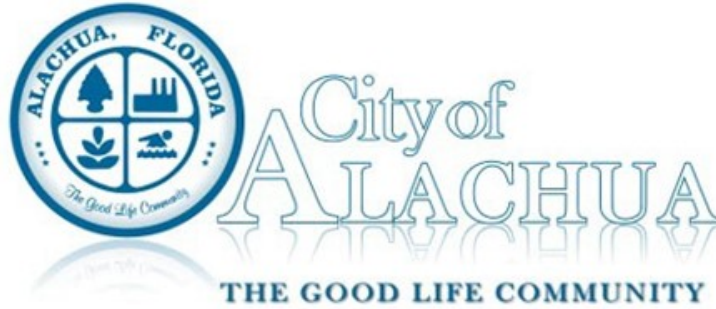




Mayor Walter Welch
Vice Mayor Shirley Green Brown
Commissioner Jacob Fletcher
Commissioner Jennifer Ringersen
Commissioner Dayna Williams

City Manager Rodolfo Valladares
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: September 8, 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

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) PROGRESS REPORT FOR THE HATHCOCK COMMUNITY CENTER PROJECT

B) INTERLOCAL AGREEMENT WITH CAREERSOURCE

IV. PUBLIC HEARINGS AND ORDINANCES

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

- A)** RESOLUTION 25-17 RELATING TO THE LEVY OF GENERAL PURPOSE AD VALOREM TAXES FOR THE 2025 TAX YEAR; AND, RESOLUTION 25-18 RELATING TO ITS BUDGET FOR THE 2025-2026 FISCAL YEAR
- B)** 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 (SECOND READING, LEGISLATIVE HEARING).
RESIDENTIAL OPPORTUNITIES
- C)** ORDINANCE 25-14 - AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA, RELATING TO THE AMENDMENT OF THE OFFICIAL ZONING ATLAS FROM AGRICULTURAL ("A") (COUNTY) TO PLANNED DEVELOPMENT – RESIDENTIAL ("PD-R"), PLANNED DEVELOPMENT – COMMERCIAL ("PD-COMM"), AND CONSERVATION ("CSV") ON A ± 111.25-ACRE SUBJECT PROPERTY; GENERALLY LOCATED SOUTH OF THE INTERSECTION AT US HIGHWAY 441 AND RACHEL BOULEVARD (CR 2054); TAX PARCEL 03957-000-000; REPEALING ALL ORDINANCES IN CONFLICT; PROVIDING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE (FIRST READING, QUASI JUDICIAL HEARING).

V. AGENDA ITEMS

- A)** RESOLUTION 25-19 TK STORMWATER BASIN MAINTENANCE ASSESSMENT ANNUAL RATE RESOLUTION
- B)** RESOLUTION 25-20: AMENDING THE FISCAL YEAR 2024-2025 BUDGET FOR THE RECEIPT OF UNANTICIPATED REVENUE; INCREASING THE CDBG-ED CAPITAL PROJECTS FUND TO APPROPRIATE REVENUES AND EXPENSES RELATED TO THE FLORIDA DEPARTMENT OF COMMERCE (COMMERCE) SUBGRANT AGREEMENT - FFY23 FUNDING CYCLE IN THE AMOUNT OF \$1,500,000; PROVIDING AN EFFECTIVE DATE.

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 JULY 28, 2025, CITY COMMISSION MEETING MINUTES.**
- B) APPROVAL OF THE AUGUST 11, 2025, CITY COMMISSION MEETING MINUTES.**
- C) APPROVAL OF THE AUGUST 11, 2025, CITY COMMISSION WORKSHOP MINUTES.**



Commission Agenda Item

MEETING DATE: September 8, 2025

SUBJECT: Progress Report for the Hathcock Community Center Project

PREPARED BY: Rodolfo Valladares

RECOMMENDED ACTION:

Receive the presentation and provide goals, priorities, and input to guide feasibility, support adjustments, and authorize advancement into further project development.

Summary

Overview:

The Hathcock Community Center Project is an initiative aimed at enhancing community infrastructure and improving service delivery. This presentation will update the City Commission on project progress, anticipated timeline, major milestones, and community engagement efforts, while also identifying opportunities for Commission input, guidance, support, and oversight. With planning efforts underway, the project is now moving into the schematic design phase, at which time Commission direction is being requested.

Purpose:

This presentation updates the City Commission on the progress of the Hathcock Community Center Project and shares key insights from the recent public workshop, which gathered community input, ideas, and concepts reflecting residents' needs. Guided by this feedback and the Commission's direction, the City will now begin the schematic design phase, the initial stage of project planning and design.

To support this effort, the City Commission is asked to provide direction that will help shape and refine general concepts addressing:

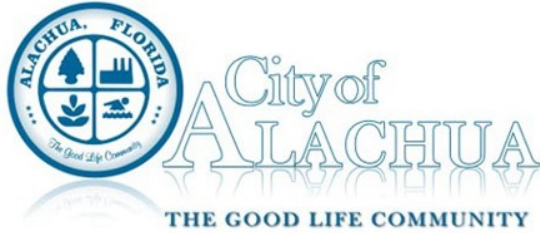
- General layout and scope – overall size, features, and functions.
- Basic schematics – how spaces, systems, and components will fit together.

FINANCIAL IMPACT

ADDITIONAL FINANCIAL INFORMATION

ATTACHMENTS

None



Commission Agenda Item

MEETING DATE: September 8, 2025

SUBJECT: Interlocal Agreement with CareerSource

PREPARED BY: David Wisener

RECOMMENDED ACTION:

Authorize the Mayor and City Manager to sign and execute the interlocal agreement with CareerSource North Central Florida.

Summary

The City Commission has in the past prioritized enhancing access to County services in-person at City facilities. Likewise, economic development forms an integral part of the City's Comprehensive Plan and has been the focus of at least one strategic initiative for the past several years in the City's annual Strategic Plan. Mayor Welch connected City Staff with CareerSource of North Central Florida, which is the local government agency created pursuant to Florida Statutes §163.01 to implement workforce development and related programs for Alachua County and other North Central Florida counties. There was a mutual interest between both CareerSource and City Staff to consider providing CareerSource with space to operate a satellite office within the City in order to better advance its workforce and economic development efforts with City residents.

City Staff recommend approving this interlocal agreement with CareerSource of North Central Florida which would provide them with temporary office space within the Swick House through the end of July 2026, with the understanding that at that time construction should be complete on the new Cleather Hathcock Sr. Resource Center, and a new interlocal agreement would be considered at that time for office space there. It is the opinion of Staff that CareerSource provides valuable services for City residents that would behoove the approval of office space within a City facility.

FINANCIAL IMPACT

ADDITIONAL FINANCIAL INFORMATION

ATTACHMENTS

1. City of Alachua - CareerSource interlocal

**INTERLOCAL AGREEMENT BETWEEN THE CITY OF ALACHUA AND CAREERSOURCE
NORTH CENTRAL FLORIDA REGARDING CAREERSOURCE SERVICES IN ALACHUA**

This interlocal agreement hereinafter referred to as "Agreement" is entered into on August ___, 2025 between CareerSource North Central Florida, a local government agency created pursuant to Florida Statutes §163.01, hereinafter referred to as "CareerSource" and the City of Alachua, a municipality located in Alachua County, Florida, hereinafter referred to as "City". City and CareerSource may jointly be referred to as the "Parties" or singularly as a "Party".

