning & Zoning Board find the proposed text amendment to the City of Alachua 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 findings to the City Commission with a recommendation to approve.

RECOMMENDED MOTION:

I move that, based upon the competent substantial evidence presented at this hearing, the presentation before this Board, and Staff’s recommendation, this Board finds the proposed text amendment to the City of Alachua 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 findings to the City Commission with a recommendation to approve.

SUMMARY

The City of Alachua Fiscal Year 2025 Strategic Plan was adopted by the City Commission on September 23, 2024, renewing Strategic Initiative 4.2 with higher priority to “develop strategies to ensure cohesive and compatible residential development to accommodate the growth of infill development and redevelopment within the City.” Strategic Initiative 4.2 directs the Planning & Community Development Department to “complete the public hearing process for Staff-initiated Comprehensive Plan and LDR text amendments which will allow for more residential development to occur in areas designated as non-residential” and to “revise dimensional tables to increase densities and intensities in a targeted manner, and promote mixed-use development with a residential component.”

On December 9, 2024, the City Commission adopted Ordinance 24-12, establishing mixed-use future land use categories in the City of Alachua Comprehensive Plan. This proposed text amendment to the City’s Land Development Regulations implements the mixed-use future land use categories adopted by Ordinance 24-12 in the Comprehensive Plan by establishing mixed-use specific development standards, including use-specific standards, density and intensity standards, and dimensional standards in the City’s Land Development Regulations.

The proposed text amendment to the Land Development Regulations also furthers the desired outcome of Strategic Initiative 4.2: to “ensure infill development and redevelopment occurs alongside greenfield and existing residential development in a cohesive manner.” Staff researched and considered different strategies from various peer communities across Florida.

Mixed-Use Development

A mixed-use development is a development that combines multiple types of land uses (such as residential, commercial, industrial, institutional, etc.) into one building or distinct area¹. Mixed-use development differs from traditional development where residential, commercial, industrial, institutional, and other uses are segregated into distinct development areas and buildings. The proposed text amendment does not change the type or style of development currently permitted in the City; rather, the amendment adds a new option for development in the City, potentially promoting and encouraging added flexibility in infill development opportunities, in diversifying housing stock, and in local businesses opportunities.

Existing residential protection and environmental protection standards will not be altered by this proposed amendment. This amendment only proposes the addition of mixed-use developments in the Office Residential (OR), Neighborhood Commercial (CN), Community Commercial (CC), Central Business District (CBD), Commercial Intensive (CI), Planned Development – Residential (PD-R), Planned Development – Commercial (PD-COMM), Planned Development – Traditional Neighborhood (PD-TND), and Planned Development – Employment Center (PD-EC) zone districts (see Figure 1.). Additionally, no amendments to Table 4.1-1., *Table of Allowed Uses*, are proposed. Uses must be permitted by the applicable future land use category and zone district to be part of a mixed-used development.

¹ Davidson, M., & Dolnick, F. (2004). *A Planner’s Dictionary*. Chicago: American Planning Association.

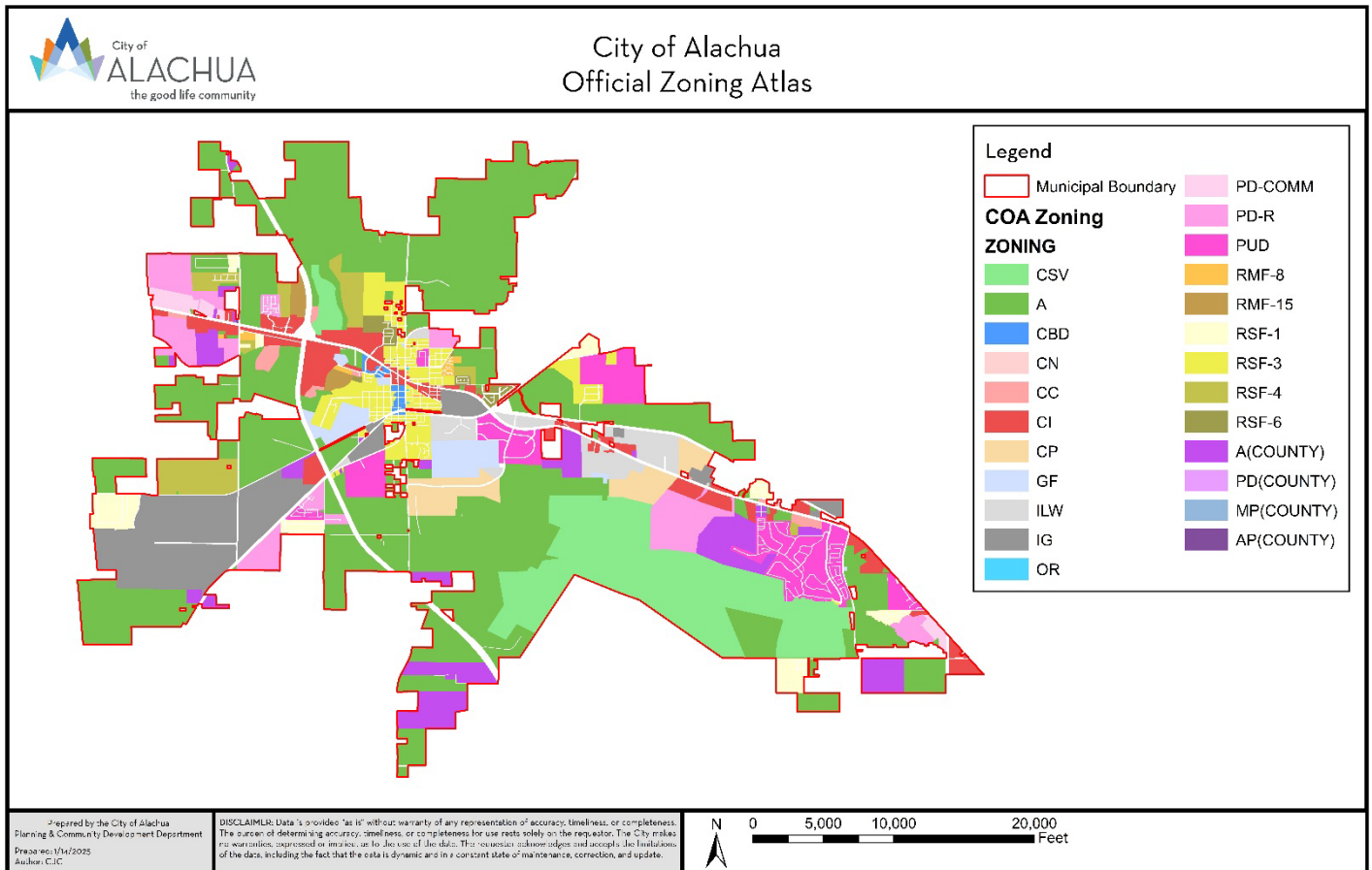


Figure 1. Official Zoning Atlas

Summary of Proposed Amendment

The text amendment in full is identified in the next section of this report. Summarized, the proposed text amendment is as follows:

1. **Article 2, Administration**
 - a. **Amend Section 2.1.3(A), *Designation as the local planning agency***, to clarify the powers and duties of the Planning and Zoning Board to be completed with the assistance of the Planning and Community Development Department.
2. **Article 3, Zone Districts**
 - a. **Amend Table 3.1-1., *Establishment of Base Zone Districts***, to include density standards specific to mixed-use development in the OR, CN, CC, and CBD zone districts; to establish density standards for the CI and ILW zone districts; and to establish intensity standards specific to mixed-use development.

- b. **Amend Section 3.5, *Business Districts***, to reflect the addition of mixed-use development in the purposes of the business zone districts and for consistency with amended Table 3.1-1.
- 3. **Article 4, Use Regulations**
 - a. **Amend Section 4.2.1(C), *Developments with multiple principal uses***, to reflect the addition of mixed-use development.
 - b. **Amend Section 4.3, *Use specific standards***, to permit multiple-family dwellings, single-family attached dwellings, townhomes, and two- to four-family dwellings in the CI zone district without requiring the presence of affordable housing units.
 - c. **Amend Section 4.3, *Use specific standards***, to ensure that any compatible business uses that co-locate with residential uses in a mixed-use development are exempt from separation requirements from said residential uses within the mixed-use development.
 - d. **Establish Section 4.7, *Mixed-use specific standards***, to establish criteria that a development must meet to be classified as mixed-use development for the purposes of the Land Development Regulations.
 - e. **Establish Section 4.7, *Mixed-use specific standards***, to provide additional standards for mixed-use developments, including off-street parking, building orientation, and protections for buildings adjacent to single-family detached development.
- 4. **Article 5, Density, Intensity, and Dimensional Standards**
 - a. **Establish Table 5.1-4, *Table of Dimensional Standards for Mixed-Use Developments in the Business Zoning Districts***, to establish dimensional standards specific to mixed-use development.
- 5. **Article 6, Development Standards**
 - a. **Amend Section 6.1.4(B)** to include a new required off-street parking reduction of 25% for mixed-use developments located in the OR, CN, or CC zone districts.
 - b. **Amend Section 6.2.2, Landscaping standards**, to establish mixed-use development landscape standards.
 - c. **Amend Section 6.2.2(D)(3), *Perimeter buffers***, to ensure any conflict between land uses in a mixed-use development results in the greater perimeter buffer being provided.
- 6. **Article 10, Definitions**
 - a. **Amend Definition** for “development area” to apply to both mixed-use development and conservation subdivisions.
 - b. **Amend Definition** for “mixed-use” to refer to the criteria established in new Section 4.7, *Mixed-use specific standards*.

PROPOSED LAND DEVELOPMENT REGULATIONS

TEXT AMENDMENT

Text that is underlined is to be added and text that is shown as ~~strike through~~ is to be removed.

ARTICLE 2 ADMINISTRATION

2.1.3 Planning and Zoning Board (PZB).

- (A) *Designation as the local planning agency.* The Planning and Zoning Board (PZB) is authorized by the City Commission as the local planning agency (LPA), and in that role shall, with the assistance of the Planning and Community Development Department~~have the following powers and duties:~~
- (1) *Acquire and maintain information to understand trends and conditions.* Acquire and maintain such information and materials as are necessary to gain an understanding of past trends, present conditions and forces at work to cause changes in these conditions. Such information and materials may include maps and photographs of manmade and natural physical features of the areas subject to the Comprehensive Plan, statistics on past trends and present conditions with respect to population, property values, economic base, land use and such other information as is important or likely to be important in determining the amount, direction and kind of development to be expected in the areas subject to the Comprehensive Plan.
 - (2) *Make recommendations to City Commission on Comprehensive Plan.* Prepare, update, and recommend to the City Commission and from time to time amend the Comprehensive Plan for meeting present requirements and such future requirements as may be foreseen.
 - (3) *Recommend principles and policies for guiding actions.* Recommend principles and policies for guiding action affecting development in the City.
 - (4) *Prepare and recommend land development regulations.* Prepare and make recommendations to the City Commission on proposed land development regulations, land development codes, ordinances, regulations, and other proposals promoting orderly development along the lines indicated as desirable by the Comprehensive Plan.
 - (5) *Review developments for consistency with Comprehensive Plan.* Determine whether specific proposed developments conform to the principles and requirements of the Comprehensive Plan.
 - (6) *Public hearings.* Conduct such public hearings as may be required to gather information necessary for the drafting, establishment, and maintenance of the Comprehensive Plan and ordinances, codes, and regulations related to it and establish public committees when deemed necessary for the purpose of collecting and compiling information necessary for the plan, or for the purpose of promoting the accomplishment of the plan in whole or in part.
 - (7) *Special studies.* Make or cause to be made any necessary special studies on the location, adequacy, and conditions of specific facilities which are subject to the Comprehensive Plan. These may include but are not limited to studies on housing, commercial and industrial conditions and facilities, recreation, public and private utilities, roads and traffic, transportation, parking and the like.
 - (8) *Advise City Commission.* Keep the City Commission informed and advised on preceding matters.
 - (9) *Operate in conformity with Charter.* Operate in conformity with the Charter and other ordinances of the City, unless the Charter and/or the ordinances are inconsistent with F.S. ch. 166.
 - (10) *Other duties.* Perform such other duties as may be lawfully assigned to it, or which may have bearing on the preparation or implementation of the Comprehensive Plan.

- (B) *Designation as the Historic Preservation Agency.* The PZB shall serve as the City's Historic Preservation Agency to implement the policies and responsibilities related to historic presentation in the Comprehensive Plan and these LDRs.
- (C) *Powers and duties.* The PZB is authorized by the City Commission with the following powers and duties under these LDRs:
- (1) *Special exception permits.* To review and make recommendations to the City Commission on special exception permit applications for a building greater than 80,000 square feet in area, and to review and decide applications for all other special exception permit applications (Section 2.4.4).
 - (2) *Certificate of appropriateness.* To review and decide applications for certificates of appropriateness (major review) (Section 2.4.6).
 - (3) *Site plan.* To review and make recommendations to the City Commission on site plan applications consisting of a building greater than or equal to 80,000 square feet in area (Section 2.4.9(D)(2)(c)), and to review and decide applications for site plan applications consisting of a building less than 80,000 square feet in area (Section 2.4.9(D)(2)(b)).
 - (4) *Amendments to LDR text.* To initiate, review, and make recommendations to the City Commission to approve or deny applications to amend the text of these LDRs (Section 2.4.1, Text amendment).
 - (5) *General amendments to Official Zoning Atlas.* To initiate, review, and make recommendations to the City Commission to approve or deny applications to general amendments to the Official Zoning Atlas (Section 2.4.1).
 - (6) *Site-specific amendments to Official Zoning Atlas (rezone).* To initiate, review, and make recommendations to the City Commission to approve or deny applications to for site-specific amendments to the Official Zoning Atlas (rezone) (Section 2.4.2).
 - (7) *Planned development.* To review and make recommendations to the City Commission on PD Master Plans and amendments to the Official Zoning Atlas to a planned development (PD) district (Section 2.4.3).
 - (8) *Historic Overlay (HO) District classification.* To initiate, review, and make recommendations to the City Commission to approve or deny amendments to the Official Zoning Atlas to apply a Historic Overlay (HO) Zone District classification (Section 2.4.5).
 - (9) *Subdivision variance permits.* To review and make recommendations to the City Commission on subdivision variance permits (Section 2.4.7(D)).
 - (10) *Minor subdivisions.* To review and make recommendations to the City Commission on minor subdivisions (Section 2.4.10(F)).
 - (11) *Major subdivision preliminary plats.* To review and make recommendations to the City Commission on major subdivision preliminary plats (Section 2.4.10(G)).
 - (12) *Special permit.* To review and make recommendations to the City Commission on special permits (Section 2.4.16).
 - (13) *Wellfield exemption permits.* To review and make recommendations to the City Commission on wellfield exemption permits (Section 2.4.24).
 - (14) *Development agreements.* To review and make recommendations to the City Commission on development agreements (Section 2.5).
 - (15) *Make special knowledge and expertise available.* To make its special knowledge and expertise available upon written request and authorization of the City Commission to any official, department, board, commission or agency of the City.

- (16) *Studies.* To make studies of the resources, possibilities and needs of the City upon the authorization of the City Commission, and report its findings and recommendations, with reference thereto, to the City Commission.
 - (17) *Annual review of Capital Improvement Plan.* To ~~receive and review~~ conduct an annual review of the capital improvement element of the Comprehensive Plan annually to ensure that the fiscal resources necessary to maintain adopted level of service standards are available.
- (D) *Membership.*
- (1) *Number.* The PZB shall consist of six members: five voting members and one nonvoting member appointed by the School Board of Alachua County.
 - (2) *Appointment.* Each voting member shall be appointed by the City Commission.
 - (3) *Other office.* No voting member shall hold another municipal office or be an employee of the City.
 - (4) *Terms of office.*
 - (a) Terms of office shall be three years.
 - (b) A member shall continue to serve until the member is reappointed or replaced.
 - (5) *Resignation.* Any member who resigns prior to the end of the member's term shall do so in writing to the Chair.
 - (6) *Removal.* Any member shall be removed for more than three unexcused absences during any calendar year.
 - (7) *Filling of vacancy.*
 - (a) When a vacancy occurs due to expiration of term or removal, the City shall advertise to fill the vacancy through a public posting and in a newspaper of general circulation at least 14 days prior to the date of expiration. The City Commission shall fill the vacancy from among the applications received.
 - (b) Vacancies occurring other than through expiration of a term shall be filled for the unexpired term by appointment from the City Commission.
 - (8) *Compensation.* The members of the PZB shall serve without compensation, except that the City Commission may prescribe a per diem for attendance at meetings.
 - (9) *Filing of financial disclosure form.* Members of the Planning and Zoning Board shall file the appropriate financial disclosure forms as required by the State of Florida.
- (E) *Chair and other officers.*
- (1) *Generally.* The PZB shall elect a Chair and Vice-Chair from among the appointed members and create and fill such other of its offices as it may determine.
 - (2) *Term of office.* The term of office of the Chair or Vice-Chair shall be one year, and there shall be no limits placed on the number of consecutive terms as Chair or Vice-Chair.
 - (3) *General duties.*
 - (a) The Chair shall preside at all meetings of the PZB, decide all points of order on procedure, compel the attendance of witnesses, and take such action as shall be necessary to preserve the order and integrity of all proceedings before the PZB.
 - (b) In the absence of the Chair, the Vice-Chair shall act as Chair and shall have all powers of the Chair. In the absence of the Chair and Vice-Chair, the most senior PZB member shall act as Chair and shall have the powers of the Chair.