RECITALS

WHEREAS, the City and CareerSource are authorized by §163.01 Florida Statutes, to enter into interlocal agreements to cooperatively and efficiently use their powers to provide public services advancing the general welfare of the citizens within their jurisdictions; and

WHEREAS, the City is a vibrant, growing, economically and culturally diverse community located in Alachua County, Florida; and

WHEREAS, the City Commission adopted the Fiscal Year 2026 Strategic Plan, which includes as a priority, Strategic Initiative 1.3: Develop and implement a strategy to enhance, cultivate and maintain relationships in all sectors of the local economy; and

WHEREAS, CareerSource was created pursuant to Florida Statutes §163.01 to implement workforce and economic development services; and

WHEREAS, both the City and CareerSource wish to enable CareerSource services to be provided in-person within the City; and

WHEREAS, both the City and CareerSource deem providing these services in the City expands the availability of economic and workforce development services to the public and in furtherance of the public health, safety, and welfare to enter into this Agreement;

NOW THEREFORE, in consideration of the mutual promises and covenants contained herein, the Parties hereto do mutually agree as follows:

1. **Recitals**. The above recitals are true and correct and are incorporated as material terms into this Agreement as though fully set forth below.
2. **Effective Date**. This Agreement is effective on the date the last party executes it.
3. **City Responsibilities**. The City shall have the following responsibilities:
 - a) Providing space within the Swick House for the non-exclusive use of CareerSource for the duration of this agreement; and
 - b) Maintaining the facility and keeping the major building systems (e.g. HVAC) in good repair; and
 - c) Maintaining insurance on the facility for protecting City interests.
4. **CareerSource Responsibilities**. CareerSource shall have the following responsibilities:
 - a. Providing its services in the City at the Swick House; and

- b. Staffing the location at the Swick House for use of CareerSource at a level commensurate with the demand for those services, which may vary from time to time by mutual consent of the Parties.
5. **Notice.** Except as otherwise provided in this Agreement any notice of termination from either Party to the other Party must be in writing and sent via electronic mail (e-mail), or by certified mail, return receipt requested, or by hand delivery with receipt. For purposes of all notices, representatives of both Parties are:

CareerSource: Phyllis Marty
Chief Executive Officer
1112 North Main Street
Gainesville, FL 32601

City: Rodolfo Valladares
City Manager, City of Alachua
P.O. Box 9
Alachua, FL 32616

6. **Liability.** Each Party shall be solely responsible for the negligent or wrongful acts of its employees and agents. Nothing contained in this Agreement shall constitute a waiver by either Party of its sovereign immunity by any Party to which sovereign immunity may be applicable. Nothing in this Agreement shall be construed as consent to either Party being sued by a Third Party. Both Parties to this Agreement are state agencies or subdivisions as defined under §768.28 Florida Statutes, and agree to be responsible for acts and omissions of their agents or employees to the extent permitted by law without waiving insurance coverage for any such limited liability.

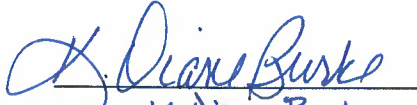
7. **Insurance.**
- a) CareerSource shall purchase liability insurance. CareerSource hereby assumes responsibility for any and all liability, claims, or damages imposed up to the monetary limits provided in §768.28 Florida Statutes, arising out of or in connection with the negligent acts, omissions, or misconduct of CareerSource and its agents or employees relating to the responsibilities of CareerSource and the services to be provided by CareerSource under this Agreement.
 - b) The City hereby assumes responsibility for any and all liability, claims, or damages up to the monetary limits provided in §768.28 Florida Statutes, arising out of or in connection with the negligent acts, omissions, or misconduct of the City and its agents or employees relating to the responsibilities of the City and this Agreement through insurance maintained by the City.
 - c) Each Party agrees to provide the other with copies of the certificates of insurance or self-insurance for all coverages in effect throughout the term of this Agreement and will provide the other Party with thirty (30) days written notice of any cancellation or amendment to the insurance coverage.

8. **Employee Status.** Performance and functions by an employee of either Party pursuant to this Agreement shall not be deemed to make said Party's employee an employee of the other Party nor shall they have any claim to pension, Workers' Compensation, civil service, salary, or other employee rights or privileges granted by the other Party to its employees.
9. **Term and Termination.** This Agreement is effective on the date the last party executes it and shall remain in effect until July 30, 2026 or until terminated upon ninety (90) days written notice via electronic mail (e-mail) by one Party to the other. In the event of notice of termination, both Parties agree to establish a suitable transition plan facilitating an orderly wind down of CareerSource services provided at the Swick House.
10. **Laws and Regulations.** Both Parties shall comply with all federal, state, and local laws, ordinances, regulations, and building code requirements applicable to their respective responsibilities under this Agreement.
11. **Assignment of Interest.** Neither Party shall assign or transfer any interest in this Agreement without prior written consent of the other Party.
12. **Successors and Assigns.** CareerSource and the City each bind the other and their respective successors and assigns in all respects to all of the terms, conditions, covenants, and provisions of this Agreement.
13. **No Third Party Beneficiaries.** This Agreement does not create any relationship with, or any rights in favor of, any third party.
14. **Non-Waiver.** The failure of any Party to exercise any right in this Agreement shall not be considered a waiver of such right.
15. **Governing Law and Venue.** This Agreement is governed in accordance with the laws of the State of Florida and venue shall be in Circuit Court in Alachua County, Florida.
16. **Amendments.** The Parties may only amend this Agreement in writing signed by both Parties.
17. **Captions and Section Headings.** Captions and section headings used herein are for convenience only and shall not be used in construing this Agreement.
18. **Construction and Interpretation.** The language of this Agreement has been agreed to by both Parties to express their mutual intent and no rule of strict construction shall be applied against either Party. It is recognized that both Parties have contributed to the preparation of this Agreement.
19. **Recording of Agreement.** The City, upon execution of this Agreement by all Parties, shall record this Agreement in the public records of Alachua County, Florida.
20. **Entire Agreement.** This Agreement constitutes the entire agreement between the Parties and supersedes all prior written or oral agreements, understandings, or representations.

In Witness Whereof, the Parties hereto have caused this Agreement to be executed below.

ATTEST:

CAREERSOURCE NORTH CENTRAL FLORIDA



Name K. Diane Burke

Title Grants/Contracts Administrator

By: _____



Phyllis Marty, Chief Executive Officer

Date: 08/08/2025

ATTEST:

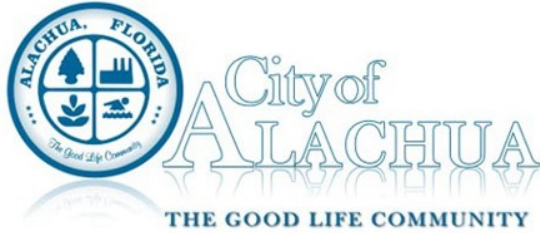
CITY OF ALACHUA

Rodolfo Valladares
City Manager/City Clerk

By: _____

The Hon. Walter Welch, Mayor

Date: _____



Commission Agenda Item

MEETING DATE: September 8, 2025

SUBJECT: Resolution 25-17 Relating to the Levy of General Purpose Ad Valorem Taxes for the 2025 Tax Year; and, Resolution 25-18 Relating to its Budget for the 2025-2026 Fiscal Year

PREPARED BY: Robert Bonetti

RECOMMENDED ACTION:

1. Adopt Resolution 25-17
 2. Adopt Resolution 25-18
-

Summary

The City of Alachua Commission must hold a Public Hearing on the City's Fiscal Year 2025-2026 Tentative Millage Rate and Tentative Budget as required by Florida Statutes, Chapters 129 and 200, and as advertised in the Truth-In-Millage (TRIM) Notices distributed by the Alachua County Property Appraiser's Office.

This evening we will take a number of actions related to the adoption of the millage rate and proposed budgets. The Final Public Hearing on these matters will be held on Monday, September 22, 2025 at 6:00 p.m. in this same location, Alachua City Hall, James A. Lewis Commission Chambers.

During the month of August 2025, the Interim City Manager presented to the City Commission the proposed budgets by major fund type. The tentative budgets presented at that time, totaled \$61,040,093. This is \$6,414,840 less than the FY 2024-2025 Amended Budget of \$67,454,933.

The General Fund tentative budget of \$19,939,437 is based on a tax rate of 6.2500 mills. This tentative millage rate is 8.86% more than the rolled-back rate of 5.7413 mills.

In order to enact the proposed tentative millage rate, a majority vote must be passed by the City Commission at the final public hearing on the budget. By adopting these resolutions tonight, the Commission authorizes and directs the City Manager to prepare and publish all necessary and required notices prior to the hearing established herein, and to provide copies of these resolutions to all parties as may be required by applicable law.

FINANCIAL IMPACT

\$61,040,093

ADDITIONAL FINANCIAL INFORMATION

ATTACHMENTS

1. Resolution 25-17
2. Resolution 25-18
3. City of Alachua FY 2025-2026 Tentative Budget
4. First Budget Public Hearing Script

RESOLUTION 25-17

A RESOLUTION OF THE CITY OF ALACHUA, FLORIDA; RELATING TO THE LEVY OF GENERAL PURPOSE AD VALOREM TAXES FOR THE 2025 TAX YEAR; APPROVING THE TENTATIVE MILLAGE RATE; PROVIDING AN EFFECTIVE DATE.

WHEREAS, on July 28, 2025 the City of Alachua Commission adopted Resolution 25-12 certifying to the Alachua County Property Appraiser's Office a millage rate necessary to fund the said proposed general City budget;

WHEREAS, pursuant to law and utilizing the rates certified, on August 21, 2025, the Alachua County Property Appraiser mailed a Notice of Proposed Property Taxes to each taxpayer listed on the current year's assessment roll;

WHEREAS, said notice of proposed property taxes advised the recipients of a public hearing to be conducted by the City of Alachua Commission on September 8, 2025, for consideration of its tentative general City budget and the tentative millage necessary to fund the said budget;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF ALACHUA, FLORIDA:

SECTION 1. That the following tentative millage rate to fund the general City budget is hereby approved for further consideration in accordance with applicable law; General Fund 6.2500 mills.

SECTION 2. The millage levied herein is more than the rolled back rate of 5.7413 by 8.86 percent.

SECTION 3. That this resolution shall take effect immediately upon its adoption.

DULY ADOPTED in regular session, this 8th day of September, 2025.

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

Walter Welch, Mayor
SEAL

ATTEST:

Rodolfo Valladares, Interim City Manager/Clerk

RESOLUTION 25-18

A RESOLUTION OF THE CITY OF ALACHUA, FLORIDA; RELATING TO ITS BUDGET FOR THE 2025-2026 FISCAL YEAR; REVISING THE ESTIMATE OF RECEIPTS AND OF BALANCES TO BE BROUGHT FORWARD; APPROVING A TENTATIVE GENERAL CITY BUDGET; SETTING A PUBLIC HEARING DATE; PROVIDING FOR PUBLICATION OF NOTICE; PROVIDING AN EFFECTIVE DATE.

WHEREAS, on August 11, 2025 and August 25, 2025, the City Manager presented the proposed budget for further consideration by the City of Alachua Commission; and ,

WHEREAS, said budget contained estimates of receipts and of balances brought forward as part of the budget presentation; and,

WHEREAS, the City of Alachua Commission wishes to revise the estimates of receipts and of balances to be brought forward based on the most current information available as of the date of this resolution; and,

WHEREAS, the City of Alachua Commission has complied with all conditions precedent to the adoption of a tentative general City budget; and,

WHEREAS, the City of Alachua Commission as of this date adopted a resolution approving the tentative millage to fund the tentative general City budget;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF ALACHUA, FLORIDA:

SECTION 1. In accordance with the requirements of Section 129.03, Florida Statutes, the estimates of receipts and of balances to be brought forward are revised as set out in the document entitled “City of Alachua Fiscal Year 2025-2026 Tentative Budget”.

SECTION 2. The proposed general City budget contained in the document entitled “City of Alachua Fiscal Year 2025-2026 Tentative Budget” is hereby approved as adjusted by motion for further consideration at the public hearing established in this resolution.

SECTION 3. A public hearing will be held to consider the final millage rate and final budget for general City purposes on Monday the 22nd of September, 2025, at 6:00 p.m., or soon thereafter, as the matter may be heard, in the Alachua City Hall, James A. Lewis Commission Chambers, 15100 N.W. 142nd Terrace, Alachua, Florida, 32615.

SECTION 4. The City Manager is hereby authorized and directed to prepare and publish all necessary and required notices prior to the hearing established herein, and to provide copies of this resolution to all parties as may be required by applicable law.

SECTION 5. That this resolution shall take effect immediately upon its adoption.

DULY ADOPTED in regular session, this 8th day of September, 2025.

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

Walter Welch, Mayor
SEAL

ATTEST:

Rodolfo Valladares, Interim City Manager/Clerk



City of

ALACHUA

the good life community



FISCAL YEAR 2025-2026

TENTATIVE BUDGET

CITY OF ALACHUA

PREPARED BY:

THE CITY OF ALACHUA FINANCE AND ADMINISTRATIVE SERVICES DEPARTMENT

FINANCE AND ADMINISTRATIVE SERVICES STAFF

Robert A. Bonetti	Director
Stephanie L. Herlong	Utility Billing Manager
Gardhy M. Saint-Vil	IT Manager
Benjamin T. Love	Facilities Maintenance Manager
Donna G. Smith	Purchasing Coordinator
Brandon D. Kestner	Meter Technician Supervisor
Tyler S. Williams	Accounting Manager
Heather L. Carter	Accounting Manager
Regina A. Reed	Senior Accountant
Katelynn T. Bayles	Accounts Payable Specialist
Megan E. Hoyt	Utility Billing Assistant
Tara Z. Clarke	Customer Service Representative
Helen R. Benjamin	Receptionist
Anthony D. Nathan II	IT Security Coordinator
Diana A. Reyes	IT Technical Specialist
William P. Cone	Facilities Maintenance Supervisor
Kade T. Langford	Facilities Maintenance Technician
Thomas G. Williams	Facilities Maintenance Technician
Ronnie C. Jenkins	Facilities Maintenance Worker
Robert R. Cason	Facilities Maintenance Worker
Connie L. Sandusky	Facilities Custodial Worker
Kerri A. Watson	Facilities Custodial Worker
Torry L. Davis	Meter Technician Crew Foreman
James E. Porter	Meter Technician
Leroy M. Williams	Meter Technician
Logan T. Minnix	Meter Technician

CREDITS

City of Alachua Commission
Rodolfo J. Valladares, Interim City Manager
Marian B. Rush, Esq., City Attorney
Michael P. Carrillo, Public Services Director
Tara L. Malone, Human Resources Director
Damon J. Messina, Recreation and Culture Director
Jesse J. Sandusky, Chief of Police
Bryan S. Thomas, Planning and Community Development Director
Grafton B. Wilson, Compliance and Risk Management Director

A very special "thank you" to all City employees for their contribution to the budget process

CITY OF ALACHUA GOVERNMENT

GENERAL INFORMATION

The City of Alachua is geographically located in North Central Florida. The City's boundaries encompass 36.5 square miles. The most current estimate of the City's population is 11,296.