- (F) *Staff.* The LDR Administrator shall serve as the secretary and professional staff to the PZB and provide it with administrative support.
- (G) *Meetings.*
 - (1) *Monthly meetings.* The PZB shall hold at least one regular meeting in each month, if necessary.
 - (a) *Special meetings.* In addition to its regular meetings, the PZB may meet at the call of the Chair or within 30 days after receipt of a matter to be acted upon by the PZB, or at the written request of one member submitted to the LDR Administrator for the Chair's consideration.
 - (b) *Quorum.* No meeting of the PZB shall be called to order, nor may any business be transacted by the PZB, without a quorum consisting of three voting members being present. If at any time during a public meeting or public hearing a quorum is lost, it shall be stated in the minutes and no final action on a matter shall be taken by the PZB.
 - (c) *Decisions.* The concurring vote of a simple majority of a quorum in attendance and voting shall be necessary to pass any motion of the PZB.
 - (d) *Abstention.* Any PZB member with a private or personal interest in matters coming before the PZB shall declare such interest and abstain from all participation regarding that matter. No member of the PZB shall appear before the PZB as an agent or attorney representing another person.
 - (e) *Open to the public.* All meetings of the PZB shall be open to the public.
 - (f) *Official record.*
 - (i) The PZB shall adopt rules for the transaction of business and shall keep a record of its recommendations, transactions, findings, and determinations.
 - (ii) Such record shall be a public record, and shall be maintained in the office of the LDR Administrator.
 - (g) *Disbursement of funds.* Funds may be appropriated by the City Commission in connection with the work of the PZB as determined necessary by the City Commission.
- (H) *Rules.* The PZB shall establish written rules for its operation in accordance with these LDRs and any applicable State laws, which shall be made available to the public.
- (I) *Assistance to PZB.* All employees of the City and public officials shall, upon written request, furnish to the PZB, within a reasonable time, such available information as it may require for its work.
- (J) *Right of entry.* The PZB and its members, officers and staff, in the performance of their functions, may enter upon any land for which an application for development permit is being considered, and make examinations and surveys and place and maintain necessary monuments and marks thereon, as allowed under relevant public meeting laws outlined in the Florida Statutes.

ARTICLE 3 ZONE DISTRICTS

3.1.1 *Establishment of base zone districts.* The following base zone districts are established:

Table 3.1-1. Establishment of Base Zone Districts		
Abbreviation	District Name	Max. Gross Density (DU/AC) [1]
Conservation Districts		
CSV	Conservation	N/A
Agricultural Districts		
A	Agricultural	0.20; 0.50 if homesteaded
Residential Districts		
RSF-1	Residential Single-Family - 1	1
RSF-3	Residential Single-Family - 3	3
RSF-4	Residential Single-Family - 4	4
RSF-6	Residential Single-Family - 6	6
RMH-5	Residential Mobile Home - 5	5; 2 without public utilities
RMH-P	Residential Mobile Home Park	8
RMF-8	Residential Multiple Family - 8	8
RMF-15	Residential Multiple Family - 15	15
Business Districts		
OR	Office Residential	5; 8 for mixed-use developments
CN	Neighborhood Commercial	None 5; 8 for mixed-use developments
CC	Community Commercial	None 10; 15 for mixed-use developments
CBD	Central Business District	None 15; 20 for mixed-use developments
CI	Commercial Intensive	None 15
CP	Corporate Park	0.04 4 [2]
ILW	Light and Warehouse Industrial	None 8
IG	Industrial General	N/A
GF	Governmental Facilities	None N/A
Planned Development Districts		
PD-R	Planned Development - Residential	See Section 3.6.3(A)
PD-TND	Planned Development - Traditional Neighborhood	See Section 3.6.3(B)
PD-EC	Planned Development - Employment Center	See Section 3.6.3(C)
PD-COMM	Planned Development - Commercial	See Section 3.6.3(D)
Notes:		
[1] Maximum gross residential density may be increased by 20 percent for the provision of affordable housing in the RSF-6, RMF-8, and RMF-15 zone districts. Floor area ratios for business districts are as follows: 0.5 FAR for parcels five acres or greater; 0.75 FAR for parcels less than five acres but greater than one acre; 1.0 FAR for parcels one acre or less. Floor area ratios for business districts are increased to be as follows for mixed-use developments: 0.6 FAR for parcels five acres or greater; 0.85 FAR for parcels less than five acres but greater than one acre; 1.25 FAR for parcels one acre or less.		
[2] Residential density shall be consistent with the criteria outlined in Sec. 3.5.2(F).		

3.5.1 *General purposes.* The business zone districts are established for the general purpose of ensuring there are lands in the City that provide a wide range of office, retail, service, light industrial, mixed-use development and related uses to meet household and business needs, and more specifically:

3.5.2 *Business district specific purposes.*

- (A) *OR, Office Residential District.* The OR district is established and intended to provide for a mix of business and professional office uses together with single-family detached, single-family attached, townhouse, and two- to four-family dwellings, on lands that in the past were primarily residential in character. The professional office uses shall be located in buildings that are residential in physical design and character. The maximum residential density allowed is five dwelling units an acre, and may be increased to eight dwelling units an acre for mixed-use developments.
- (B) *CN, Neighborhood Commercial District.* The CN district is established and intended to provide for small-scale retail and service establishments and professional offices which provide goods and services to serve the residents of the surrounding neighborhood. Residential uses are encouraged on the upper floors of nonresidential establishments. The district should not include establishments that attract traffic from areas of the City outside the neighborhood which is being served by the use. Nonresidential buildings floor area in the CN district should not exceed 10,000 square feet in area. The district should typically be located at the intersection of two collector streets or a collector street and arterial street in close proximity to the residential neighborhood which it serves. The maximum residential density allowed is five dwelling units an acre, and may be increased to eight dwelling units an acre for mixed-use developments.
- (C) *CC, Community Commercial District.* The CC district is established and intended to provide lands for business uses that provide goods and services to residents of the entire community. Because these commercial uses are subject to public view, they should provide appropriate appearance, adequate parking, controlled traffic movement, suitable landscaping, appropriate pedestrian facilities, and protect abutting residential areas from adverse impacts. Residential uses are encouraged on the upper floors of nonresidential establishments. The CC district should typically be located along major arterials or at the intersection of an arterial and highway. The maximum residential density allowed is 10 dwelling units an acre, and may be increased to 15 dwelling units an acre for mixed-use developments.
- (D) *CBD, Central Business District.* The CBD district is established and intended to encourage the development of the City's historic downtown as the focal point in Alachua for an intense mix of office, retail, service, restaurant, entertainment, cultural, government, civic, and residential uses. Residential uses are encouraged on the upper floors of nonresidential establishments. More specifically, the district is intended to:
 - (1) *Protect and enhance architectural character.* Protect and enhance the unique aesthetic and architectural character of Alachua's downtown;
 - (2) *Support economic vitality.* Support the economic vitality of the downtown;
 - (3) *Allow for diverse mix of uses.* Allow for a diverse mix of business, office, institutional, recreational, and residential uses;
 - (4) *Encourage pedestrian friendliness.* Encourage pedestrian-friendly development; and
 - (5) *Discourage highway-oriented uses.* Discourage highway-oriented uses.The maximum residential density allowed is 15 dwelling units an acre, and may be increased to 20 dwelling units an acre for mixed-use developments.

- (E) *CI, Commercial Intensive District.* The CI District is established and intended to provide lands and facilitate highway-oriented development opportunities within the City, for uses that require high public visibility and an accessible location. Higher density residential uses and affordable housing may be developed in conjunction with nonresidential uses. The CI district should be located along major arterials or highways and at the US 441/Interstate-75 interchange. The maximum residential density allowed is 15 dwelling units an acre.
- (F) *CP, Corporate Park District.*
- (2) *Residential development criteria.*
- (a) In order to ensure that the purpose and intent of the CP District is achieved, development within the Corporate Park zoning district that includes residential uses as permitted by this subsection shall include a functional mix of residential and non-residential uses. The number of residential units within the CP District shall be limited. A final development order for residential units shall not be granted unless the minimum floor area of non-residential uses as set forth in Table 3.5-1, Residential to Non-Residential Ratios within the CP District, has been constructed within the CP District, or shall be constructed concurrent with development proposed by a singular Site Plan that includes both residential and nonresidential uses ~~residential units as a part of a mixed-use development.~~
- (G) *ILW, Light and Warehouse Industrial District.* The ILW district is established and intended to accommodate a wide range of employment-generating office, institutional, research and development, and light manufacturing uses. Such uses shall be developed in a manner compatible with surrounding land uses, and to minimize potential nuisances or damage to the environment. In addition, by allowing a wide range of permitted uses, the ILW district is intended to accommodate the development of “flex space” arrangements, where the developer can establish different combinations of uses on a site over time, as the market dictates, as long as all uses and development conform to the standards established by these LDRs to protect adjacent land uses and the natural environment. Residential uses are limited to caretaker dwellings, and live/work units, ~~and upper-story dwellings.~~ The maximum residential density allowed is 8 dwelling units an acre.

- 3.5.3 *Use regulations and development standards.* The following Table 3.5-2, Use Regulations and Development Standards in the Business Districts, indicates the location of standards in these LDRs related to allowable uses, density and intensity limitations, dimensional standards, and subdivision standards for the business zone districts:

Table 3.5-2. Use Regulations and Development Standards in the Business Districts	
Type of Standard	Location in these LDRs
Allowable uses	Table 4.1-1
Density/intensity/dimensional standards	Table 5.1-3; <u>Table 5.1-4</u>
Development standards	Article 6
Subdivision standards	Article 7

ARTICLE 4 USE REGULATIONS

4.2.1 *Generally.*

- (C) *Developments with multiple principal uses and mixed-uses.* When all principal uses of a development fall within one use category, the entire development is assigned to that use category. A development that contains a coffee shop, bookstore, and bakery, for example, would be classified in the retail sales and service category because all of the development's principal uses are in that use category. When the principal uses of a development fall within different use categories, each principal use is classified in the applicable use category and each use is subject to applicable regulations within that category. Developments with multiple principal uses, such as shopping centers, and mixed-use developments shall incorporate only those uses allowed in the underlying zone district.

4.3.1 *Residential uses.*

(A) *Household living.*

- (3) *Multiple-family dwellings, single-family attached dwellings, townhomes, and two- to four-family dwellings.* Multiple-family dwellings, single-family attached dwellings, townhomes, and two- to four-family dwellings shall comply with the following standards:

~~(a) — Permitted in the CI district as affordable housing. Single family attached, townhouse, two- to four-family, or multiple-family dwelling units may be permitted within the CI zone district provided that 50 percent or more of the dwelling units are deed-restricted affordable housing for low-income residents.~~

~~(b)~~(a) *Orientation of buildings to street and open space.* To the maximum extent practicable, be oriented to the street or frame open space.

~~(c)~~(b) *Building adjacent to single-family detached development.*

- (i) Not allow the height of buildings located within 100 feet of land in a single-family residential district (RSF-1, RSF-3, RSF-4, and RSF-6) exceed two stories, except for buildings defined as a mixed-use development.

- (ii) Not allow the height of buildings located within 100 feet of an existing single-family ~~attached detached~~ development to exceed two stories, except for buildings defined as a mixed-use development.

~~(d)~~(c) *Design features on side facades adjacent to single-family districts or single-family detached development.* When located adjacent to single-family detached development or vacant land in a single-family residential district (RSF-1, RSF-3, RSF-4, and RSF-6), incorporate a minimum of two design features (e.g., bay windows with a minimum 12-inch projection, eaves with a minimum six-inch projection, or multiple windows with minimum four-inch trim) on adjacent side facades.

~~(e)~~(d) *Off-street parking for multifamily uses, including townhomes.*

- (i) Provide a minimum of 50 percent of off-street surface parking on the side of the building, rear of the building or enclosed individual garage units that are integrated into individual residential units.

- (ii) Where off-street surface parking lots are located adjacent to a public right-of-way, screen them with a completely opaque ~~vegetative screen~~, fence or wall, a minimum of three feet in height or with landscaping using evergreen materials, capable of providing a substantially opaque, hedge-like barrier and attaining a minimum height of three feet within three years of planting.

~~(f)~~(e) *Garages with multifamily buildings.* Design garages with multifamily development as side or rear entry, located on the side or rear of the building, except no side entry garage door shall face an adjacent single-family detached development, or vacant land in a single-family district (RSF-1, RSF-3, RSF-4, and RSF-6).

~~(g)~~(f) *Garages with single-family attached, and two- to four-family dwellings.* In single-family attached, townhouses and two- to four-family development:

- (i) Limit individual garage doors facing a street to no more than ten feet in width per door, with a maximum of two doors facing the street per dwelling, with a minimum separation of two feet between the doors; or limit individual garage doors facing a street to no more than eighteen feet in width per door, with a maximum of one door facing the street per dwelling.
- (ii) Design detached garages so as to be located at least four feet behind the front facade of the principal structure. (For the purposes of measurement, the front facade will be the front facade plane that is furthest from the front lot line.)
- (iii) Design attached garages to not extend beyond the front façade line of any living area or covered porch. The roof over the living area or covered porch shall extend to be equidistant to or project beyond the roofline of the garage. For purposes of this section, the front façade line of any living area means the closest façade located between the front property line and air conditioned space intended for non-automotive uses.

~~(h) ——— Landscaped buffer adjacent to single family detached development. Provide a landscaped buffer adjacent to existing single family development a minimum of 15 feet in width along the yard which the single family detached development abuts.~~

4.3.4 *Business uses.*

(A) *Eating establishments.*

(i) *Restaurants with outdoor seating.*

- (a) *Setback from residential district.* The outdoor seating area shall be located no closer than 100 feet from any residential zone district or use, except for those residential uses that have been incorporated into a mixed-use development.

(F) *Recreation/entertainment.*

(1) *Banquet hall.*

- (a) Outdoor seating areas shall be located no closer than 100 feet from any residential zone district or use, except for those residential uses that have been incorporated into a mixed-use development.

(G) *Retail sales and services.*

(1) *Bar, nightclub or cocktail lounge.*

(b) *Outdoor activities as part of a special exception permit.*

- (i) Locate the use no closer than 100 feet from any residential zone district or use, except for those residential uses that have been incorporated into a mixed-use, development.

(11) *Microbreweries.*

(a) *Minimum separation from residential uses and zoning.*

- (i) *Microbreweries with indoor seating only.* Except for microbreweries within the Corporate Park (CP) zoning district, a microbrewery with indoor seating only shall be located no closer than 100 feet from any residential district or use, except for those residential uses that have been incorporated into a mixed-use development. The distance shall be measured by extending a straight line from the center of the main entrance of the microbrewery to the nearest property line of the residential zone district or use.
- (ii) *Microbreweries with outdoor seating.* Outdoor seating areas for a microbrewery shall be located no closer than 250 feet from any residential district or use, except for those residential uses that have been incorporated into a mixed-use development. The distance shall be measured by extending a straight line from the nearest point of the outdoor seating area to the nearest property line of the residential zone district or use.

4.7 *Mixed-use specific standards.*

4.7.1 *Purpose and intent.* The purpose of the mixed-use specific standards is to provide flexibility for the creation of mixed-use developments in appropriate districts within the City. The unique nature of mixed-use developments and structures presents a need for supplemental use-specific standards. In the event of a conflict between the use-specific standards governing a principal use and the standards of this section, the standards of this section shall prevail.

4.7.2 *Applicability and relevant provisions.* The standards of this section apply to all developments that meet the definition of a mixed-use development and the following criteria:

- (A) The proposed development area is less than 10-acres in size, or if the proposed development area is equal to or greater than 10-acres, the proposed development is part of a planned development;
- (B) The proposed development is located in the OR, CN, CC, CBD, CI, PD-COMM, PD-R, PD-TND, or PD-EC zone district;

- (C) The proposed development area is contained within a 1/8-mile radius or less;
- (D) The proposed development includes a minimum number of dwelling units equal to 20 percent of the maximum permitted density of the development area; and,
- (E) The proposed development devotes a minimum of 15 percent of the total floor area to non-residential uses. Uses accessory to dwelling units or other residential uses are not applicable to fulfill this standard.

4.7.3 Standards.

- (A) *Complies with use-specific standards.* The proposed development must comply with all applicable and relevant use specific standards in Section 4.3, Use specific standards. In the case that the use-specific standards of two or more principal uses conflict, the stricter of the use-specific standards shall prevail.
- (B) *Off-street parking.*
 - (1) Locate a minimum of 50 percent of provided off-street parking on the side or rear of the structure or development. Minimize off-street parking located to the front of the structure or development to the maximum extent practicable.
 - (2) Where off-street parking areas are located adjacent to a public right-of-way, screen them with a completely opaque-fence or wall a minimum of three feet in height or with landscaping using evergreen materials, capable of providing a substantially opaque, hedge-like barrier and attaining a minimum height of three feet within three years of planting.
- (C) *Orientation of buildings to street.* Orient structures to face the street or frame open space to the maximum extent practicable.
- (D) *Building adjacent to single-family detached development.* The height of a mixed-use building located within 100 feet of a single-family district (RSF-1, RSF-3, RSF-4, and RSF-6) or located within 100 feet of an existing single-family detached development must not exceed three stories.
- (E) *Driveways and curb cuts.* Minimize driveways that cross pedestrian pathways to the maximum extent practicable and where alternative means of access exist.
- (F) *Parking structures and residential garages.* Parking structures or garages (including residential garages) must not face or be located within the front yard of a structure/development.