FIVE-MEMBER COMMISSION

The City of Alachua, a political subdivision of the State of Florida, is guided by an elected five-member body comprised of a Mayor and four Commissioners. The Mayor and Commissioners are elected in non-partisan elections to represent the entire City. The Vice-Mayor is selected annually by the Mayor and his/her fellow Commissioners. The Commission performs legislative functions of government by developing policies for the management of the City of Alachua. The City Manager, a professional appointed by the Commission, and the City Manager's staff are responsible for the implementation of those policies. The City is transitioning from contracting out attorney services to hiring an in-house attorney.

ROLE OF THE CITY MANAGER

The City Manager is an official appointed by the City Commission who is responsible for carrying out all decisions, policies, ordinances and motions of the Commission. The City Manager serves at the will of the City Commission.

In order to execute the City Commission's goals and initiatives, the City Manager is responsible for directing and providing all municipal services within the City.

Municipal service functions are grouped into the following departments: City Commission, City Manager, City Attorney, Compliance and Risk Management, Finance and Administrative Services, Human Resources, Planning & Community Development, Police, Public Services, and Recreation & Culture.

Support staff for both the City Manager and City Commission report to the City Manager.

INTRODUCTION

This document represents the City of Alachua's tentative financial budget for FY 2025-2026. The document is divided into five sections:

Section One - Budget Message
Section Two - Budget Summary
Section Three - Fund Summaries
Section Four - Department Summaries
Section Five - Glossary

Section One - Budget Message contains the City Manager's letter to the Commission regarding various elements of the budget.

Section Two - Budget Summary contains information and graphs about revenue sources; summary tables of the department budgets; a description and summary of the City's interfund transfers; and a summary of funded full-time equivalent positions.

Section Three - Fund Summaries include a budget by fund segment listing detailed information about various funds and their adopted funding levels.

Section Four - Department Summaries includes mission statements and summary budgets for each City department.

Section Five - Glossary includes a listing of various budget document terms.

Individuals interested in reviewing any materials or documents comprising the FY 2025-2026 Tentative Budget, at any level of detail, are encouraged to contact the Finance and Administrative Services Department.

Contact information for the Finance and Administrative Services Department is as follows:

Telephone: (386) 418-6100

Mail: P. O. Box 9
Alachua, Florida 32616-0009

Email: finance@cityofalachua.org

In person: City of Alachua City Hall
15100 NW 142nd Terrace
Alachua, Florida 32615

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City of
ALACHUA
the good life community

SECTION 1

BUDGET

MESSAGE



City of Alachua

OFFICE OF THE CITY MANAGER
RODOLFO VALLADARES

2025-2026 BUDGET MESSAGE

Date: September 3, 2025

To: Honorable Mayor and Member of the City Commission

Fiscal Year 2025–2026

Honorable Mayor and Members of the City Commission,

I am pleased to present the Tentative Budget for Fiscal Year 2025–2026. This Budget reaffirms our commitment to delivering high-quality services, practicing responsible financial management, and advancing the community’s long-term vision. Following the guidance of the City Commission, this budget reflects the priorities established in the City’s Strategic Plan, honors the shared values of our residents, and positions the City to meet both today’s needs and tomorrow’s opportunities.

Economic and Community Outlook

Our City continues to experience steady growth in population and economic activity. New residential development and business investments are creating opportunities for future prosperity and strengthening our local economy. At the same time, we are mindful of the challenges created by rising costs of goods and services, increasing construction expenses, and extended lead times for machinery and specialized equipment. Future cost projections are further complicated by the introduction of tariffs that impact supply chains and inventories. Additionally, housing affordability and workforce recruitment remain pressing concerns for our community.

This budget is designed to address these challenges responsibly while ensuring that essential services remain strong and reliable.

Fiscal Outlook

The City remains in a sound financial position, supported by healthy reserves, conservative fiscal practices, and a strong record of debt management. Ad valorem revenues are projected to grow with the increase in taxable property values, while state-shared revenues are expected to remain stable. Expenditure pressures, including rising health insurance premiums, utilities, and construction costs, require careful prioritization and disciplined financial planning.

Budget Priorities

The FY 2025–2026 budget aligns with the Commission’s strategic priorities and addresses the community’s most pressing needs. Strategic investments focus on personnel, infrastructure, operational efficiency, and quality of life.

Highlights include:

- **Public Safety** – Strengthening police services through targeted investments in staffing, equipment, and training to maintain accreditation and ensure a safe, secure community.
- **Infrastructure & Capital Investment** – Enhancing electric, water, wastewater, and transportation systems with a focus on resilience, reliability, and long-term sustainability.
 - **Advancing Electric Systems** – Launching the City’s solar project to stabilize energy costs, promote environmental sustainability, and increase resilience.
 - **Improving Water Systems** – Completing the new wellfield to enhance water quality, increase system resiliency, and support long-term sustainability.
 - **Advancing Wastewater Management** – Finalizing a comprehensive master plan to guide improvements, optimize operations, protect public health, and ensure environmental compliance.
 - **Expanding Transportation Connectivity** – Conducting a mobility assessment and investing in roadway, pedestrian, and bicycle infrastructure to enhance safety and access.
- **Growth & Development** – Supporting planning and permitting processes to ensure that growth aligns with community expectations, available infrastructure, and sustainable practices.
- **Parks, Recreation & Culture** – Expanding programs, facilities, and community spaces to create inclusive opportunities for residents and strengthen the City’s quality of life. This includes the Hathcock Community Center Project, a transformative investment designed to expand recreational amenities, support youth and family programs, and improve service delivery. By modernizing facilities and creating new opportunities for engagement, this project will foster stronger community connections and serve current and future generations.
- **Technology & Innovation** – Advancing modern systems and digital services to improve efficiency and service delivery. This includes enhancing the City’s website for a more user-friendly and accessible experience, improving online transactions, and providing live streaming for public access. These investments promote government transparency, strengthen resident engagement, and improve overall customer service.
- **Workforce Training & Development** – Equipping staff with training, tools, and best practices to remain current with industry standards, safety protocols, and emerging technologies. These investments support professional growth, improve organizational effectiveness, and ensure that employees are well-prepared to meet the evolving needs of the community.

-
- **Community Engagement & Outreach** – Strengthening connections with residents through initiatives, and outreach programs that foster trust and encourage participation. The addition of a Public Information Officer expands the City’s capacity to communicate effectively, provide timely updates, and enhance access to City services and Commission decisions.

Challenges and Constraints

As with many municipalities across Florida, our City faces rising operating costs, workforce retention challenges, and limited flexibility in revenue. Addressing these constraints requires disciplined financial management, strategic use of reserves, and an active pursuit of grants and intergovernmental partnerships.

A continuing challenge is the persistence of vacancies in several departments. The City has taken proactive steps to remain competitive as an employer. These efforts intend to improve recruitment and retention without compromising the quality of services provided to our residents.

Looking Ahead

This budget is more than a financial plan, it is a blueprint for building resilience and vitality for years to come. Through multi-year capital planning, conservative fiscal practices, and sustained investment in both people and infrastructure, we are positioning our City for long-term success.