ARTICLE 5 DENSITY, INTENSITY, AND DIMENSIONAL STANDARDS

- 5.1.3 *Dimensional standards in Business Districts.* All primary and accessory structures in the business zoning districts are subject to the dimensional standards set forth in Table 5.1-3, Table of Dimensional Standards in the Business Zoning Districts. Primary and accessory structures in the business zoning districts that are part of a development meeting both the definition of mixed-use development and the criteria established in Section 4.7.2, Applicability and relevant provisions, are exempt from Table 5.1-3, Table of Dimensional Standards in the Business Zoning Districts, and are subject to Table 5.1-4, Table of Dimensional Standards for Mixed-Use Developments. These standards may be further limited or modified by other applicable sections of these LDRs. Rules of measurement and permitted exceptions are set forth in Sections 5.2.1, Lots; 5.2.2, Setbacks and required yards; 5.2.3, Height; and 5.2.4, Bulk.

Table 5.1-3. Table of Dimensional Standards in the Business Zoning Districts

District and Use	Lots		Minimum Yards and Setbacks				Max Height (ft.)	Max. Lot Coverage (incl. accessory structures) [1]	<u>Max. Intensity/Density</u>	
	Min. Area (sq. ft.)	Min Width (ft.)	Front (ft.) [5]	Side (ft.)	Rear (ft.)	Wetland and Water-course (ft.)			Max. <u>Non-Residential</u> FAR [2]	Max. Gross Residential Density (DU/acre) [2]
OR										
Dwelling, single-family detached	6,000	50	20	7.5 for each	15	Sec. 5.2.2(B)	65	40%	N/A	5
Dwelling, single-family attached, townhouse, two- to four-family, and multiple-family	10,000	40	15	5 for each building side	10					
Public and institutional uses	None	None	35	25 for each	35			35%	None <u>See note [2]</u>	N/A
All other uses			30	20 for each	20					5
CN										
Public and institutional uses	None	None	20	10 for each	15	Sec. 5.2.2(B)	65	40%	Lesser of that provided in note [2] or 10,000 sq. ft.	None <u>N/A</u>
All <u>other</u> uses			25							None <u>5</u>
CC										
All uses	None	None	20	None	15	Sec. 5.2.2(B)	65	None	See note [2]	None <u>10</u>

CBD										
All uses	None	None	None	None	None	Sec. 5.2.2(B)	65	None	See note [2]	None 15
CI [3]										
All uses	None	None	20	None	15	Sec. 5.2.2(B)	65 See note [8]	None	See note [2]	None 15
ILW										
All uses	None	None	20	15, except where railroad spur abuts side or rear property line, then none		Sec. 5.2.2(B)	65	None	See note [2]	None 8
CP [4]										
Dwelling, single-family detached	3,500 See note [6]	40 See note [6]	20 See note [7]	5 for each See note [7]	10 See note [7]	Sec. 5.2.2(B)	65	60%	N/A	4 N/A
Dwelling, single-family attached, townhouse, and multiple-family	2,700 See note [6]	30 See note [6]	10 See note [7]	5 for each building side See note [7]	10 See note [7]					
Cottage home	2,700 See note [6]	30 See note [6]	5 See notes [7], [9]	5 for each building side See note [7]	10 See notes [7], [9]		35	70%		
All other uses	None	None	20	15, except where railroad spur abuts side or rear property line, then none			100 See note [8]	None	See note [2]	

IG									
All uses	None	None	20	15, except where railroad spur abuts side or rear property line, then none	Sec. 5.2.2(B)	65	None	See note [2]	N/A
GF									
All uses	None	None	20	15, except where railroad spur abuts side or rear property line, then none	Sec. 5.2.2(B)	65	None	See note [2]	N/A
PD-EC									
See Section 3.6.3(C).									
PD-TND									
See Section 3.6.3(B).									
PD-COMM									
See Section 3.6.3(D).									
Notes:									
[1] The maximum lot coverage in the OR district may be increased up to 65 percent by the provision of three or more upper story dwelling units above retail or office uses, provided such units are deed-restricted affordable housing for low income residents. The maximum lot coverage for cottage homes shall be measured over the entire cottage neighborhood, not individual lots.									
[2] The building square footage occupied by upper-story dwelling units that are deed restricted as affordable housing for low income residents shall not be counted towards the maximum FAR. Floor area ratios for business districts are as follows: 0.5 FAR for parcels five acres or greater; 0.75 FAR for parcels less than five acres, but greater than one acre; 1.0 FAR for parcels one acre or less.									
[3] Minimum lot area, minimum lot width, minimum yard, and minimum setback standards may be reduced by up to 75 percent in the CI Districts to accommodate deed-restricted affordable housing units.									
[4] Residential uses in the CP District shall be consistent with the criteria specified in Section 3.5.2(F).									
[5] Front setbacks shall be consistent with the definition of “yard, front” as provided in Subsection 5.2.2(A)(7).									
[6] Lot dimensional standards apply only to individual platted lots.									
[7] Building setbacks apply only to individual platted lots or if no platting is proposed, the setback standards apply to the project permitter. However, all building separation requirements specified in the Florida Building Code are applicable. As used within Table 5.1-3, “project” shall mean all contiguous land zoned CP.									
[8] The maximum height for structures in the CI and CP zoning districts may be increased up to a maximum of 200 feet using the Special Exception process consistent with the applicable standards found in Sections 2.4.4(D) and 5.2.3(B).									
[9] If a garage is provided, then the garage face shall be set back a minimum 20-feet to prevent parked vehicles from blocking the sidewalk.									

5.1.4 Dimensional standards for mixed-use developments. All primary and accessory structures in the business zoning districts that are part of a development meeting both the definition of mixed-use development and the criteria established in Section 4.7.2, Applicability and relevant provisions, are subject to the dimensional standards set forth in Table 5.1-4, Table of Dimensional Standards for Mixed-Use Developments in the Business Zoning Districts. These standards may be further limited or modified by other applicable sections of these LDRs. Rules of measurement and permitted exceptions are set forth in Sections 5.2.1, Lots; 5.2.2, Setbacks and required yards; 5.2.3, Height; and 5.2.4, Bulk.

Table 5.1-4. Table of Dimensional Standards for Mixed-Use Developments in the Business Zoning Districts

District and use	Lots		Minimum Yards and Setbacks				Max Height (ft.)	Max. Lot Coverage (incl. accessory structures) [1]	Max. Intensity/Density	
	Min. Area (sq. ft.)	Min Width (ft.)	Front (ft.) [4][6]	Side (ft.) [6]	Rear (ft.) [6]	Wetland and Water-course (ft.)			Max. Non-Residential FAR [2]	Max. Gross Residential Density (DU/acre) [2]
OR										
Mixed-use development See note [7]	10,000	50	10	5 for each building side	15	Sec. 5.2.2(B)	65	50%	See note [2]	8
CN										
Mixed-use development See note [7]	7,500	50	10	5 for each building side	15	Sec. 5.2.2(B)	65	50%	Lesser of that provided in note [2] or 10,000 sq. ft.	8
CC										
Mixed-use development See note [7]	None	None	10	None	15	Sec. 5.2.2(B)	65	None	See note [2]	15
CBD										
Mixed-use development See note [7]	None	None	None	None	None	Sec. 5.2.2(B)	65	None	See note [2]	20
CI [3]										
Mixed-use development See note [7]	None	None	10	None	15	Sec. 5.2.2(B)	65 See note [5]	None	See note [2]	15

<u>PD-R</u>
<u>See Section 3.6.3(A).</u>
<u>PD-EC</u>
<u>See Section 3.6.3(C).</u>
<u>PD-TND</u>
<u>See Section 3.6.3(B).</u>
<u>PD-COMM</u>
<u>See Section 3.6.3(D).</u>
<u>Notes:</u>
<u>[1] The maximum lot coverage in the OR district may be increased up to 65 percent by the provision of three or more upper story dwelling units above retail or office uses, provided such units are deed-restricted affordable housing for low income residents.</u>
<u>[2] The building square footage occupied by dwelling units shall not be counted towards the maximum FAR. Floor area ratios for mixed-use developments in the business districts are as follows: 0.6 FAR for parcels five acres or greater; 0.85 FAR for parcels less than five acres, but greater than one acre; 1.25 FAR for parcels one acre or less.</u>
<u>[3] Minimum lot area, minimum lot width, minimum yard, and minimum setback standards may be reduced by up to 75 percent in the CI Districts to accommodate deed-restricted affordable housing units.</u>
<u>[4] Front setbacks shall be consistent with the definition of “yard, front” as provided in Subsection 5.2.2(A)(7).</u>
<u>[5] The maximum height for structures in the CI zone district may be increased up to a maximum of 200 feet using the Special Exception process consistent with the applicable standards found in Sections 2.4.4(D) and 5.2.3(B).</u>
<u>[6] If a garage is provided, then the garage face shall be set back a minimum 20-feet to prevent parked vehicles from blocking the sidewalk.</u>
<u>[7] The dimensional standards for mixed-use development shall only apply to developments meeting both the definition of mixed-use development and the criteria established in Section 4.7.2, Applicability and relevant provisions. Developments with multiple principle uses not meeting either the definition of mixed-use development nor the criteria established in Section 4.7.2, Applicability and relevant provisions, are subject to the standards of Table 5.1-1, Table 5.1-2, and Table 5.1-3 as applicable.</u>

5.2.1 *Lots.*

(B) *General Lot Requirements.*

- (3) ~~Erection of more than one principal structure on a platted lot.~~ Whenever any land is subdivided, a building permit for the construction of a building or other principal structure (excluding commercial buildings under common ownership or unified control) shall not be issued unless the land is subdivided pursuant to the procedures and standards of these LDRs.

ARTICLE 6 DEVELOPMENT STANDARDS

6.1.4 *Off-street parking standards.*

(B) *Amount required.*

- (6) *Reductions for affordable housing units.* The minimum off-street parking requirements in Table 4.1-1, Table of Allowed Uses, may be reduced by up to 50 percent for single-family detached and attached, two- to four-family dwellings, townhouse, multiple-family, live/work and upper story dwellings provided that such uses are:
- (a) Located in the RSF-6, RMF-8, RMF-15, ~~ROOR~~ and CI zone districts;
 - (b) Deed restricted as affordable housing for low-income residents; and
 - (c) Constructed under the density bonus provisions in Article 5 for such uses.

(7) *Exceptions for mixed-use development. The minimum number of off-street parking spaces shall be reduced by 25 percent for mixed-use developments located in the OR, CN, or CC districts.*

6.2.2 *Landscaping standards.*

(B) *Applicability.* These standards shall apply to the following development in the City:

- (1) *Single-family lots or dwellings.* The subdivision or development of eight or more single-family residential lots or dwellings.
- (2) *Single-family attached dwellings.* The subdivision or development of eight or more single-family attached dwellings.
- (3) *Two- to four-family dwellings.* The subdivision or development of eight or more two- to four-family dwellings.
- (4) *Manufactured home park.* Subdivision for a manufactured home park.
- (5) *Existing multifamily structure.* Development of a multifamily structure or redevelopment of an existing multifamily structure that results in an increase in building square footage of 60 percent or more.
- (6) *Cottage neighborhoods.* Cottage neighborhoods located in the CP zoning district.
- (7) *Nonresidential.* Development of a nonresidential structure or redevelopment of a nonresidential structure that results in an increase in building square footage or impervious surface by 50 percent or more.
- (8) *Parking lot.* Development of a parking lot for eight or more spaces.
- (9) *Existing parking lot.* Redevelopment or expansion of an existing parking lot that results in an increase of 20 or more spaces. Redevelopment or expansion includes items such as repaving, changes in ingress or egress, and reconstruction of stormwater drainage systems.
- (10) *Mixed-use developments. Development of a mixed-use development or redevelopment of an existing mixed-use development that results in an increase in building square footage or impervious surface by 50 percent or more.*

(D) *Landscape standards.*

(1) *Site landscaping.* For purposes of this section the number of trees required is rounded to nearest whole tree or shrub (e.g., if number of canopy trees needed to meet site landscaping requirements is calculated at 9.5 trees then ten trees would be required). The following site landscaping shall be required for the following:

(a) *Multifamily, ~~and townhouses,~~ and mixed-use developments.*

- (i) Two canopy trees per acre, planted on the primary or street-facing side, and one canopy trees per acre planted on each of the exterior sides and exterior rear of each primary structure. An existing canopy tree that is a native species and in good or better health can be utilized to fulfill this requirement. It is encouraged that the tree be located so that it may provide shade on the structure during the summer afternoon.
- (ii) Six ornamental/understory trees per acre, ~~with 50 percent planted in front and 25 percent on each side. For sites in the CBD district, the ornamental/understory trees may be planted in any yard. For sites outside the CBD district, 50 percent of the required ornamental/understory trees must be planted in front and 25 percent on each side.~~
- (iii) A row of shrubs along the front facade of the structure, with consideration given to access to utility meters or mechanical equipment. Shrubs shall not be planted directly against the structure, but a minimum of two feet from the facade to facilitate adequate air circulation. In lieu of a horizontal line of shrubs along the front facade, shrub masses of three or more species may be utilized.
- (iv) For sites with multiple buildings, for each 100 feet of facade of the longest building face of any buildings at least one of the following options, located between all structures:
 - a. Two canopy trees;
 - b. Four understory trees;
 - c. A row of shrubs along facades facing each other;
 - d. Community garden area of at least 1,500 square feet;
 - e. Fountain or other water feature;
 - f. Shaded table or bench;
 - g. Other significant landscape improvement as approved by LDR Administrator.
- (v) A combination of solid sod, seeding, and sprigs shall be used to cover 100 percent of the lot site disturbed by construction activities. Areas of native vegetation are not required to be sodded. An area within 20 feet of the front building facade shall be sodded with other disturbed areas to be sodded, seeded or sprigged.
- (vi) The site landscaping requirements found in [Subsection] 6.2.2(D)(1)(a)(i) and (ii) are reduced by 50% for those developments on sites which are 43,560 square feet or less.

(3) *Perimeter buffers.*

- (c) *Buffer class application.* Table 6.2-2, Buffer Class Application, below specifies the type of landscaped perimeter buffer that must be installed adjacent to an existing use or vacant land. The proposed uses are designated with their associated use class and cross-referenced with the numbered columns along the horizontal row under the adjacent use heading. The buffer type is indicated by letter and the total buffer width in feet is indicated by number. For mixed-use developments, utilize whichever use type present in the mixed-use development results in the greater buffer requirement.

ARTICLE 10 DEFINITIONS

10.2 Definitions.

Development area means as used in Section 4.7, Mixed-use specific standards, the portion of land in a mixed-use development designated for clearing, grading, ingress, egress, utilities, landscaping and other forms of development. In cases where mixed-use development is proposed as part of a planned development, the development area encompasses the entirety of the property subject to the PD Ordinance. As used in Section 7.9, Conservation subdivision, the portion of land in a conservation subdivision designated for clearing, grading, ingress, egress, wells, septic systems, utilities and other forms of development.

Mixed-use development means a building or ~~an distinct development area containing consisting of~~ a mix of multiple use types from at least two use classifications, including at least one use type from the residential use classification, ~~uses~~ which functionally integrate and interconnect with one another and meets the criteria of Section 4.7.2. Uses are generally arranged in a walkable manner and may be arranged such that they occupy one structure or separate structures in close proximity. Uses may include, but is not limited to, retail, professional services, restaurants and eating establishments, offices, and single and multifamily residential.

COMPREHENSIVE PLAN CONSISTENCY ANALYSIS

The goals, objectives, and policies (GOPs) identified below are provided to establish a basis of the amendment'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 provided below.

Vision Element

II. VISION STATEMENT

The City has a strong image as the "Good Life Community." The image is woven throughout the work of the City with a commitment to premium service delivery and a high quality of life. The City will be a business friendly community, encouraging economic development and the establishment and expansion of major job centers in the industries of logistics, manufacturing, high-tech and bio-tech. The City will continue to invest in providing high quality recreational and cultural arts facilities and programs that create a sense of community. Alachua will be a place where housing choices are available to meet the needs of all citizens. Alachua will be a leader in fostering quality well-planned growth and redevelopment. Alachua will be a community where citizens can safely choose one of several multi-modal transportation options, including cycling, walking, and innovative options such as ride shares. Alachua will strive to be continually known for its collaboration between citizens, business communities, schools and government and will continue working together for the common good.

Evaluation & Findings: The proposed text amendment supports the City's vision by providing additional opportunities to diversify housing stock and to increase housing affordability while encouraging economic development and local businesses. Additionally, mixed-use development is more compact by nature and often supports increased mobility options in the form of walking and cycling.

III. GOALS TO IMPLEMENT THE VISION

Goal 1: Economic Development

The City of Alachua has a unique business climate. The City is home to corporations, technology incubators, local businesses and start-up companies. The City will maintain its focus on a welcoming business environment and encourage business development in the downtown area and along the US 441 corridor. The City supports a sustainable, thriving Main Street with a variety of businesses and a downtown area that attracts shoppers and patrons through cutting edge marketing strategies. The City will continue to support the redevelopment and revitalization of the historic center of the community. Alachua desires to continue to be a home to innovative businesses and an employment center where jobs are available to citizens of all educational and skill levels and ages. The City will continue to encourage the growth of and development of established industries, such as the life sciences, technologies and emerging industries and encourage the diversification and expansion of commercial businesses which provide integral services to the City's residents.

The City will encourage a sustainable use of natural resources to ensure that economic growth and development will responsibly continue within the community. The City will build strong relationships with local, regional and state-wide economic development organizations in order to work together to retain existing businesses and attract future businesses. The City will pursue business incentives that encourage additional private investment from new or existing businesses that will enhance employment opportunities and the quality of life of residents.

Evaluation & Findings: The proposed text amendment supports the goal of economic development by encouraging business and infill development within the central city area and downtown. Mixed-use development provides housing in close proximity to businesses, including retail, dining, and office, further supporting the customer and employment base of those businesses.

Goal 3: Transportation Mobility

The City of Alachua transportation system includes a heavily traveled US 441 corridor and a walkable downtown Main Street. The City will provide efficient traffic circulation that is safe and convenient, while maintaining or improving the level of service on roadways. The City will encourage multi-modal enhancement and trail systems, and provide for an aesthetically pleasing gateway between the I-75 interchange and downtown. The City will further a safe and connected pedestrian network that helps ensure a high quality of life for residents and visitors of all ages and abilities. New roadway construction and significant reconstruction projects will incorporate the principles embodied by the Complete Streets approach whenever possible. The City will explore opportunities for public transportation for Alachua residents, including innovative options such as ride shares and other emerging and technology-based options. The City will continue to pursue the interconnectivity of development in order to limit access points onto roadways thereby reducing negative impacts upon the transportation network. The City will strengthen connections between major hubs within the community, such as those between the historic core and Progress Park and Legacy Park.

Evaluation & Findings: The proposed text amendment supports the transportation mobility of residents by encouraging compact and infill development in urban areas of the City, promoting a walkable atmosphere and an extended sidewalk system.

Goal 4: Residential Opportunities

The City of Alachua recognizes that residential development is tied to growth and employment opportunities and supports a diversity of housing types in order to enhance the City's physical and social fabric. The City will encourage the provision of housing types to serve a wide range of people, from those moving to Alachua to work and/or raise families to those seeking senior housing and assisted living options. The City supports the provision of safe, affordable housing for all income levels. The City will encourage the construction of housing types including single-family conventional dwelling units, duplexes and quadplexes, apartments and town homes, traditional mixed use neighborhood planned development, live/work units, conservation subdivisions, and other innovative housing options that respond to societal changes and needs and are appropriate for the character of the City. The City supports enhancements that strengthen and improve existing neighborhoods, thereby maintaining a livable community for all demographics.

Evaluation & Findings: The proposed text amendment places an emphasis on targeted increases to the density of mixed-use developments in certain zone districts, allowing for an increase in housing choice and opportunity. The proposed text amendment supports this goal by encouraging the placement of housing units of varying types in commercial developments that would otherwise not contain residential components, increasing housing stock diversity and supply.

Future Land Use Element

Goal 1: Future Land Use Map 2035

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

Objective 1.3: Commercial & Mixed-Use

The City shall establish three commercial and mixed-use land use categories: Community Commercial, Commercial, and Central Business District. These land use categories shall provide a broad range of commercial uses, including retail sales and services, personal services, offices, and tourist-oriented uses, and the potential for mixed-use developments in order to provide for the availability of goods and services, both to the citizens and visitors of Alachua and to the citizens of the North Central Florida region while diversifying the housing stock.

Evaluation & Findings: The proposed text amendment focuses on establishing standards for mixed-use development in zone districts compatible with the Commercial & Mixed-Use future land use categories. The OR, CN, CC, CBD, CI, PD-R, PD-COMM, PD-TND, and PD-EC zone districts provide for a broad range of permitted commercial uses and the proposed text amendment will provide for the potential for mixed-use developments to provide for the availability of goods and services while diversifying the housing stock.

Policy 1.3.e: *Density and intensity standards.*

1. *Non-mixed-uses.* The following density and intensity standards shall apply to non-mixed-use development proposals in the commercial & mixed-use land use categories:
 - a. *Density.* Residential uses are limited to a density of 10 dwelling units per acre in the Community Commercial land use category and 15 dwelling units per acre in the Commercial and Central Business District land use categories.
 - b. *Intensity.* Non-residential uses are limited to an intensity of less than or equal to 0.5 floor area ratio for parcels 5 acres or greater, 0.75 floor area ratio for parcels less than 5 acres but greater than 1 acre, and 1.0 floor area ratio for parcels 1 acre or less.
2. *Mixed-uses.* The following density and intensity standards shall apply to mixed-use development proposals in the commercial & mixed-use land use categories:
 - a. *Density.* Residential uses are limited to a density of 15 dwelling units per acre in the Community Commercial and Commercial future land use categories and 20 dwelling units per acre in the Central Business District land use category.
 - b. *Intensity.* Non-residential uses are limited to an intensity of 0.6 floor area ratio for parcels 5 acres or greater, 0.85 for parcels less than 5 acres but greater than 1 acre, and 1.25 floor area ratio for parcels less than 1 acre.

Evaluation & Findings: The proposed maximum densities and intensities set forth in the text amendment do not exceed the maximum density and intensity standards established by Policy 1.3.e, and is therefore consistent.

Transportation Element

Policy 1.3.b: The City shall establish standards that emphasize shared parking and parking reduction incentives to provide flexibility for businesses and to discourage excessive parking areas.

Evaluation & Findings: The proposed text amendment introduces a new parking reduction specifically for mixed-use development in the OR, CN, or CC zone districts as the City recognizes that mixed-use development reduces transportation needs – including parking needs – by placing necessary shopping and employment within close proximity to housing.

Policy 1.5.e: Where feasible, the City will encourage strategies to facilitate development patterns that support multi-modal solutions, including urban design and appropriate land use mixes, including intensity and density.

Evaluation & Findings: The proposed text amendment focuses on mixed-use developments, which the City recognizes reduces transportation needs by placing necessary shopping and employment within close proximity to housing and supports multi-mobility, including walking and cycling.

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 homes, and shall ensure that appropriate land use designations and zoning districts exist to accommodate each type.

Evaluation & Findings: The proposed text amendment will support the development of a variety of housing types as the amendment focuses on increasing housing choice and opportunity by encouraging the placement of housing units of varying types in commercial developments that would otherwise not contain residential components.

Policy 1.1.i The City shall establish land use designations and zoning districts that accommodate mixed-use development consisting of residential with commercial and/or retail.

Evaluation & Findings: The proposed text amendment establishes mixed-use specific standards that explicitly permit for zone districts that accommodate mixed-use development consisting of residential with commercial and/or retail.

Conservation and Open Space Element

Policy 1.4.f The City shall promote mixed use and compact development to promote pedestrian, golf cart and bicycle traffic and reduce automobile dependency.

Evaluation & Findings: The proposed text amendment focuses on mixed-use developments, containing a variety of uses, that encourage compact and infill development to reduce automobile dependency. The City recognizes that mixed-use development reduces transportation needs – including automobile dependency – by placing necessary shopping and employment within close proximity to housing.

FINDINGS OF FACT: COMPLIANCE WITH LAND DEVELOPMENT REGULATIONS

Text Amendments to the Land Development Regulations Standards

Section 2.4.1(E)(1) of the City's Land Development Regulations (LDRs) establishes the standards with which all text amendments to the Land Development Regulations must be found compliant. The proposed amendment has been reviewed for compliance with the standards of Section 2.4.1(E)(1). An evaluation of the findings of compliance with the standards of Section 2.4.1(E)(1) is provided below.

- (1) **Text Amendments.** Amending the text of these LDRs is a matter committed to the legislative discretion of the City Commission. In determining whether to adopt or deny the proposed amendment, the City Commission shall consider and weigh the relevance of the following factors:

- (a) ***Consistent with Comprehensive Plan.*** Whether and the extent to which the proposed amendment is consistent with the Comprehensive Plan.

Evaluation & Findings: The proposed text amendment does not conflict with any goals, objectives, or policies in the City's Comprehensive Plan. An analysis of consistency with the City's Comprehensive Plan has been included in 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 text amendment does not conflict with any other provisions of the City's Land Development Regulations of Code of Ordinances.

- (c) ***Changed conditions.*** Whether and the extent to which there are changed conditions that require an amendment.

Evaluation & Findings: The proposed text amendment was initiated in response to the adoption of Ordinance 24-12, which amended the City's Comprehensive Plan by establishing Commercial & Mixed-Use future land use categories. This text amendment would implement both the amended sections and some existing sections of the City's Comprehensive Plan.

- (d) ***Community need.*** Whether and the extent to which the proposed amendment addresses a demonstrated community need.

Evaluation & Findings: The City of Alachua Fiscal Year 2025 Strategic Plan, adopted on September 23, 2024, outlines the community need for the proposed text amendment. Goal 4 focuses on residential opportunities, with Strategic Initiative 4.2 stating that “it is important the City continues to examine how infill development and redevelopment are best encouraged and facilitated, particularly via the Comprehensive Plan and LDRs, with a focus on the efficient utilization of land resources, compatibility with existing density residential development, a variety of residential development options and efficient delivery of public services.” The proposed text amendment focuses on mixed-use development and targeted density increases to promote infill development and housing stock diversity, helping to fulfill Strategic Initiative 4.2 and this 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.

Evaluation & Findings: The proposed text amendment does not alter existing residential protection or other compatibility standards, except where it improves compatibility among a mix of residential and business uses specifically co-located within mixed-use developments. The proposed text amendment focuses on mixed-use development and targeted density increases to promote infill development, which is expected to result in a more efficient long-term pattern of development.

- (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 text amendment focuses on mixed-use development and targeted density increases to promote infill development, which is expected to result in a more efficient and logical pattern of development.

- (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.

Evaluation & Findings: The proposed text amendment does not alter existing environmental protection standards and will 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, stormwater management, parks, and solid wastes).

Evaluation & Findings: The proposed text amendment includes targeted density and intensity increases; however, the amendment promotes more compact mixed-use development and infill development, reducing the need and cost of public utility extensions and maintenance in the long-term. Additionally, the City recognizes that mixed-use development reduces transportation needs - including automobile trip generation - by placing necessary shopping and employment within close proximity to housing, improving multi-mobility. The proposed text amendment does not alter the requirement that a certificate of concurrency compliance be obtained prior to development occurring, ensuring adequate service of public facilities.

EXHIBIT "A"
TO
MIXED-USE STANDARDS
STAFF-INITIATED LDR TEXT AMENDMENT
STAFF REPORT

DRAFT ORDINANCE
25-05

ORDINANCE 25-05

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 2 RELATING TO THE POWERS AND DUTIES OF THE PLANNING AND ZONING BOARD; AMENDING ARTICLE 3 RELATING TO THE PERMITTED DENSITY AND INTENSITY AND PURPOSES OF THE BUSINESS DISTRICTS; AMENDING ARTICLE 4 RELATING TO USE SPECIFIC STANDARDS AND THE CREATION OF MIXED-USE SPECIFIC STANDARDS; AMENDING ARTICLE 5 RELATING TO THE PERMITTED DENSITY AND INTENSITY OF THE BUSINESS DISTRICTS AND ESTABLISHING DIMENSIONAL STANDARDS FOR MIXED-USE DEVELOPMENT; AMENDING ARTICLE 6 RELATING TO OFF-STREET PARKING AND LOADING STANDARDS AND TREE PROTECTION AND LANDSCAPING STANDARDS FOR MIXED-USE DEVELOPMENT; AMENDING ARTICLE 10 RELATING TO THE DEFINITIONS OF DEVELOPMENT AREA AND MIXED-USE; PROVIDING A REPEALING CLAUSE; PROVIDING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

RECITALS

WHEREAS, the City Commission adopted the City of Alachua Land Development Regulations ("LDRs") through Ordinance 06-11, as amended from time to time; and,

WHEREAS, a text amendment ("Amendment") to the City's LDRs, as described below, has been proposed; and,

WHEREAS, a duly advertised public hearing was conducted on the Amendment on April 15, 2025, by the Planning and Zoning Board, sitting as the Local Planning Agency ("LPA") and the LPA reviewed and considered all comments received during the public hearing concerning the Amendment and made its recommendation to the City Commission; and,

WHEREAS, the City Commission conducted a duly advertised public hearing on the proposed Amendment, provided for and received public participation, and approved Ordinance 25-05 upon first reading on _____, and scheduled second and final reading for _____; and,

WHEREAS, the City Commission conducted a duly advertised public hearing on the proposed Amendment, provided for and received public participation, and approved Ordinance 25-05 upon second and final reading on _____; and,

WHEREAS, the City Commission has determined and found the Amendment to be consistent with the City's Comprehensive Plan and the 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, Article 2

Article 2 of the City of Alachua Land Development Regulations is hereby amended as follows. The remainder of Article 2 remains in full force and effect (text that is underlined is to be added and text that is shown as ~~struckthrough~~ is to be removed):

2.1.3 Planning and Zoning Board (PZB).

- (A) *Designation as the local planning agency.* The Planning and Zoning Board (PZB) is authorized by the City Commission as the local planning agency (LPA), and in that role shall, with the assistance of the Planning and Community Development Department ~~have the following powers and duties:~~
- (1) *Acquire and maintain information to understand trends and conditions.* Acquire and maintain such information and materials as are necessary to gain an understanding of past trends, present conditions and forces at work to cause changes in these conditions. Such information and materials may include maps and photographs of manmade and natural physical features of the areas subject to the Comprehensive Plan, statistics on past trends and present conditions with respect to population, property values, economic base, land use and such other information as is important or likely to be important in determining the amount, direction and kind of development to be expected in the areas subject to the Comprehensive Plan.
 - (2) *Make recommendations to City Commission on Comprehensive Plan.* Prepare, update, and recommend to the City Commission and from time to time amend the Comprehensive Plan for meeting present requirements and such future requirements as may be foreseen.
 - (3) *Recommend principles and policies for guiding actions.* Recommend principles and policies for guiding action affecting development in the City.
 - (4) *Prepare and recommend land development regulations.* Prepare and make recommendations to the City Commission on proposed land development regulations, land development codes, ordinances, regulations, and other proposals promoting orderly development along the lines indicated as desirable by the Comprehensive Plan.
 - (5) *Review developments for consistency with Comprehensive Plan.* Determine whether specific proposed developments conform to the principles and requirements of the Comprehensive Plan.
 - (6) *Public hearings.* Conduct such public hearings as may be required to gather information necessary for the drafting, establishment, and maintenance of the Comprehensive Plan and ordinances, codes, and regulations related to it and establish public committees when deemed necessary for the purpose of collecting and compiling information necessary for the plan, or for the purpose of promoting the accomplishment of the plan in whole or in part.
 - (7) *Special studies.* Make or cause to be made any necessary special studies on the location, adequacy, and conditions of specific facilities which are subject to the Comprehensive Plan. These may include but are not limited to studies on housing, commercial and industrial conditions and facilities, recreation, public and private utilities, roads and traffic, transportation, parking and the like.
 - (8) *Advise City Commission.* Keep the City Commission informed and advised on preceding matters.
 - (9) *Operate in conformity with Charter.* Operate in conformity with the Charter and other ordinances of the City, unless the Charter and/or the ordinances are inconsistent with F.S. ch. 166.

- (10) *Other duties.* Perform such other duties as may be lawfully assigned to it, or which may have bearing on the preparation or implementation of the Comprehensive Plan.
- (B) *Designation as the Historic Preservation Agency.* The PZB shall serve as the City's Historic Preservation Agency to implement the policies and responsibilities related to historic presentation in the Comprehensive Plan and these LDRs.
- (C) *Powers and duties.* The PZB is authorized by the City Commission with the following powers and duties under these LDRs:
 - (1) *Special exception permits.* To review and make recommendations to the City Commission on special exception permit applications for a building greater than 80,000 square feet in area, and to review and decide applications for all other special exception permit applications (Section 2.4.4).
 - (2) *Certificate of appropriateness.* To review and decide applications for certificates of appropriateness (major review) (Section 2.4.6).
 - (3) *Site plan.* To review and make recommendations to the City Commission on site plan applications consisting of a building greater than or equal to 80,000 square feet in area (Section 2.4.9(D)(2)(c)), and to review and decide applications for site plan applications consisting of a building less than 80,000 square feet in area (Section 2.4.9(D)(2)(b)).
 - (4) *Amendments to LDR text.* To initiate, review, and make recommendations to the City Commission to approve or deny applications to amend the text of these LDRs (Section 2.4.1, Text amendment).
 - (5) *General amendments to Official Zoning Atlas.* To initiate, review, and make recommendations to the City Commission to approve or deny applications to general amendments to the Official Zoning Atlas (Section 2.4.1).
 - (6) *Site-specific amendments to Official Zoning Atlas (rezone).* To initiate, review, and make recommendations to the City Commission to approve or deny applications to for site-specific amendments to the Official Zoning Atlas (rezone) (Section 2.4.2).
 - (7) *Planned development.* To review and make recommendations to the City Commission on PD Master Plans and amendments to the Official Zoning Atlas to a planned development (PD) district (Section 2.4.3).
 - (8) *Historic Overlay (HO) District classification.* To initiate, review, and make recommendations to the City Commission to approve or deny amendments to the Official Zoning Atlas to apply a Historic Overlay (HO) Zone District classification (Section 2.4.5).
 - (9) *Subdivision variance permits.* To review and make recommendations to the City Commission on subdivision variance permits (Section 2.4.7(D)).
 - (10) *Minor subdivisions.* To review and make recommendations to the City Commission on minor subdivisions (Section 2.4.10(F)).
 - (11) *Major subdivision preliminary plats.* To review and make recommendations to the City Commission on major subdivision preliminary plats (Section 2.4.10(G)).
 - (12) *Special permit.* To review and make recommendations to the City Commission on special permits (Section 2.4.16).
 - (13) *Wellfield exemption permits.* To review and make recommendations to the City Commission on wellfield exemption permits (Section 2.4.24).
 - (14) *Development agreements.* To review and make recommendations to the City Commission on development agreements (Section 2.5).
 - (15) *Make special knowledge and expertise available.* To make its special knowledge and expertise available upon written request and authorization of the City Commission to any official, department, board, commission or agency of the City.