In Closing

The FY 2025–2026 Tentative Budget is balanced, responsible, and aligned with the Commission’s policy direction. I extend my appreciation to the Mayor and Commissioners for their leadership and to our dedicated staff for their hard work in developing a budget that reflects prudence, progress, and vision.

Together, we will continue delivering the high-quality services our residents expect while ensuring the City remains resilient, vibrant, and well-prepared for the future.

Respectfully submitted,



Rodolfo Valladares
City Manager



City of
ALACHUA
the good life community

SECTION 2

BUDGET SUMMARY

INTRODUCTION TO CITY BUDGETING

Defining a City Budget

A city budget is a plan for using City government's financial resources. The budget estimates proposed spending for a given period and estimates the proposed means of paying for them. Two components of a budget are the revenues (sources) and the expenditures (uses).

Defining Revenue

Revenues are the financial resources. The City of Alachua has a large variety of revenue sources including property taxes, licenses and permits, charges for services, fines, and grants.

Defining Expenditure

Expenditures are the usage 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 small equipment purchases. Capital expenditures include vehicles, heavy equipment, 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.

Defining Fund Balance

Fund balances are 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.

Defining Fund Accounting

Government budgeting divides the budget into categories called funds. Fund accounting and budgeting allows a government to budget and account for revenues restricted by law or policy. Some restrictions are imposed by national accounting standards, the federal and state governments, and by the City Commission. As a result, the City develops a budget with categories to reflect the imposed restrictions. This is done by using a variety of funds. Funds allow the City to segregate the restricted revenues and the related expenditures.

The City budget has various funds that account for restricted revenues and expenditures. Each fund must balance - revenues (sources) must equal expenditures (uses) - and each fund must be separately monitored. The City budget, adopted each year by the Commission, is the total of all funds.

THE BUDGET PROCESS

The process of compiling the City of Alachua annual budget is practically a year-round activity. The basis for the process is statutory deadlines established by the State of Florida. The Finance and Administrative Services Department establishes the remainder of the process to ensure necessary information is collected, priorities are determined and recommendations can be made by the City Manager to the Commission. The City Manager is the official budget officer for the City of Alachua. The Commission establishes tax rates and adopts the annual budget.

The budget process began with a review and consideration of comments from the prior year budget process. This led to the budget “kick-off” meeting in April 2025 with the department directors. Parameters for the budget process were provided and written budget instructions were distributed. Departments were instructed to prepare budgets using a “continuation” funding level. “Continuation” level funding is the level of funding needed to provide the same level of service in the next fiscal year as was provided in the current fiscal year.

Following the City Commission Strategic Initiatives retreat in June, the City Manager formally presented the proposed budgets during budget workshops held during the months of July and August 2025. The workshops held in July and August provided an initial opportunity to enable the Commission and the public to review, comment and make changes to the budget prior to the formal adoption process that takes place through the month of September 2025. This includes public hearings with the City Commission to discuss the operating budget and the capital improvement program budget.

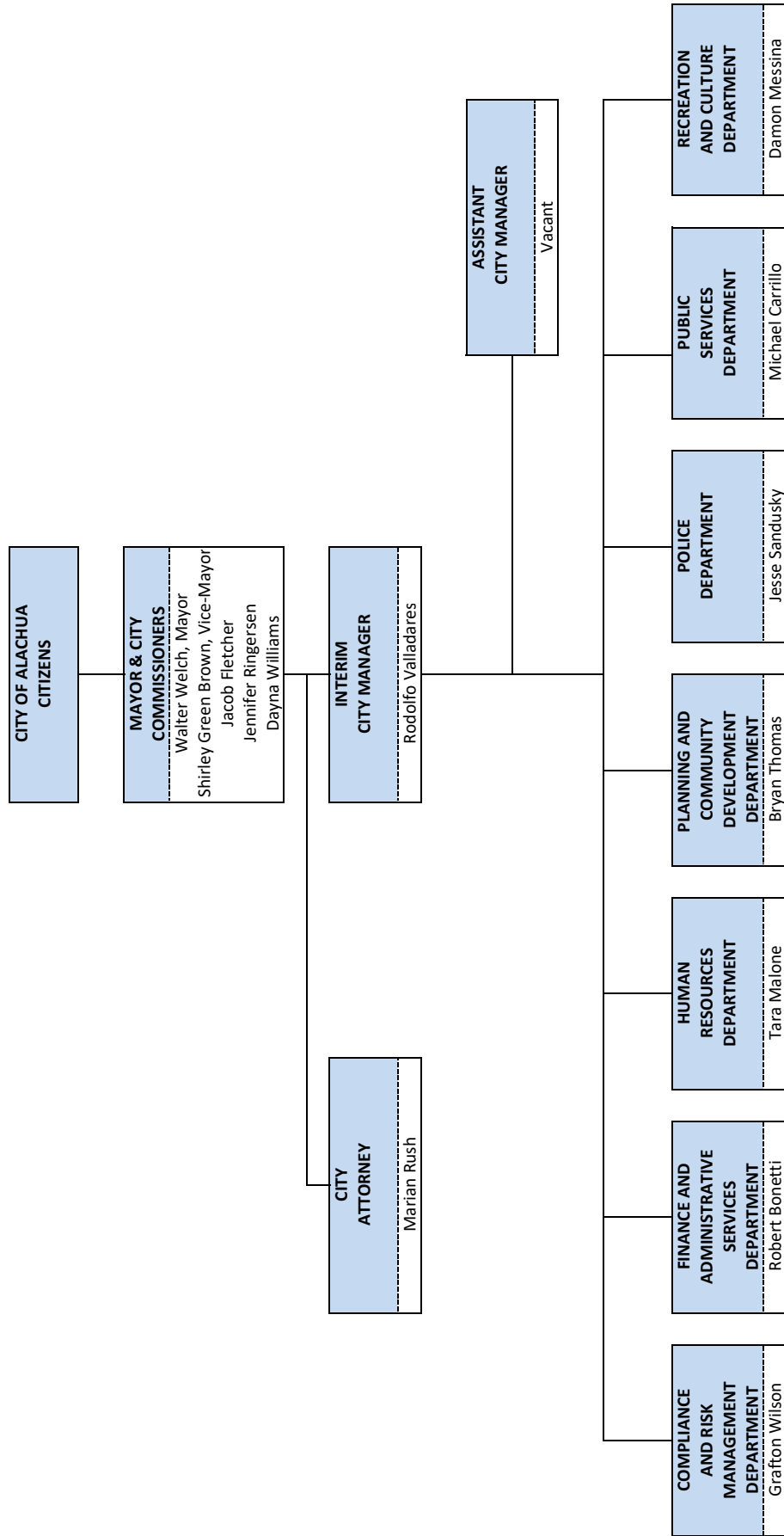
The proposed millage rate for FY 2025-2026 was established on July 28, 2025. The tentative millage rate was used by the Property Appraiser to prepare Truth-in-Millage or “TRIM” notices distributed in mid-August. TRIM notices advise County taxpayers of how tax rates proposed by all local taxing authorities, combines with current information on assessed value of real property, will affect the taxes on each taxed parcel of land. The TRIM notice also serves as the official notification of the time and place of the first public hearing for adoption of tentative millage rates and budget by each taxing authority.

State law requires two public budget hearings. The first public budget hearing will be held on September 8, 2025. After hearing public testimony, the City Commission will adopt the tentative millage rate and the FY 2025-2026 Tentative Budget. The second public hearing will be held on September 22, 2025. The hearing will be advertised by a published notice along with a published millage rate and a breakdown of the FY 2025-2026 Final Budget. Like the first public hearing, the City Commission will hear public testimony prior to adopting the final millage rate and the FY 2025-2026 Final Budget.

BUDGET PROCESS HIGHLIGHTS

Preparation	April 23	Budget Kickoff meeting held.
	May 29	Budgetary submissions deadline for Departments.
Review	May-July	Submitted budgets are reviewed by the Finance and Administrative Services Department, City Manager with Department Directors to develop the proposed budget.
	June 1	Preliminary property tax roll information received from Property Appraiser's Office.
	June 17	Strategic Initiative Planning Retreat with City Commission and the public.
	July 1	Official preliminary taxable values are provided by Property Appraiser's Office.
Adoption	July-Aug	Workshops are held with the City Commission on the Operating and Capital Improvement Budgets, the tentative millage rate is set and budget issues are discussed.
	August 11 and 25	City Manager presents proposed budgets to the City Commission.
	September 8	First Public Hearing to Adopt the Tentative Millage Rate for the 2025 Tax Roll Year and the FY 2025-2026 Tentative Budget (required by State law).
	September 22	Second Public Hearing to Adopt Final Millage Rate for the 2025 Tax Roll Year and the FY 2025-2026 Final Budget (required by State law).

CITY OF ALACHUA GOVERNMENT





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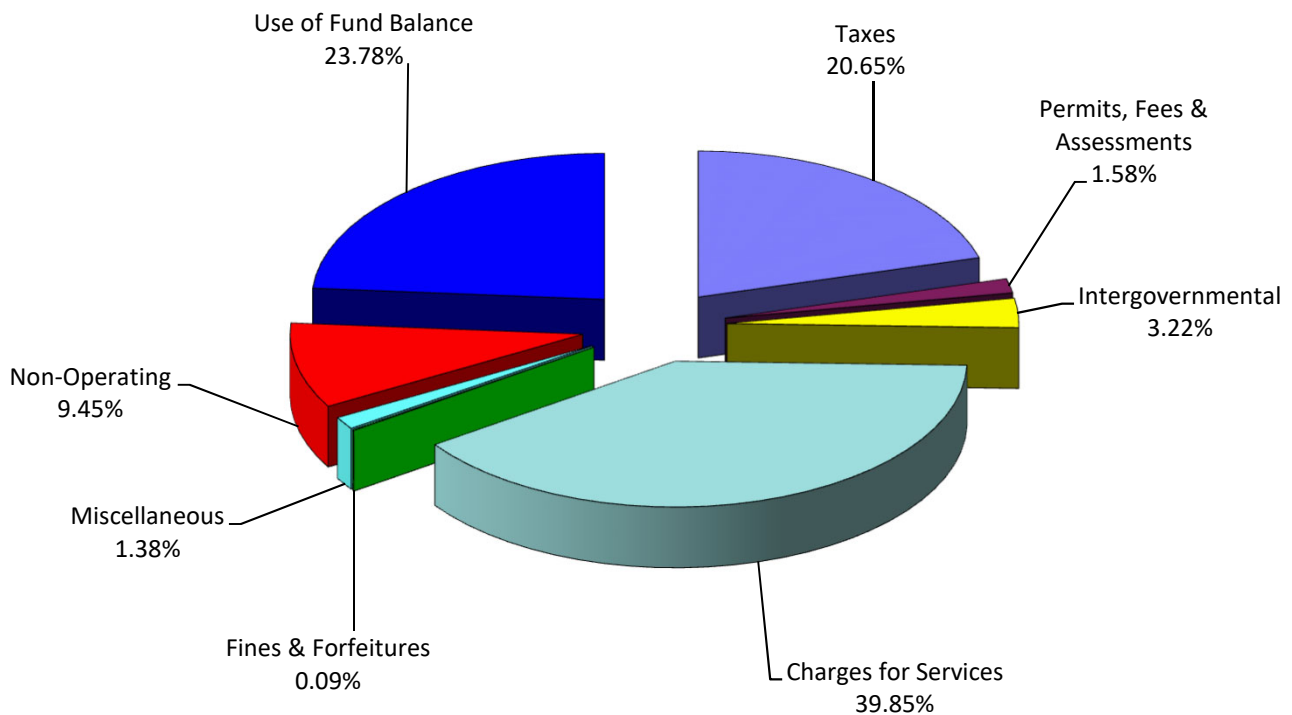
BUDGET SOURCES AND USES

Sources	FY 23 Actual	FY 24 Actual	FY 25 Approved	FY 26 Tentative
Use of Fund Balance	\$0	\$0	\$20,550,262	\$14,515,318
Revenue:				
Ad Valorem Taxes	5,585,088	7,028,965	7,667,200	8,779,646
Other Taxes	3,722,433	3,918,408	3,742,453	3,824,956
Permits, Fees & Assessments	1,058,643	1,071,741	1,044,800	964,800
Intergovernmental Revenue	1,995,643	4,951,680	1,919,154	1,965,183
Charges for Services	25,628,281	27,131,875	24,493,490	24,326,732
Fines and Forfeitures	48,080	78,054	51,900	54,200
Miscellaneous Revenue	2,931,321	1,208,622	806,350	841,570
Total Revenue	40,969,489	45,389,345	39,725,347	40,757,087
Transfers-In	3,035,007	3,073,523	8,171,479	6,751,063
Other Non-Revenues	496,177	338,771	0	0
Less Undercollection	0	0	(1,083,375)	(983,375)
	3,531,184	3,412,294	7,088,104	5,767,688
TOTAL SOURCES	\$44,500,673	\$48,801,639	\$67,363,713	\$61,040,093

USES	FY 23 Actual	FY 24 Actual	FY 25 Approved	FY 26 Tentative
Operating Budget				
Personnel Services	\$11,948,965	\$14,036,791	\$16,127,054	\$17,598,376
Operating Expenses	20,016,619	20,364,451	17,702,018	18,667,706
Capital Outlay	1,458,489	2,766,326	22,090,290	14,806,014
Total Operating Budget	33,424,073	37,167,568	55,919,362	51,072,096
Grants & Aids	63,513	56,307	309,000	154,000
Debt Service	1,311,091	1,188,166	1,868,872	1,870,934
Transfers to Other Funds	3,035,007	3,073,523	8,171,479	6,751,063
Other Uses	478,759	(101,193)	0	0
Contingency	0	0	1,095,000	1,192,000
TOTAL USES	\$38,312,443	\$41,384,371	\$67,363,713	\$ 61,040,093