- (16) *Studies.* To make studies of the resources, possibilities and needs of the City upon the authorization of the City Commission, and report its findings and recommendations, with reference thereto, to the City Commission.
 - (17) *Annual review of Capital Improvement Plan.* To ~~receive and review~~ ~~conduct an annual review of~~ the capital improvement element of the Comprehensive Plan annually to ensure that the fiscal resources necessary to maintain adopted level of service standards are available.
- (D) *Membership.*
- (1) *Number.* The PZB shall consist of six members: five voting members and one nonvoting member appointed by the School Board of Alachua County.
 - (2) *Appointment.* Each voting member shall be appointed by the City Commission.
 - (3) *Other office.* No voting member shall hold another municipal office or be an employee of the City.
 - (4) *Terms of office.*
 - (a) Terms of office shall be three years.
 - (b) A member shall continue to serve until the member is reappointed or replaced.
 - (5) *Resignation.* Any member who resigns prior to the end of the member's term shall do so in writing to the Chair.
 - (6) *Removal.* Any member shall be removed for more than three unexcused absences during any calendar year.
 - (7) *Filling of vacancy.*
 - (a) When a vacancy occurs due to expiration of term or removal, the City shall advertise to fill the vacancy through a public posting and in a newspaper of general circulation at least 14 days prior to the date of expiration. The City Commission shall fill the vacancy from among the applications received.
 - (b) Vacancies occurring other than through expiration of a term shall be filled for the unexpired term by appointment from the City Commission.
 - (8) *Compensation.* The members of the PZB shall serve without compensation, except that the City Commission may prescribe a per diem for attendance at meetings.
 - (9) *Filing of financial disclosure form.* Members of the Planning and Zoning Board shall file the appropriate financial disclosure forms as required by the State of Florida.
- (E) *Chair and other officers.*
- (1) *Generally.* The PZB shall elect a Chair and Vice-Chair from among the appointed members and create and fill such other of its offices as it may determine.
 - (2) *Term of office.* The term of office of the Chair or Vice-Chair shall be one year, and there shall be no limits placed on the number of consecutive terms as Chair or Vice-Chair.
 - (3) *General duties.*
 - (a) The Chair shall preside at all meetings of the PZB, decide all points of order on procedure, compel the attendance of witnesses, and take such action as shall be necessary to preserve the order and integrity of all proceedings before the PZB.
 - (b) In the absence of the Chair, the Vice-Chair shall act as Chair and shall have all powers of the Chair. In the absence of the Chair and Vice-Chair, the most senior PZB member shall act as Chair and shall have the powers of the Chair.
- (F) *Staff.* The LDR Administrator shall serve as the secretary and professional staff to the PZB and provide it with administrative support.

(G) *Meetings.*

- (1) *Monthly meetings.* The PZB shall hold at least one regular meeting in each month, if necessary.
 - (a) *Special meetings.* In addition to its regular meetings, the PZB may meet at the call of the Chair or within 30 days after receipt of a matter to be acted upon by the PZB, or at the written request of one member submitted to the LDR Administrator for the Chair's consideration.
 - (b) *Quorum.* No meeting of the PZB shall be called to order, nor may any business be transacted by the PZB, without a quorum consisting of three voting members being present. If at any time during a public meeting or public hearing a quorum is lost, it shall be stated in the minutes and no final action on a matter shall be taken by the PZB.
 - (c) *Decisions.* The concurring vote of a simple majority of a quorum in attendance and voting shall be necessary to pass any motion of the PZB.
 - (d) *Abstention.* Any PZB member with a private or personal interest in matters coming before the PZB shall declare such interest and abstain from all participation regarding that matter. No member of the PZB shall appear before the PZB as an agent or attorney representing another person.
 - (e) *Open to the public.* All meetings of the PZB shall be open to the public.
 - (f) *Official record.*
 - (i) The PZB shall adopt rules for the transaction of business and shall keep a record of its recommendations, transactions, findings, and determinations.
 - (ii) Such record shall be a public record, and shall be maintained in the office of the LDR Administrator.
 - (g) *Disbursement of funds.* Funds may be appropriated by the City Commission in connection with the work of the PZB as determined necessary by the City Commission.

(H) *Rules.* The PZB shall establish written rules for its operation in accordance with these LDRs and any applicable State laws, which shall be made available to the public.

(I) *Assistance to PZB.* All employees of the City and public officials shall, upon written request, furnish to the PZB, within a reasonable time, such available information as it may require for its work.

(J) *Right of entry.* The PZB and its members, officers and staff, in the performance of their functions, may enter upon any land for which an application for development permit is being considered, and make examinations and surveys and place and maintain necessary monuments and marks thereon, as allowed under relevant public meeting laws outlined in the Florida Statutes.

Section 4. Amendment to the Land Development Regulations, Article 3

Article 3 of the City of Alachua Land Development Regulations is hereby amended as follows. The remainder of Article 3 remains in full force and effect (text that is underlined is to be added and text that is shown as ~~strikethrough~~ is to be removed):

3.1.1 Establishment of base zone districts. The following base zone districts are established:

Table 3.1-1. Establishment of Base Zone Districts		
Abbreviation	District Name	Max. Gross Density (DU/AC) [1]
Conservation Districts		
CSV	Conservation	N/A
Agricultural Districts		
A	Agricultural	0.20; 0.50 if homesteaded
Residential Districts		
RSF-1	Residential Single-Family – 1	1
RSF-3	Residential Single-Family – 3	3
RSF-4	Residential Single-Family – 4	4
RSF-6	Residential Single-Family – 6	6
RMH-5	Residential Mobile Home – 5	5; 2 without public utilities
RMH-P	Residential Mobile Home Park	8
RMF-8	Residential Multiple Family – 8	8
RMF-15	Residential Multiple Family – 15	15
Business Districts		
OR	Office Residential	5; <u>8 for mixed-use developments</u>
CN	Neighborhood Commercial	None 5; <u>8 for mixed-use developments</u>
CC	Community Commercial	None 10; <u>15 for mixed-use developments</u>
CBD	Central Business District	None 15; <u>20 for mixed-use developments</u>
CI	Commercial Intensive	None 15
CP	Corporate Park	0-0.44 [2]
ILW	Light and Warehouse Industrial	None 8
IG	Industrial General	N/A
GF	Governmental Facilities	None N/A
Planned Development Districts		
PD-R	Planned Development – Residential	See Section 3.6.3(A)
PD-TND	Planned Development – Traditional Neighborhood	See Section 3.6.3(B)
PD-EC	Planned Development – Employment Center	See Section 3.6.3(C)
PD-COMM	Planned Development – Commercial	See Section 3.6.3(D)
Notes:		
[1] Maximum gross residential density may be increased by 20 percent for the provision of affordable housing in the RSF-6, RMF-8, and RMF-15 zone districts. Floor area ratios for business districts are as follows: 0.5 FAR for parcels five acres or greater; 0.75 FAR for parcels less than five acres but greater than one acre; 1.0 FAR for parcels one acre or less. <u>Floor area ratios for business districts are increased to be as follows for mixed-use developments:</u> <u>0.6 FAR for parcels five acres or greater;</u> <u>0.85 FAR for parcels less than five acres but greater than one acre;</u> <u>1.25 FAR for parcels one acre or less.</u> [2] Residential density shall be consistent with the criteria outlined in Sec. 3.5.2(F).		

3.5.1 *General purposes.* The business zone districts are established for the general purpose of ensuring there are lands in the City that provide a wide range of office, retail, service, light industrial, mixed-use development and related uses to meet household and business needs, and more specifically:

3.5.2 *Business district specific purposes.*

- (A) *OR, Office Residential District.* The OR district is established and intended to provide for a mix of business and professional office uses together with single-family detached, single-family attached, townhouse, and two- to four-family dwellings, on lands that in the past were primarily residential in character. The professional office uses shall be located in buildings that are residential in physical design and character. The maximum residential density allowed is five dwelling units an acre, and may be increased to eight dwelling units an acre for mixed-use developments.
- (B) *CN, Neighborhood Commercial District.* The CN district is established and intended to provide for small-scale retail and service establishments and professional offices which provide goods and services to serve the residents of the surrounding neighborhood. Residential uses are encouraged on the upper floors of nonresidential establishments. The district should not include establishments that attract traffic from areas of the City outside the neighborhood which is being served by the use. Nonresidential buildings floor area in the CN district should not exceed 10,000 square feet in area. The district should typically be located at the intersection of two collector streets or a collector street and arterial street in close proximity to the residential neighborhood which it serves. The maximum residential density allowed is five dwelling units an acre, and may be increased to eight dwelling units an acre for mixed-use developments.
- (C) *CC, Community Commercial District.* The CC district is established and intended to provide lands for business uses that provide goods and services to residents of the entire community. Because these commercial uses are subject to public view, they should provide appropriate appearance, adequate parking, controlled traffic movement, suitable landscaping, appropriate pedestrian facilities, and protect abutting residential areas from adverse impacts. Residential uses are encouraged on the upper floors of nonresidential establishments. The CC district should typically be located along major arterials or at the intersection of an arterial and highway. The maximum residential density allowed is 10 dwelling units an acre, and may be increased to 15 dwelling units an acre for mixed-use developments.
- (D) *CBD, Central Business District.* The CBD district is established and intended to encourage the development of the City's historic downtown as the focal point in Alachua for an intense mix of office, retail, service, restaurant, entertainment, cultural, government, civic, and residential uses. Residential uses are encouraged on the upper floors of nonresidential establishments. More specifically, the district is intended to:
- (1) *Protect and enhance architectural character.* Protect and enhance the unique aesthetic and architectural character of Alachua's downtown;
 - (2) *Support economic vitality.* Support the economic vitality of the downtown;
 - (3) *Allow for diverse mix of uses.* Allow for a diverse mix of business, office, institutional, recreational, and residential uses;
 - (4) *Encourage pedestrian friendliness.* Encourage pedestrian-friendly development; and
 - (5) *Discourage highway-oriented uses.* Discourage highway-oriented uses.
- The maximum residential density allowed is 15 dwelling units an acre, and may be increased to 20 dwelling units an acre for mixed-use developments.
- (E) *CI, Commercial Intensive District.* The CI District is established and intended to provide lands and facilitate highway-oriented development opportunities within the City, for uses that require high public visibility and an accessible location. Higher density residential uses and affordable housing may be developed in conjunction with nonresidential uses. The CI district should be located along major arterials or highways and at the US 441/Interstate-75 interchange. The maximum residential density allowed is 15 dwelling units an acre.

(F) *CP, Corporate Park District.*

(2) *Residential development criteria.*

(a) In order to ensure that the purpose and intent of the CP District is achieved, development within the Corporate Park zoning district that includes residential uses as permitted by this subsection shall include a functional mix of residential and non-residential uses. The number of residential units within the CP District shall be limited. A final development order for residential units shall not be granted unless the minimum floor area of non-residential uses as set forth in Table 3.5-1, Residential to Non-Residential Ratios within the CP District, has been constructed within the CP District, or shall be constructed concurrent with development proposed by a singular Site Plan that includes both residential and nonresidential uses ~~residential units as a part of a mixed-use development.~~

(G) *ILW, Light and Warehouse Industrial District.* The ILW district is established and intended to accommodate a wide range of employment-generating office, institutional, research and development, and light manufacturing uses. Such uses shall be developed in a manner compatible with surrounding land uses, and to minimize potential nuisances or damage to the environment. In addition, by allowing a wide range of permitted uses, the ILW district is intended to accommodate the development of “flex space” arrangements, where the developer can establish different combinations of uses on a site over time, as the market dictates, as long as all uses and development conform to the standards established by these LDRs to protect adjacent land uses and the natural environment. Residential uses are limited to caretaker dwellings, and live/work units, ~~and upper-story dwellings.~~ The maximum residential density allowed is 8 dwelling units an acre.

3.5.3 *Use regulations and development standards.* The following Table 3.5-2, Use Regulations and Development Standards in the Business Districts, indicates the location of standards in these LDRs related to allowable uses, density and intensity limitations, dimensional standards, and subdivision standards for the business zone districts:

Table 3.5-2. Use Regulations and Development Standards in the Business Districts	
Type of Standard	Location in these LDRs
Allowable uses	Table 4.1-1
Density/intensity/dimensional standards	Table 5.1-3; <u>Table 5.1-4</u>
Development standards	Article 6
Subdivision standards	Article 7

Section 5. Amendment to the Land Development Regulations, Article 4

Article 4 of the City of Alachua Land Development Regulations is hereby amended as follows. The remainder of Article 4 remains in full force and effect (text that is underlined is to be added and text that is shown as ~~strikethrough~~ is to be removed):

4.2.1 *Generally.*

- (C) *Developments with multiple principal uses and mixed-uses.* When all principal uses of a development fall within one use category, the entire development is assigned to that use category. A development that contains a coffee shop, bookstore, and bakery, for example, would be classified in the retail sales and service category because all of the development's principal uses are in that use category. When the principal uses of a development fall within different use categories, each principal use is classified in the applicable use category and each use is subject to applicable regulations within that category. Developments with multiple principal uses, such as shopping centers, and mixed-use developments shall incorporate only those uses allowed in the underlying zone district.

4.3.1 *Residential uses.*

(A) *Household living.*

- (3) *Multiple-family dwellings, single-family attached dwellings, townhomes, and two- to four-family dwellings.* Multiple-family dwellings, single-family attached dwellings, townhomes, and two- to four-family dwellings shall comply with the following standards:
- (a) ~~Permitted in the CI district as affordable housing. Single family attached, townhouse, two to four family, or multiple family dwelling units may be permitted within the CI zone district provided that 50 percent or more of the dwelling units are deed restricted affordable housing for low income residents.~~
 - (b)(a) *Orientation of buildings to street and open space.* To the maximum extent practicable, be oriented to the street or frame open space.
 - (e)(b) *Building adjacent to single-family detached development.*
 - (i) Not allow the height of buildings located within 100 feet of land in a single-family residential district (RSF-1, RSF-3, RSF-4, and RSF-6) exceed two stories, except for buildings defined as a mixed-use development.
 - (ii) Not allow the height of buildings located within 100 feet of an existing single-family ~~attached-detached~~ development to exceed two stories, except for buildings defined as a mixed-use development.
 - ~~(d)(c)~~ *Design features on side facades adjacent to single-family districts or single-family detached development.* When located adjacent to single-family detached development or vacant land in a single-family residential district (RSF-1, RSF-3, RSF-4, and RSF-6), incorporate a minimum of two design features (e.g., bay windows with a minimum 12-inch projection, eaves with a minimum six-inch projection, or multiple windows with minimum four-inch trim) on adjacent side facades.

- ~~(e)~~(d) *Off-street parking for multifamily uses, including townhomes.*
- (i) Provide a minimum of 50 percent of off-street surface parking on the side of the building, rear of the building or enclosed individual garage units that are integrated into individual residential units.
 - (ii) Where off-street surface parking lots are located adjacent to a public right-of-way, screen them with a completely opaque ~~vegetative screen~~, fence or wall; a minimum of three feet in height or with landscaping using evergreen materials, capable of providing a substantially opaque, hedge-like barrier and attaining a minimum height of three feet within three years of planting.
- ~~(f)~~(e) *Garages with multifamily buildings.* Design garages with multifamily development as side or rear entry, located on the side or rear of the building, except no side entry garage door shall face an adjacent single-family detached development, or vacant land in a single-family district (RSF-1, RSF-3, RSF-4, and RSF-6).
- ~~(g)~~(f) *Garages with single-family attached, and two- to four-family dwellings.* In single-family attached, townhouses and two- to four-family development:
- (i) Limit individual garage doors facing a street to no more than ten feet in width per door, with a maximum of two doors facing the street per dwelling, with a minimum separation of two feet between the doors; or limit individual garage doors facing a street to no more than eighteen feet in width per door, with a maximum of one door facing the street per dwelling.
 - (ii) Design detached garages so as to be located at least four feet behind the front facade of the principal structure. (For the purposes of measurement, the front facade will be the front facade plane that is furthest from the front lot line.)
 - (iii) Design attached garages to not extend beyond the front façade line of any living area or covered porch. The roof over the living area or covered porch shall extend to be equidistant to or project beyond the roofline of the garage. For purposes of this section, the front façade line of any living area means the closest façade located between the front property line and air conditioned space intended for non-automotive uses.
- ~~(h) — Landscaped buffer adjacent to single family detached development. Provide a landscaped buffer adjacent to existing single family development a minimum of 15 feet in width along the yard which the single family detached development abuts.~~

4.3.4 *Business uses.*

(A) *Eating establishments.*

(1) *Restaurants with outdoor seating.*

- (a) *Setback from residential district.* The outdoor seating area shall be located no closer than 100 feet from any residential zone district or use, except for those residential uses that have been incorporated into a mixed-use development.

- (F) *Recreation/entertainment.*
- (1) *Banquet hall.*
- (a) Outdoor seating areas shall be located no closer than 100 feet from any residential zone district or use, except for those residential uses that have been incorporated into a mixed-use development.
- (G) *Retail sales and services.*
- (1) *Bar, nightclub or cocktail lounge.*
- (b) *Outdoor activities as part of a special exception permit.*
- (i) Locate the use no closer than 100 feet from any residential zone district or use, except for those residential uses that have been incorporated into a mixed-use, development.
- (11) *Microbreweries.*
- (a) *Minimum separation from residential uses and zoning.*
- (i) *Microbreweries with indoor seating only.* Except for microbreweries within the Corporate Park (CP) zoning district, a microbrewery with indoor seating only shall be located no closer than 100 feet from any residential district or use, except for those residential uses that have been incorporated into a mixed-use development. The distance shall be measured by extending a straight line from the center of the main entrance of the microbrewery to the nearest property line of the residential zone district or use.
- (ii) *Microbreweries with outdoor seating.* Outdoor seating areas for a microbrewery shall be located no closer than 250 feet from any residential district or use, except for those residential uses that have been incorporated into a mixed-use development. The distance shall be measured by extending a straight line from the nearest point of the outdoor seating area to the nearest property line of the residential zone district or use.

Section 6. Amendment to the Land Development Regulations, Creation of Section 4.7

Section 4.7 of the City of Alachua Land Development Regulations is hereby created as follows (text that is underlined is to be added and text that is shown as ~~strikethrough~~ is to be removed):

4.7 Mixed-use specific standards.

4.7.1 Purpose and intent. The purpose of the mixed-use specific standards is to provide flexibility for the creation of mixed-use developments in appropriate districts within the City. The unique nature of mixed-use developments and structures presents a need for supplemental use-specific standards. In the event of a conflict between the use-specific standards governing a principal use and the standards of this section, the standards of this section shall prevail.

4.7.2 Applicability and relevant provisions. The standards of this section apply to all developments that meet the definition of a mixed-use development and the following criteria:

- (A) The proposed development area is less than 10-acres in size, or if the proposed development area is equal to or greater than 10-acres, the proposed development is part of a planned development;

- (B) The proposed development is located in the OR, CN, CC, CBD, CI, PD-COMM, PD-R, PD-TND, or PD-EC zone district;
- (C) The proposed development area is contained within a 1/8-mile radius or less;
- (D) The proposed development includes a minimum number of dwelling units equal to 20 percent of the maximum permitted density of the development area; and,
- (E) The proposed development devotes a minimum of 15 percent of the total floor area to non-residential uses. Uses accessory to dwelling units or other residential uses are not applicable to fulfill this standard.

4.7.3 Standards.

- (A) Complies with use-specific standards. The proposed development must comply with all applicable and relevant use specific standards in Section 4.3, Use specific standards. In the case that the use-specific standards of two or more principal uses conflict, the stricter of the use-specific standards shall prevail.
- (B) Off-street parking.
 - (1) Locate a minimum of 50 percent of provided off-street parking on the side or rear of the structure or development. Minimize off-street parking located to the front of the structure or development to the maximum extent practicable.
 - (2) Where off-street parking areas are located adjacent to a public right-of-way, screen them with a completely opaque-fence or wall a minimum of three feet in height or with landscaping using evergreen materials, capable of providing a substantially opaque, hedge-like barrier and attaining a minimum height of three feet within three years of planting.
- (C) Orientation of buildings to street. Orient structures to face the street or frame open space to the maximum extent practicable.
- (D) Building adjacent to single-family detached development. The height of a mixed-use building located within 100 feet of a single-family district (RSF-1, RSF-3, RSF-4, and RSF-6) or located within 100 feet of an existing single-family detached development must not exceed three stories.
- (E) Driveways and curb cuts. Minimize driveways that cross pedestrian pathways to the maximum extent practicable and where alternative means of access exist.
- (F) Parking structures and residential garages. Parking structures or garages (including residential garages) must not face or be located within the front yard of a structure/development.

Section 7. Amendment to the Land Development Regulations, Article 5

Article 5 of the City of Alachua Land Development Regulations is hereby amended as follows. The remainder of Article 5 remains in full force and effect (text that is underlined is to be added and text that is shown as ~~strikethrough~~ is to be removed):

- 5.1.3 *Dimensional standards in Business Districts.* All primary and accessory structures in the business zoning districts are subject to the dimensional standards set forth in Table 5.1-3, Table of Dimensional Standards in the Business Zoning Districts. Primary and accessory structures in the business zoning districts that are part of a development meeting both the definition of mixed-use development and the criteria established in Section 4.7.2, Applicability and relevant provisions, are exempt from Table 5.1-3, Table of Dimensional Standards in the Business Zoning Districts, and are subject to Table 5.1-4, Table of Dimensional Standards for Mixed-Use Developments. These standards may be further limited or modified by other applicable sections of these LDRs. Rules of measurement and permitted exceptions are set forth in Sections 5.2.1, Lots; 5.2.2, Setbacks and required yards; 5.2.3, Height; and 5.2.4, Bulk.

Table 5.1-3. Table of Dimensional Standards in the Business Zoning Districts											
District and Use	Lots		Minimum Yards and Setbacks				Max Height (ft.)	Max. Lot Coverage (incl. accessory structures) [1]	<u>Max. Intensity/Density</u>		
	Min. Area (sq. ft.)	Min Width h (ft.)	Front (ft.) [5]	Side (ft.)	Rear (ft.)	Wetland and Water-course (ft.)			Max. <u>Non-Residential</u> FAR [2]	Max. Gross Residential Density (DU/acre) [2]	
OR											
Dwelling, single-family detached	6,000	50	20	7.5 for each	15	Sec. 5.2.2(B)	65	40%	N/A	5	
Dwelling, single-family attached, townhouse, two- to four-family, and multiple-family	10,000	40	15	5 for each building side	10						
Public and institutional uses	None	None	35	25 for each	35				35%	None <u>See note [2]</u>	N/A
All other uses			30	20 for each	20						5
CN											
Public and institutional uses	None	None	20	10 for each	15	Sec. 5.2.2(B)	65	40%	Lesser of that provided in note [2] or 10,000 sq. ft.	None <u>N/A</u>	
All <u>other</u> uses			25							None 5	

CC										
All uses	None	None	20	None	15	Sec. 5.2.2(B)	65	None	See note [2]	None 10
CBD										
All uses	None	None	None	None	None	Sec. 5.2.2(B)	65	None	See note [2]	None 15
CI [3]										
All uses	None	None	20	None	15	Sec. 5.2.2(B)	65 See note [8]	None	See note [2]	None 15
ILW										
All uses	None	None	20	15, except where railroad spur abuts side or rear property line, then none		Sec. 5.2.2(B)	65	None	See note [2]	None 8
CP [4]										
Dwelling, single-family detached	3,500 See note [6]	40 See note [6]	20 See note [7]	5 for each See note [7]	10 See note [7]	Sec. 5.2.2(B)	65	60%	N/A	4 N/A
Dwelling, single-family attached, townhouse, and multiple-family	2,700 See note [6]	30 See note [6]	10 See note [7]	5 for each building side See note [7]	10 See note [7]					
Cottage home	2,700 See note [6]	30 See note [6]	5 See notes [7], [9]	5 for each building side See note [7]	10 See notes [7], [9]		35	70%		

All other uses	None	None	20	15, except where railroad spur abuts side or rear property line, then none		100 See note [8]	None	See note [2]	
IG									
All uses	None	None	20	15, except where railroad spur abuts side or rear property line, then none	Sec. 5.2.2(B)	65	None	See note [2]	N/A
GF									
All uses	None	None	20	15, except where railroad spur abuts side or rear property line, then none	Sec. 5.2.2(B)	65	None	See note [2]	N/A
PD-EC									
See Section 3.6.3(C).									
PD-TND									
See Section 3.6.3(B).									
PD-COMM									
See Section 3.6.3(D).									
Notes:									
[1] The maximum lot coverage in the OR district may be increased up to 65 percent by the provision of three or more upper story dwelling units above retail or office uses, provided such units are deed-restricted affordable housing for low income residents. The maximum lot coverage for cottage homes shall be measured over the entire cottage neighborhood, not individual lots.									
[2] The building square footage occupied by upper story dwelling units that are deed-restricted as affordable housing for low income residents shall not be counted towards the maximum FAR. Floor area ratios for business districts are as follows: 0.5 FAR for parcels five acres or greater; 0.75 FAR for parcels less than five acres, but greater than one acre; 1.0 FAR for parcels one acre or less.									
[3] Minimum lot area, minimum lot width, minimum yard, and minimum setback standards may be reduced by up to 75 percent in the CI Districts to accommodate deed-restricted affordable housing units.									
[4] Residential uses in the CP District shall be consistent with the criteria specified in Section 3.5.2(F).									
[5] Front setbacks shall be consistent with the definition of “yard, front” as provided in Subsection 5.2.2(A)(7).									

[6] Lot dimensional standards apply only to individual platted lots.

[7] Building setbacks apply only to individual platted lots or if no platting is proposed, the setback standards apply to the project permitter. However, all building separation requirements specified in the Florida Building Code are applicable. As used within Table 5.1-3, "project" shall mean all contiguous land zoned CP.

[8] The maximum height for structures in the CI and CP zoning districts may be increased up to a maximum of 200 feet using the Special Exception process consistent with the applicable standards found in Sections 2.4.4(D) and 5.2.3(B).

[9] If a garage is provided, then the garage face shall be set back a minimum 20-feet to prevent parked vehicles from blocking the sidewalk.

5.2.1 Lots.

(B) General Lot Requirements.

- (3) ~~Erection of more than one principal structure on a platted lot.~~ Whenever any land is subdivided, a building permit for the construction of a building or other principal structure (excluding commercial buildings under common ownership or unified control) shall not be issued unless the land is subdivided pursuant to the procedures and standards of these LDRs.

Section 8. Amendment to the Land Development Regulations, Creation of Section 5.1.4

Section 5.1.4 of the City of Alachua Land Development Regulations is hereby created as follows (text that is underlined is to be added and text that is shown as ~~strikethrough~~ is to be removed):

5.1.4 Dimensional standards for mixed-use developments. All primary and accessory structures in the business zoning districts that are part of a development meeting both the definition of mixed-use development and the criteria established in Section 4.7.2. Applicability and relevant provisions, are subject to the dimensional standards set forth in Table 5.1-4, Table of Dimensional Standards for Mixed-Use Developments in the Business Zoning Districts. These standards may be further limited or modified by other applicable sections of these LDRs. Rules of measurement and permitted exceptions are set forth in Sections 5.2.1, Lots; 5.2.2, Setbacks and required yards; 5.2.3, Height; and 5.2.4, Bulk.

Table 5.1-4. Table of Dimensional Standards for Mixed-Use Developments in the Business Zoning Districts

<u>District and use</u>	<u>Lots</u>		<u>Minimum Yards and Setbacks</u>				<u>Max Height (ft.)</u>	<u>Max. Lot Coverage (incl. accessory structures) [1]</u>	<u>Max. Intensity/Density</u>	
	<u>Min. Area (sq. ft.)</u>	<u>Min Width (ft.)</u>	<u>Front (ft.) [4][6]</u>	<u>Side (ft.) [6]</u>	<u>Rear (ft.) [6]</u>	<u>Wetland and Water-course (ft.)</u>			<u>Max. Non-Residential FAR [2]</u>	<u>Max. Gross Residential Density (DU/acre) [2]</u>
OR										
<u>Mixed-use development</u> <u>See note [7]</u>	<u>10.000</u>	<u>50</u>	<u>10</u>	<u>5 for each building side</u>	<u>15</u>	<u>Sec. 5.2.2(B)</u>	<u>65</u>	<u>50%</u>	<u>See note [2]</u>	<u>8</u>
CN										
<u>Mixed-use development</u> <u>See note [7]</u>	<u>7.500</u>	<u>50</u>	<u>10</u>	<u>5 for each building side</u>	<u>15</u>	<u>Sec. 5.2.2(B)</u>	<u>65</u>	<u>50%</u>	<u>Lesser of that provided in note [2]</u>	<u>8</u>

									or 10,000 sq. ft.	
<u>CC</u>										
<u>Mixed-use development</u> See note [7]	<u>None</u>	<u>None</u>	<u>10</u>	<u>None</u>	<u>15</u>	<u>Sec. 5.2.2(B)</u>	<u>65</u>	<u>None</u>	<u>See note [2]</u>	<u>15</u>
<u>CBD</u>										
<u>Mixed-use development</u> See note [7]	<u>None</u>	<u>None</u>	<u>None</u>	<u>None</u>	<u>None</u>	<u>Sec. 5.2.2(B)</u>	<u>65</u>	<u>None</u>	<u>See note [2]</u>	<u>20</u>
<u>CI [3]</u>										
<u>Mixed-use development</u> See note [7]	<u>None</u>	<u>None</u>	<u>10</u>	<u>None</u>	<u>15</u>	<u>Sec. 5.2.2(B)</u>	<u>65 See note [5]</u>	<u>None</u>	<u>See note [2]</u>	<u>15</u>
<u>PD-R</u>										
<u>See Section 3.6.3(A).</u>										
<u>PD-EC</u>										
<u>See Section 3.6.3(C).</u>										
<u>PD-TND</u>										
<u>See Section 3.6.3(B).</u>										
<u>PD-COMM</u>										
<u>See Section 3.6.3(D).</u>										
<u>Notes:</u>										
<u>[1] The maximum lot coverage in the OR district may be increased up to 65 percent by the provision of three or more upper story dwelling units above retail or office uses, provided such units are deed-restricted affordable housing for low income residents.</u>										
<u>[2] The building square footage occupied by dwelling units shall not be counted towards the maximum FAR. Floor area ratios for mixed-use developments in the business districts are as follows: 0.6 FAR for parcels five acres or greater; 0.85 FAR for parcels less than five acres, but greater than one acre; 1.25 FAR for parcels one acre or less.</u>										
<u>[3] Minimum lot area, minimum lot width, minimum yard, and minimum setback standards may be reduced by up to 75 percent in the CI Districts to accommodate deed-restricted affordable housing units.</u>										
<u>[4] Front setbacks shall be consistent with the definition of “yard, front” as provided in Subsection 5.2.2(A)(7).</u>										
<u>[5] The maximum height for structures in the CI zone district may be increased up to a maximum of 200 feet using the Special Exception process consistent with the applicable standards found in Sections 2.4.4(D) and 5.2.3(B).</u>										

[6] If a garage is provided, then the garage face shall be set back a minimum 20-feet to prevent parked vehicles from blocking the sidewalk.

[7] The dimensional standards for mixed-use development shall only apply to developments meeting both the definition of mixed-use development and the criteria established in Section 4.7.2, Applicability and relevant provisions. Developments with multiple principle uses not meeting either the definition of mixed-use development nor the criteria established in Section 4.7.2, Applicability and relevant provisions, are subject to the standards of Table 5.1-1, Table 5.1-2, and Table 5.1-3 as applicable.

Section 9. Amendment to the Land Development Regulations, Article 6

Article 6 of the City of Alachua Land Development Regulations is hereby amended as follows. The remainder of Article 6 remains in full force and effect (text that is underlined is to be added and text that is shown as ~~strikethrough~~ is to be removed):

6.1.4 Off-street parking standards.

(B) Amount required.

- (6) *Reductions for affordable housing units.* The minimum off-street parking requirements in Table 4.1-1, Table of Allowed Uses, may be reduced by up to 50 percent for single-family detached and attached, two- to four-family dwellings, townhouse, multiple-family, live/work and upper story dwellings provided that such uses are:
 - (a) Located in the RSF-6, RMF-8, RMF-15, ~~ROOR~~ and CI zone districts;
 - (b) Deed restricted as affordable housing for low-income residents; and
 - (c) Constructed under the density bonus provisions in Article 5 for such uses.
- (7) *Exceptions for mixed-use development.* The minimum number of off-street parking spaces shall be reduced by 25 percent for mixed-use developments located in the OR, CN, or CC districts.

6.2.2 Landscaping standards.

(B) Applicability. These standards shall apply to the following development in the City:

- (1) *Single-family lots or dwellings.* The subdivision or development of eight or more single-family residential lots or dwellings.
- (2) *Single-family attached dwellings.* The subdivision or development of eight or more single-family attached dwellings.
- (3) *Two- to four-family dwellings.* The subdivision or development of eight or more two- to four-family dwellings.
- (4) *Manufactured home park.* Subdivision for a manufactured home park.
- (5) *Existing multifamily structure.* Development of a multifamily structure or redevelopment of an existing multifamily structure that results in an increase in building square footage of 60 percent or more.
- (6) *Cottage neighborhoods.* Cottage neighborhoods located in the CP zoning district.
- (7) *Nonresidential.* Development of a nonresidential structure or redevelopment of a nonresidential structure that results in an increase in building square footage or impervious surface by 50 percent or more.
- (8) *Parking lot.* Development of a parking lot for eight or more spaces.
- (9) *Existing parking lot.* Redevelopment or expansion of an existing parking lot that results in an increase of 20 or more spaces. Redevelopment or expansion includes items such as repaving, changes in ingress or egress, and reconstruction of stormwater drainage systems.