FY 2025-2026 BUDGET REVENUES BY SOURCE

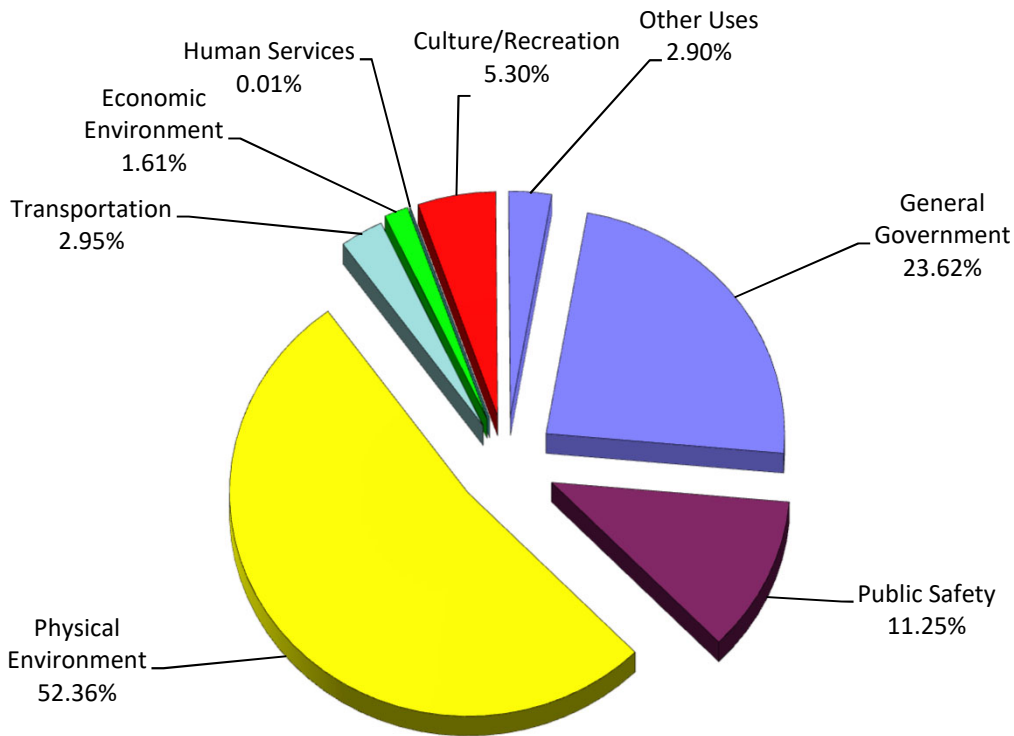
Taxes	\$ 12,604,602
Permits, Fees & Assessments	964,800
Intergovernmental	1,965,183
Charges for Services	24,326,732
Fines & Forfeitures	54,200
Miscellaneous	841,570
Non-Operating	5,767,688
Use of Fund Balance	14,515,318
TOTAL	<u>\$ 61,040,093</u>



FY 2025-2026 BUDGET USES BY FUNCTION

General Government	\$ 14,418,606
Public Safety	6,866,248
Physical Environment	31,959,474
Transportation	1,802,587
Economic Environment	984,533
Human Services	7,627
Culture/Recreation	3,231,560
Other Uses	1,769,458

TOTAL	<u>\$ 61,040,093</u>
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FY 2025-2026 BUDGET BY FUNCTION - ALL FUNDS

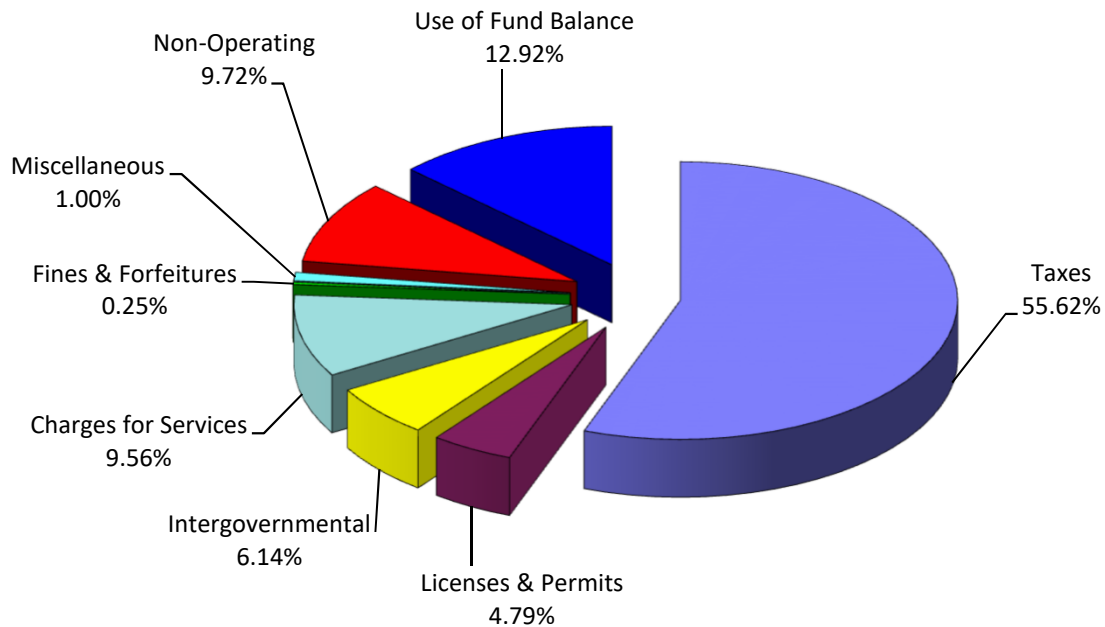
	FY 23 Actual	FY 24 Actual	FY 25 Approved	FY 26 Tentative
General Government				
Legislative	\$ 142,993	\$ 145,794	\$ 159,021	\$ 175,679
Executive	744,865	1,023,832	1,185,878	1,209,878
Financial & Administrative	2,735,042	2,905,260	3,584,656	3,858,346
Legal Counsel	192,863	237,250	321,059	192,000
Comprehensive Planning	980,974	1,163,960	1,684,899	1,695,453
Debt Service Payments	933,503	924,292	1,077,564	1,072,438
Other General Government	1,674,473	2,003,791	5,338,721	6,214,812
Subtotal	7,404,713	8,404,179	13,351,798	14,418,606
Public Safety				
Law Enforcement	4,482,420	5,391,024	5,950,490	6,122,383
Fire Services	0	0	0	0
Protective Inspections	322,578	413,047	510,230	743,865
Other Public Safety	0	0	0	0
Subtotal	4,804,998	5,804,071	6,460,720	6,866,248
Physical Environment				
Electric Utility Services	11,447,171	11,640,452	16,021,279	17,282,152
Water Utility Services	2,380,042	2,214,804	7,850,452	1,126,043
Garbage/Solid Waste Services	1,075,548	1,098,308	1,230,030	1,280,304
Sewer/Wastewater Services	3,108,515	3,405,586	5,361,540	4,872,093
Water Distribution/Collection Services	664,665	694,678	876,776	1,077,001
Flood Control/Stormwater Management	16,247	13,371	21,326	21,326
Mosquito Control	49,774	76,649	53,908	154,577
Subtotal	18,741,962	19,143,848	31,415,311	25,813,496
Transportation				
Transit Systems	0	0	0	0
Streets & Roads Facilities	1,289,195	2,035,677	3,426,503	1,802,587
Subtotal	1,289,195	2,035,677	3,426,503	1,802,587
Economic Environment				
Housing & Urban Development	0	0	0	0
Industry Development	9,480	16,075	54,000	54,000
Other Economic Environment	885,535	432,169	1,021,399	910,533
Subtotal	895,015	448,244	1,075,399	964,533
Human Services				
Health	0	0	0	0
Welfare	0	0	0	0
Other Human Services	79,111	65,222	0	0
Subtotal	79,111	65,222	0	0
Culture/Recreation				
Recreation and Culture	1,583,683	2,510,800	2,367,503	3,231,560
Subtotal	1,583,683	2,510,800	2,367,503	3,231,560

FY 2025-2026 BUDGET BY FUNCTION - ALL FUNDS

	FY 23 Actual	FY 24 Actual	FY 25 Approved	FY 26 Tentative
Courts				
Court-Related Services	0	0	0	0
Subtotal	0	0	0	0
Other Uses				
Interfund Transfers	3,035,007	3,073,523	8,171,479	6,751,063
Other Uses	478,759	(101,193)	0	0
Contingency	0	0	1,095,000	1,192,000
Subtotal	3,513,766	2,972,330	9,266,479	7,943,063
Grand Total	\$ 38,312,443	\$ 41,384,371	\$ 67,363,713	\$ 61,040,093