- (10) Mixed-use developments. Development of a mixed-use development or redevelopment of an existing mixed-use development that results in an increase in building square footage or impervious surface by 50 percent or more.
- (D) Landscape standards.
- (1) Site landscaping. For purposes of this section the number of trees required is rounded to nearest whole tree or shrub (e.g., if number of canopy trees needed to meet site landscaping requirements is calculated at 9.5 trees then ten trees would be required). The following site landscaping shall be required for the following:
- (a) Multifamily, ~~and townhouses,~~ and mixed-use developments.
- (i) Two canopy trees per acre, planted on the primary or street-facing side, and one canopy trees per acre planted on each of the exterior sides and exterior rear of each primary structure. An existing canopy tree that is a native species and in good or better health can be utilized to fulfill this requirement. It is encouraged that the tree be located so that it may provide shade on the structure during the summer afternoon.
- (ii) Six ornamental/understory trees per acre, with 50 percent planted in front and 25 percent on each side. For sites in the CBD district, the ornamental/understory trees may be planted in any yard. For sites outside the CBD district, 50 percent of the required ornamental/understory trees must be planted in front and 25 percent on each side.
- (iii) A row of shrubs along the front facade of the structure, with consideration given to access to utility meters or mechanical equipment. Shrubs shall not be planted directly against the structure, but a minimum of two feet from the facade to facilitate adequate air circulation. In lieu of a horizontal line of shrubs along the front facade, shrub masses of three or more species may be utilized.
- (iv) For sites with multiple buildings, for each 100 feet of facade of the longest building face of any buildings at least one of the following options, located between all structures:
- Two canopy trees;
 - Four understory trees;
 - A row of shrubs along facades facing each other;
 - Community garden area of at least 1,500 square feet;
 - Fountain or other water feature;
 - Shaded table or bench;
 - Other significant landscape improvement as approved by LDR Administrator.
- (v) A combination of solid sod, seeding, and sprigs shall be used to cover 100 percent of the lot site disturbed by construction activities. Areas of native vegetation are not required to be sodded. An area within 20 feet of the front building facade shall be sodded with other disturbed areas to be sodded, seeded or sprigged.
- (vi) The site landscaping requirements found in [Subsection] 6.2.2(D)(1)(a)(i) and (ii) are reduced by 50% for those developments on sites which are 43,560 square feet or less.

(3) *Perimeter buffers.*

- (c) *Buffer class application.* Table 6.2-2, Buffer Class Application, below specifies the type of landscaped perimeter buffer that must be installed adjacent to an existing use or vacant land. The proposed uses are designated with their associated use class and cross-referenced with the numbered columns along the horizontal row under the adjacent use heading. The buffer type is indicated by letter and the total buffer width in feet is indicated by number. For mixed-use developments, utilize whichever use type present in the mixed-use development results in the greater buffer requirement.

Section 10. Amendment to the Land Development Regulations, Article 10

Article 10 of the City of Alachua Land Development Regulations is hereby amended as follows. The remainder of Article 10 remains in full force and effect (text that is underlined is to be added and text that is shown as ~~strikethrough~~ is to be removed):

10.2 Definitions.

Development area means as used in Section 4.7, Mixed-use specific standards, the portion of land in a mixed-use development designated for clearing, grading, ingress, egress, utilities, landscaping and other forms of development. In cases where mixed-use development is proposed as part of a planned development, the development area encompasses the entirety of the property subject to the PD Ordinance. As used in Section 7.9, Conservation subdivision, the portion of land in a conservation subdivision designated for clearing, grading, ingress, egress, wells, septic systems, utilities and other forms of development.

Mixed-use development means a building or ~~an distinct development area containing~~ consisting of a mix of multiple use types from at least two use classifications, including at least one use type from the residential use classification, uses which functionally integrate and interconnect with one another and meets the criteria of Section 4.7.2. Uses are generally arranged in a walkable manner and may be arranged such that they occupy one structure or separate structures in close proximity. Uses may include, but is not limited to, retail, professional services, restaurants and eating establishments, offices, and single and multifamily residential.

Section 11. 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 12. 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 13. Repealing Clause

All ordinances or parts of ordinances in conflict herewith are, to the extent of the conflict, hereby repealed.

Section 14. 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 15. Effective Date

This ordinance shall become effective immediately upon passage and adoption.

Passed on First Reading the ____ day of _____, 2025.

PASSED and ADOPTED, in regular session, with a quorum present and voting, by the City Commission, upon second and final reading this ____ day of _____, 2025.

CITY COMMISSION OF THE
CITY OF ALACHUA, FLORIDA

Gib Coerper, Mayor
SEAL

ATTEST:

APPROVED AS TO FORM

Mike DaRoza, City Manager/Clerk

Marian B. Rush, City Attorney



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 May 5, 2025, 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 25-05

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 2 RELATING TO THE POWERS AND DUTIES OF THE PLANNING AND ZONING BOARD; AMENDING ARTICLE 3 RELATING TO THE PERMITTED DENSITY AND INTENSITY AND PURPOSES OF THE BUSINESS DISTRICTS; AMENDING ARTICLE 4 RELATING TO USE SPECIFIC STANDARDS AND THE CREATION OF MIXED-USE SPECIFIC STANDARDS; AMENDING ARTICLE 5 RELATING TO THE PERMITTED DENSITY AND INTENSITY OF THE BUSINESS DISTRICTS AND ESTABLISHING DIMENSIONAL STANDARDS FOR MIXED-USE DEVELOPMENT; AMENDING ARTICLE 6 RELATING TO OFF-STREET PARKING AND LOADING STANDARDS AND TREE PROTECTION AND LANDSCAPING STANDARDS FOR MIXED-USE DEVELOPMENT; AMENDING ARTICLE 10 RELATING TO THE DEFINITIONS OF DEVELOPMENT AREA AND 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 - April 24, 2025)

moderate- income persons are as follows:

Activity Name	CDBG Fundin
Administration	\$103,906
Street Improvements	
- Repaving	\$1,313,511
- Wastewater Collection/Transmission	\$60,800
Pedestrian Malls/Sidewalks	\$54,400
Total	\$1,532,617

The City is proposing to pave approx existing streets: NW 4 Avenue, from NW 257 Street; NW 5 Avenue, from NW 2 Street; NW 255 Street from NW 2 Ave and wastewater collection/transmission feet of gravity pipe and 120 linear feet necessary risers for manhole adjustment replaced driveway aprons and drainage,

In addition, the City is proposing an e new sidewalks adjacent to the streets NW 4 Avenue, from NW 255 Street to 5 Avenue, from NW 255 Street to NW 255 Street from NW 2 Avenue to NW (Newberry does not expect that anyone result of CDBG-funded activities. If any as a result of the planned activities, the assist them as described in the City's relocation policy, which is available for

A public hearing to obtain citizen con City's community development needs w April 28th, 2025, during a Regular City to begin at 7:00 PM in the Commission (25440 West Newberry Road, Newber copy of the application will be available Manager's office at City Hall by noon Persons wanting to submit written comm should send them to Jane Sullivan, Manager, Finance & Administration, (352) 722-3954 or by email to jsullivan@newberryfl.gov later than May 12, 2025 12:00 noon.

A copy of the final application will t review during normal business hours in at City Hall no later than May 12, 2025. submitted to Florida Commerce on or be obtain additional information concern the Public Hearing, contact Jane Sulli Manager, Finance & Administration, Cit 722-3954 or by email to jsullivan@newberryfl.gov

The public hearing is being conduct accessible location. Pursuant to the Americans with Disabilities Act, any p accommodations to participate in the he the City at least five days before the hear Judy Rice, City Clerk at (352) 472-2161 to jrice@newberryfl.gov If you are heari please contact the City using the Florida 955-8771 (TDD) or 1(800) 955-8770 (V

Any non-English speaking person wishi hearing should contact Mrs. Judy Rice 472-2161, ex. 3910, at least five days p an interpreter will be provided.

**A FAIR HOUSING/EQUAL OI
HANDICAP ACCESS JURI**

(Published: Alachua County Today



Carson J. Crockett, AICP Candidate
Planner, Planning and Community Development Department

Carson J. Crockett, AICP Candidate, is a Planner for the City of Alachua. He supports the functions of the Planning and Community Development Department, assists in the development review process and regularly communicates with members of the public. Crockett holds a master's degree in Urban and Regional Planning from the University of Florida, and he is currently working toward an American Institute of Certified Planners (AICP) certification.

EDUCATION

University of Florida
Bachelor of Science in Sustainability and
the Built Environment
Graduated: April 2022
Master of Urban and Regional Planning
Graduated: May 2023

St. Petersburg Collegiate High School
High School Diploma
Graduated: May 2019

WORK EXPERIENCE

City of Alachua, Florida | Planner | Jun 2023-Present
15100 NW 142nd Ter, Alachua, FL 32615 | (386) 418-6121

George F. Young, Inc. | Planning Intern | May-Aug 2021 and 2022
299 Dr. Martin Luther King Jr. St N, Saint Petersburg, FL 33701 | (727) 822-4317

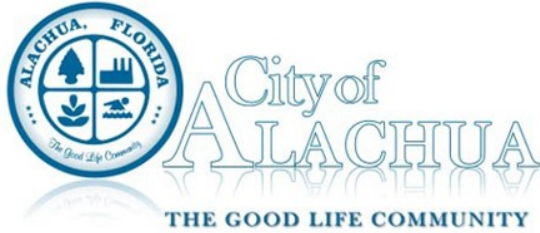
PROFESSIONAL ORGANIZATIONS

American Planning Association | San Felasco Section, Florida Chapter
Member | Nov 2020-Present
Student Planning Association | University of Florida
Member | August 2020-May 2023

CERTIFICATES AND OTHER SKILLS

AICP Candidate | Nov 2023-Present
ArcGIS Pro | Competent
ArcGIS Desktop | Competent
Microsoft Office Certified | Word
PowerPoint | Excel

Robert's Rules of Order | Proficient
Public Speaking | Proficient



Commission Agenda Item

MEETING DATE: May 5, 2025

SUBJECT: Approval of the April 21, 2025, Joint Board of Canvassers / City Commission Meeting Minutes

PREPARED BY: LeAnne Williams, Deputy City Clerk

RECOMMENDED ACTION:

Approve the April 21, 2025, Joint Board of Canvassers / City Commission Meeting Minutes

Summary

Approval of the April 21, 2025, Joint Board of Canvassers / City Commission Meeting Minutes

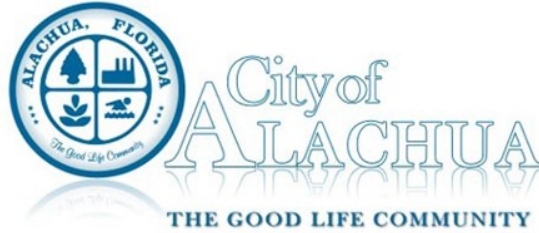
FINANCIAL IMPACT

ADDITIONAL FINANCIAL INFORMATION

COMMISSION GOALS

ATTACHMENTS

1. 25.04.21.M.JCC&BOC



Joint City Commission and Board of Canvassers Meeting Minutes
April 21, 2025 at 5:50 PM

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

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

STAFF ATTENDING: Diane Amendola, Rodolfo Valladares, LeAnne Williams, David Wisener.

City Commission and Board of Canvassers Meeting

CALL TO ORDER

Led by Chair Dayna Williams.

APPROVAL OF THE AGENDA

Member Mike DaRoza moved to approve the agenda; seconded by Member Dietra Sherman.

Chair Williams opened the floor for comments.

There were no comments.

Passed by unanimous consent.

I. AGENDA ITEMS

A) APPROVAL OF THE MINUTES FOR BOARD OF CANVASSERS, APRIL 2, 2025

Member Sherman moved to approve the Minutes for the Board of Canvassers, April 2, 2025; seconded by Member DaRoza.

Chair Williams opened the floor for comments.

There were no comments.

Passed by unanimous vote.

B) APPROVAL OF THE MINUTES FOR BOARD OF CANVASSERS, APRIL 8, 2025

Member DaRoza moved to approve the Minutes for the Board of Canvassers, April 8, 2025; seconded by Member Sherman.

Chair Williams opened the floor for comments.

There were no comments.

Passed by unanimous vote.

C) APPROVAL OF THE MINUTES FOR BOARD OF CANVASSERS, APRIL 9, 2025

Member Sherman moved to approve the Minutes for the Board of Canvassers, April 9, 2025; seconded by Member DaRoza.

Chair Williams opened the floor for comments.

There were no comments.

Passed by unanimous vote.

ADJOURN

Member DaRoza moved to adjourn; seconded by Member Sherman.

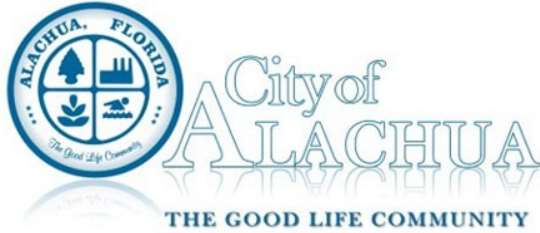
Passed by unanimous consent.

ATTEST:

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

Mike DaRoza, City Manager/Clerk

Gib Coerper, Mayor



Commission Agenda Item

MEETING DATE: May 5, 2025

SUBJECT: Approval of the April 21, 2025, City Commission Meeting Minutes

PREPARED BY: LeAnne Williams, Deputy City Clerk

RECOMMENDED ACTION:

Approve the April 21, 2025, City Commission Meeting Minutes

Summary

Approval of the April 21, 2025, City Commission Meeting Minutes

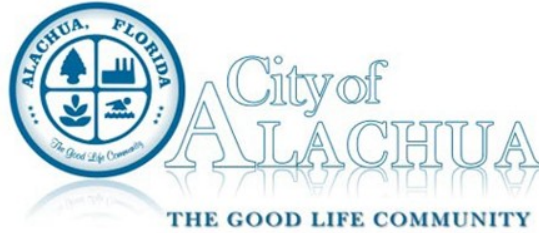
FINANCIAL IMPACT

ADDITIONAL FINANCIAL INFORMATION

COMMISSION GOALS

ATTACHMENTS

1. 25.04.21.M.CCM



Regular City Commission Meeting Minutes
April 21, 2025 at 6:00 PM

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

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

CITIZENS PRESENT: Phyllis Strickland, Joan Sroca, Malcolm Dixon, Kenyata Curtis, Natron Curtis, Alice Peterson, Gwendolyn Day, Jose Brooks, Sr., Joetta Welch, Connie Meyer, Teddy Sanchez, John Brown, Soorya Lindberg.

STAFF ATTENDING: Diane Amendola, Robert Bonetti, Michael Carrillo, Heather Carter, Daniel Chalker, Carson Crockett, Vicki Floyd, Lisa Freeman, Carlos Hunt, Tony Love, Tara Malone, Damon Messina, Jason Moses, Pam Philman, Donna Smith, Tom Stanfield, Rodolfo Valladares, LeAnne Williams, Tyler Williams, Cap Wilson, David Wisener

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

Led by Mayor Gib Coerper.

INVOCATION

Led by Pastor Michael Miller, Antioch Baptist Church.

PLEDGE TO THE FLAG

Led by Mayor Coerper, with Vice Mayor Edward Potts absent.

APPROVAL OF THE AGENDA

City Manager Mike DaRoza stated that a scrivener's error was found in the April 7, 2025, minutes, and it had been corrected for the record.

Commissioner Dayna Williams moved to approve the amended agenda; seconded by Commissioner Jennifer Ringersen.

Mayor Coerper opened the floor for comments.

Tamara Robbins asked if the scrivener's error could be stated for the record. She cited Rule 20 (C) which guides the Commission regarding removing items from the agenda. She asked if discussion regarding planners' resignations could be added as an item.

City Manager DaRoza stated the error was with a citizen comment.

Commissioner Shirley Green Brown stated, within the minutes, it was stated Oria Jones had passed away, but her name was Gloria Jones.

Passed by unanimous consent, which was a 4-0 vote.

APPROVE READING OF PROPOSED ORDINANCES AND RESOLUTIONS BY TITLE ONLY

Commissioner Brown moved to approve the reading of proposed ordinances and resolutions by title only; seconded by Commissioner Ringersen.

Passed by unanimous consent, which was a 4-0 vote.

I. SPECIAL PRESENTATIONS

A) ALACHUA ELEMENTARY STUDENT PERFORMING ARTS APPRECIATION

Alachua Elementary School students provided a mini-concert.

B) CHECK PRESENTATION FROM MIAPA LATIN CAFE FOR THE AMERICAN CANCER SOCIETY'S 2025 RELAY FOR LIFE

Human Resources Director Tara Malone presented the item.

Freddie Wehbe thanked the community for its support.

Peter Ynigo thanked the Commission for volunteering for this service.

Human Resources Director Malone reminded the Commission that Relay-For-Life would take place on Friday, April 25, 2025, from 6:00 p.m. to 10:00 p.m. at Hal Brady

Recreation Complex.

C) PRESENTATION OF THE 2025 CITY COMMISSION ELECTION CERTIFICATION

Deputy City Clerk LeAnne Williams provided the presentation.

D) ADMINISTRATION OF THE OATH OF OFFICE FOR CITY COMMISSION SEATS 1 & 2

Deputy City Clerk Williams introduced the presentation.

City Manager DaRoza swore in Walter Welch as Mayor and Jacob Fletcher as Commissioner.

E) ELECTION OF THE VICE MAYOR

Deputy City Clerk Williams introduced the presentation.

City Manager DaRoza conducted the election of the Vice Mayor.

Commissioner Ringersen nominated Commissioner Shirley Green Brown.

There were no other nominations.

City Manager DaRoza conducted a roll call vote.

Passed by unanimous consent.

Vice Mayor Brown took her seat as Vice Mayor.

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)

Carol Richardson thanked Edward Potts and Gib Coerper for their commitment to arts and culture. She congratulated Mayor Walter Welch and Commissioner Jacob Fletcher.

Rudy Rothseiden congratulated Mayor Welch and Commissioner Fletcher. He expressed his gratitude for Gib Coerper and Edward Potts' service. He spoke in opposition to the Land Development Regulations (LDR) changes and potential increase in traffic congestion.

Janice Forgeson congratulated Mayor Welch and Commissioner Fletcher. She spoke of springs protection.

John Brown thanked Mr. Potts and Mr. Coerper for their service. He congratulated Mayor Welch and Commissioner Fletcher. He asked for support for the improvements

the Senior Resources Advisory Board was implementing for the seniors in the community.

Ben Boukari congratulated Mayor Welch, Commissioner Fletcher, and Vice Mayor Brown. He provided information regarding the LDRs and traffic. He thanked Mr. Coerper and Mr. Potts.

Mitch Glaeser congratulated Mayor Welch and Commissioner Fletcher. He spoke of his experience with elections. He stated the City of Alachua had ineligible votes in its last election.

Elliott Welker and Karl LaPan of UF Innovate announced that the Sid Martin Biotechnology Incubator won the Entrepreneurship Center of the Year award and presented it to the City.

III. COMMITTEE REPORTS/COMMITTEE APPOINTMENTS/CITY ANNOUNCEMENTS

IV. PUBLIC HEARINGS AND ORDINANCES

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

- A) PSP24-0007 - FLETCHER TRACE PHASE 1 FINAL PLAT - A REQUEST BY AARON HICKMAN, PSM, OF CHW, LLC, APPLICANT AND AGENT, FOR FLETCHER DEVELOPMENT, LLC, PROPERTY OWNER, FOR CONSIDERATION OF THE FINAL PLAT FOR FLETCHER TRACE PHASE 1, WHICH PROPOSES TO SUBDIVIDE A ± 21.29-ACRE SUBJECT PROPERTY INTO A TOTAL OF 32 SINGLE-FAMILY DETACHED LOTS WITH ASSOCIATED COMMON AREAS AND RIGHTS-OF-WAY; FLU: MODERATE DENSITY RESIDENTIAL; ZONING: PD-R; TAX PARCEL: 03980-002-001 (QUASI-JUDICIAL HEARING).**

Deputy City Clerk Williams swore in all who intended to speak on Fletcher Trace Phase 1.

City Attorney Marian Rush conducted a voir dire of the Commission.

Planner Carson Crockett introduced the item and provided the staff report.

Mayor Welch asked if the applicant would like to say a few words.

The applicant indicated that he didn't have anything to add.

Mayor Welch asked the commissioners for questions or comments.

Jacob Fletcher asked what the water usage was for Phase 1.

Planner Crockett provided the information.

Commissioner Williams moved that, based upon the competent substantial evidence presented at this hearing, the presentation before this Commission, and Staff's recommendation, this Commission finds the application for Fletcher Development, LLC to be consistent with the City of Alachua Comprehensive Plan and in compliance with the Land Development Regulations and (1) approves the final plat for phase 1 of the Fletcher Trace Major Subdivision ("Final Plat"); (2) approves the "Subdividers Agreement for Fletcher Trace Phase 1 ("Subdivider's Agreement"); and, (3) authorizes the Mayor and City Attorney to sign the Final Plat and Subdivider's Agreement; seconded by Commissioner Ringersen.

Mayor Welch opened the floor for comments.

Ms. Robbins asked if affected parties were going to be called first.

City Attorney Rush provided the definition for affected parties and called them forward.

No one came forward.

Ms. Robbins commented on the dates-certain and dates-uncertain to which this item was deferred.

City Attorney Rush asked Planner Crockett if this item was re-advertised.

Planner Crockett stated it was re-advertised for the April 7, 2025, meeting where it was deferred to a date-certain of April 21, 2025.

Joe Beatty expressed her confusion with the previous discussion.

Planner Crockett explained the process again.

Passed 4-1 by roll call, with Commissioner Fletcher dissenting.

- B) PSP24-0008 - FLETCHER TRACE PHASE 2 FINAL PLAT - A REQUEST BY AARON HICKMAN, PSM, OF CHW, LLC, APPLICANT AND AGENT, FOR FLETCHER DEVELOPMENT, LLC, PROPERTY OWNER, FOR CONSIDERATION OF THE FINAL PLAT FOR FLETCHER TRACE PHASE 2, WHICH PROPOSES TO SUBDIVIDE A ± 5.11-ACRE SUBJECT PROPERTY INTO A TOTAL OF 42 SINGLE-FAMILY LOTS (14 DETACHED, 28 ATTACHED) WITH ASSOCIATED COMMON AREAS AND RIGHTS-OF-WAY; FLU: MODERATE DENSITY RESIDENTIAL; ZONING: PD-R; TAX PARCEL: 03980-002-001 (QUASI-JUDICIAL HEARING).**

Deputy City Clerk Williams swore in all who intended to speak on Fletcher Trace Phase 2.

City Attorney Rush conducted a voir dire of the Commission.

Planner Crockett introduced the item and provided the staff report.

Mayor Welch asked the commissioners for questions or comments.

Commissioner Fletcher asked about the requirements for deferred items in regard to public comment.

City Attorney Rush stated that no one at that meeting commented or objected on the motion when it was deferred.

Commissioner Fletcher asked if procedure was followed.

City Attorney Rush stated no one was precluded from making a comment.

Commissioner Ringersen moved that, based upon the competent substantial evidence presented at this hearing, the presentation before this Commission, and Staff's recommendation, this Commission finds the application for Fletcher Development, LLC to be consistent with the City of Alachua Comprehensive Plan and in compliance with the Land Development Regulations and (1) approves the final plat for phase 2 of the Fletcher Trace Major Subdivision ("Final Plat"); (2) approves the "Subdividers Agreement for Fletcher Trace Phase 2 ("Subdivider's Agreement"); and, (3) authorizes the Mayor and City Attorney to sign the Final Plat and Subdivider's Agreement; seconded by Commissioner Williams.

City Attorney Rush asked for those who might be an affected party to come forward.

No one came forward.

Mayor Welch opened the floor for comments.

Ms. Robbins gave her understanding of the dates involved with this item as they affect public comments. She read from the Commission Rules and cited her objections.

Mr. Rothseiden asked what surety bonds were for, when they were changed in the LDRs, and why the City doesn't require them.

Planner Crockett stated that the February meetings weren't of concern as the item was re-advertised for April 7, 2025. He asked which takes precedence: the Commission Rules or the LDRs.

City Attorney Rush stated that the rules were guidelines for the Commission. She said LDRs were ordinances and were the laws of the City; therefore, they take precedence.

Planner Crockett read the LDRs as they refer to deferring an item.

Discussion ensued, expounding on the subject of deferral.

Planner Crockett provided information regarding surety bonds.

Commissioner Fletcher asked for the hierarchy of the rules.

City Attorney Rush provided the information.

Passed 5-0 by roll call.

- C) PSP24-0009 - FLETCHER TRACE PHASE 3 FINAL PLAT - A REQUEST BY AARON HICKMAN, PSM, OF CHW, LLC, APPLICANT AND AGENT, FOR FLETCHER DEVELOPMENT, LLC, PROPERTY OWNER, FOR CONSIDERATION OF THE FINAL PLAT FOR FLETCHER TRACE PHASE 3, WHICH PROPOSES TO SUBDIVIDE A ± 17.66-ACRE SUBJECT PROPERTY INTO A TOTAL OF 37 SINGLE-FAMILY DETACHED LOTS WITH ASSOCIATED COMMON AREAS AND RIGHTS-OF-WAY; FLU: MODERATE DENSITY RESIDENTIAL; ZONING: PD-R; TAX PARCEL: 03980-002-001 (QUASI-JUDICIAL HEARING).

Deputy City Clerk Williams swore in all who intended to speak on Fletcher Trace Phase 3.

City Attorney Rush conducted a voir dire of the Commission.

Planner Crockett introduced the item and provided the staff report.

Mayor Welch asked the commissioners for questions or comments.

Commissioner Fletcher asked about residual capacity.

Planner Crockett provided the information.

Discussion ensued regarding the concurrency report.

City Attorney Rush asked for those who might be an affected party to come forward.

No one came forward.

Commissioner Ringersen moved that, based upon the competent substantial evidence presented at this hearing, the presentation before this Commission, and Staff's recommendation, this Commission finds the application for Fletcher Development, LLC to be consistent with the City of Alachua Comprehensive Plan and in compliance with the Land Development Regulations and (1) approves the final plat for phase 3 of the Fletcher Trace Major Subdivision ("Final Plat"); (2) approves the "Subdividers Agreement for Fletcher Trace Phase 3 ("Subdivider's Agreement"); and, (3) authorizes the Mayor and City Attorney to sign the Final

Plat and Subdivider's Agreement; seconded by Vice Mayor Brown.

Mayor Welch opened the floor for comments.

Ms. Robbins continued her argument regarding deferring items. She expressed her displeasure with the lack of impact fees and traffic congestion.

Mr. Rothseiden asked who initiated the change to the LDRs regarding surety bonds.

City Attorney Rush gave an explanation. She asked Planner Crockett more questions about the deferral and how the request came about.

Discussion ensued.

A five-minute recess was requested and granted.

Mayor Welch called the meeting to order.

Planner Crockett stated staff informed the applicant that it would be prudent to request a deferral, and the applicant agreed.

Commissioner Fletcher asked for the City's boundaries, roads connecting the property to CR235, and when the property was annexed.

Planner Crockett provided the information.

Passed 5-0 by roll call.

- D) ORDINANCE 25-06 - AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA, RELATING TO THE SMALL SCALE AMENDMENT OF THE CITY OF ALACHUA COMPREHENSIVE PLAN FUTURE LAND USE MAP; AMENDING THE FUTURE LAND USE MAP CLASSIFICATION OF A ± 5.07-ACRE SUBJECT PROPERTY FROM AGRICULTURE AND RURAL/AGRICULTURE (COUNTY) TO COMMERCIAL; LOCATED 16313 NW US HWY 441; TAX PARCEL NUMBERS 03044-001-002 AND 03044-002-000; REPEALING ALL ORDINANCES IN CONFLICT; PROVIDING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE (SECOND READING; LEGISLATIVE HEARING).

City Attorney Marian Rush read Ordinance 25-07 by title only.

Planner Crockett introduced the item and provided the staff report.

Mayor Welch asked the commissioners for questions or comments.

Commissioner Fletcher asked about the capacity of US Highway 441 and its rating.

Planner Crockett provided the information.

Discussion ensued.

Commissioner Williams moved that, based upon the competent substantial evidence, the presentation before this Commission, and Staff's recommendation, this Commission finds the application for a small-scale comprehensive plan amendment for Browning Family Revocable Trust and Santa Fe Hills Church of Christ, Inc. to be consistent with the City of Alachua Comprehensive Plan and approve and adopt Ordinance 25-06 upon second and final reading; seconded by Vice Mayor Brown.

Mayor Welch opened the floor for comments.

Jim Curington expressed his dismay at the trees that had been removed due to developments and the conversion of agricultural land to commercial.

Ms. Robbins agreed with Mr. Curington's comments. She stated the Commission is not obligated to rezone the land.

Soorya Lindberg expressed her concerns about traffic.

Mr. Rothseiden discussed the changes that happen with new developments.

Commissioner Fletcher asked when the new numbers would be included in the development monitoring report and its frequency.

Planner Crockett stated the report is quarterly, with an annual report in May, and the new numbers would be included in the May report.

Commissioner Ringersen stated she would like to see something that enhances the lives of the school children next door.

Chris Blurden, the applicant, stated there were no imminent development plans, but they were working with the residents behind the property to ensure tree buffers. He said they expected the development to be either medical or quick-service restaurants.

Passed 4-1 by roll call, with Commissioner Fletcher dissenting.

- E) ORDINANCE 25-07 - AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA, RELATING TO THE SITE-SPECIFIC AMENDMENT TO THE OFFICIAL ZONING ATLAS OF THE CITY OF ALACHUA; AMENDING THE OFFICIAL ZONING ATLAS FOR A ± 5.07-ACRE SUBJECT PROPERTY FROM AGRICULTURAL (A)(COUNTY) AND ADMINISTRATIVE/PROFESSIONAL (AP)(COUNTY) TO COMMUNITY COMMERCIAL (CC); LOCATED 16313 NW US HWY 441; TAX PARCEL**

NUMBERS 03044-001-002 AND 03044-002-000; REPEALING ALL ORDINANCES IN CONFLICT; PROVIDING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE (SECOND READING; QUASI-JUDICIAL HEARING).

Deputy City Clerk Williams swore in all who intended to speak on Ordinance 25-07.

City Attorney Marian Rush read Ordinance 25-07 by title only.

Planner Crockett introduced the item and provided the staff report.

City Attorney Rush conducted a voir dire of the Commission.

Mayor Welch asked the commissioners for questions or comments.

Commissioner Fletcher asked for specifics concerning the floor area of community commercial zoning as it relates to this property.

Planner Crockett explained that this item represents two separate parcels.

City Attorney Rush asked for those who might be an affected party to come forward.

Ms. Lindburg stated she lives within 400 feet of the project. She asked what was next for this project. She then asked about impact fees.

City Manager DaRoza said the City had infrastructure improvement fees in certain areas, which were similar to impact fees.

Planner Crockett walked through the application to permit process, including fees.

Ms. Lindberg asked if mixed-use zoning was included.

Planner Crockett stated this was referring to an item currently with the Planning and Zoning Board. He explained the heights permitted and the setbacks.

Commissioner Williams moved that, based upon the competent substantial evidence, the presentation before this Commission, and Staff's recommendation, this Commission finds the application for a site-specific amendment to the Official Zoning Atlas for Browning Family Revocable Trust and Santa Fe Hills Church of Christ, Inc. to be consistent with the City of Alachua Comprehensive Plan and in compliance with the City's Land Development Regulations and approve and adopt Ordinance 25-07 upon second and final reading; seconded by Vice Mayor Brown.

Mayor Welch opened the floor for comments.

Ms. Robbins stated there would be adverse effects as any project would have adverse

effects. She requested the Commission establish impact fees.

Ben Boukari spoke about how planned developments came about.

Passed 4-1 by roll call, with Commissioner Fletcher dissenting.

Vice Mayor Brown thanked Planner Crockett for his excellent work and patience throughout the process.

Commissioner Ringersen thanked Planner Crockett for his diligence.

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.)

Mr. Curington thanked Mr. Coerper and Mr. Potts for their service. He wished Commissioner Fletcher and Mayor Welch well. He thanked City Manager DaRoza, City Attorney Rush, and staff for their work.

Ms. Lindberg congratulated the Recreation and Culture department on the success with the Easter Egg Hunt and the music festival.

Ms. Robbins spoke again on deferrals. She stated she received a mailing regarding water usage and said the proposed golf course in Tomoka Hills would use more water than she could save.

VII. COMMENTS FROM CITY MANAGER AND CITY ATTORNEY

City Manager DaRoza announced that Relay for Life will be held on Friday, April 25, 2025, from 6:00 p.m. to 10:00 p.m. at the Hal Brady Recreation Complex.

City Attorney Rush congratulated Mayor Welch and Commissioner Fletcher.

VIII. COMMISSION COMMENTS/DISCUSSION

Commissioner Ringersen congratulated Mayor Welch and Commissioner Fletcher. She announced the Great American Clean Up would be May 3, 2025. She stated she attended:

- * The ribbon-cutting for NW 86 Drive

- * The Opioid Task Force

She thanked the Alachua Police Department for keeping Alachua safe.

Commissioner Williams congratulated Mayor Welch, Commissioner Fletcher and Vice Mayor Brown.

Commissioner Fletcher thanked the citizens who attended the meeting and said he was looking toward smart growth for the City.

Vice Mayor Brown thanked:

- * Pastor Miller for the invocation
- * The citizens who spoke
- * Mr. Coerper and Mr. Potts for their service

She stated she attended:

- * The ribbon-cutting for NW 86 Drive
- * The Easter Egg Hunt

She welcomed Officer Thomas Stanfield back.

Mayor Welch thanked the community for allowing him to serve as Mayor, his wife and citizens for attending the meeting.

ADJOURN

Commissioner Ringersen moved to adjourn; seconded by Commissioner Williams.

Passed by unanimous consent.

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) APPROVAL OF THE MINUTES FROM THE APRIL 7, 2025, CITY COMMISSION MEETING

ATTEST:

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

Mike DaRoza, City Manager/Clerk

Gib Coerper, Mayor