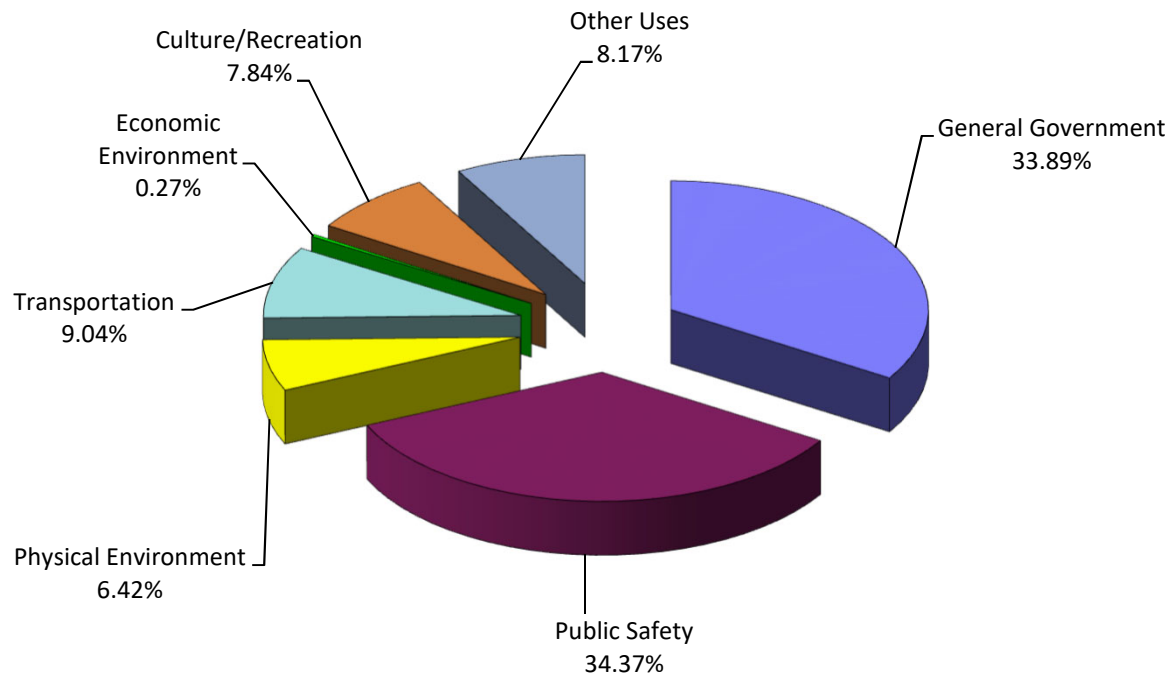
FY 2025-2026 BUDGET REVENUES BY SOURCE - GENERAL FUND

Taxes	\$ 11,091,646
Licenses & Permits	955,000
Intergovernmental	1,223,800
Charges for Services	1,905,770
Fines & Forfeitures	50,000
Miscellaneous	199,200
Non-Operating	1,937,627
Use of Fund Balance	<u>2,576,394</u>
TOTAL	<u>\$ 19,939,437</u>



FY 2025-2026 BUDGET USES BY FUNCTION - GENERAL FUND

General Government	\$ 6,756,103
Public Safety	6,853,248
Physical Environment	1,280,304
Transportation	1,802,587
Economic Environment	54,000
Culture/Recreation	1,563,737
Other Uses	1,629,458
TOTAL	<u>\$ 19,939,437</u>



BUDGET BY FUNCTION - GENERAL FUND

	FY 23 Actual	FY 24 Actual	FY 25 Approved	FY 26 Tentative
General Government				
Legislative	\$ 142,993	\$ 145,794	\$ 159,021	\$ 175,679
Executive	744,865	1,023,832	1,185,878	1,209,878
Financial & Administrative	983,491	1,093,568	1,229,351	1,391,924
Legal Counsel	192,863	237,250	321,059	192,000
Comprehensive Planning	972,041	1,159,385	1,334,455	1,333,432
Other General Government	1,243,721	1,526,591	2,363,702	2,453,190
Subtotal	4,279,974	5,186,420	6,593,466	6,756,103
Public Safety				
Law Enforcement	4,473,892	5,378,208	5,937,175	6,109,383
Protective Inspections	322,578	413,047	510,230	743,865
Fire Rescue Services	0	0	0	0
Subtotal	4,796,470	5,791,255	6,447,405	6,853,248
Physical Environment				
Garbage/Solid Waste Control Services	1,076,992	1,100,028	1,230,030	1,280,304
Subtotal	1,076,992	1,100,028	1,230,030	1,280,304
Transportation				
Streets & Roads Facilities	1,289,195	1,170,115	3,426,503	1,802,587
Subtotal	1,289,195	1,170,115	3,426,503	1,802,587
Economic Environment				
Employment Opportunity	0	0	0	0
Industry Development	9,480	3,875	54,000	54,000
Other Economic Development	0	0	0	0
Subtotal	9,480	3,875	54,000	54,000
Human Services				
Health	0	0	0	0
Other Human Services	0	0	0	0
Subtotal	0	0	0	0
Culture/Recreation				
Recreation and Culture	1,428,427	1,317,877	1,408,092	1,563,737
Subtotal	1,428,427	1,317,877	1,408,092	1,563,737
Courts				
Court-Related Services	0	0	0	0
Subtotal	0	0	0	0
Other Uses				
Interfund Transfers	1,035,007	1,071,843	1,087,586	1,129,458
Contingency	0	0	400,000	500,000
Other Non-Operating	0	0	0	0
Contribution to Fund Balance	0	0	0	0
Subtotal	1,035,007	1,071,843	1,487,586	1,629,458
Grand Total	\$ 13,915,545	\$ 15,641,413	\$ 20,647,082	\$ 19,939,437

FULL-TIME EQUIVALENT (FTE) POSITIONS SUMMARY

Department Name	Actual FY 22/23	Actual FY 23/24	Approved FY 24/25	Tentative FY 25/26
City Commission	5.00	5.00	5.00	5.00
City Manager (8)	7.00	7.00	8.00	8.00
Human Resources (15)	3.00	3.00	3.00	4.00
Finance & Administrative Svcs. (1) (4) (14) (18)	26.00	30.00	30.00	32.00
Planning & Community Development (9)	10.00	10.00	7.00	7.00
Compliance & Risk Management (2)	3.00	4.00	4.00	4.00
Recreation & Culture (3) (4) (16)	12.00	10.00	10.00	11.00
Alachua Police-APD (10)	41.50	41.50	43.50	43.50
Public Services (5) (6) (7) (9) (11) (12) (13) (17)	50.00	53.00	62.00	63.00
Personnel Totals	157.50	163.50	172.50	177.50

- (1) Finance & Administrative Services added a new Facilities Maintenance Technician position (1.0 FTE) for FY 24.
- (2) Compliance & Risk Management added an Assistant Director position (1.0 FTE) for FY 24.
- (3) Recreation & Culture added two part-time Recreation Assistant positions (1.0 FTE) for FY 24.
- (4) Recreation & Culture maintenance positions reassigned to Finance & Administrative Services (3.0 FTE) for FY 24.
- (5) Public Services added a Project Manager position (1.0 FTE) for FY 24.
- (6) Public Services added a Water Plant Operator position (1.0 FTE) for FY 24.
- (7) Public Services added a Wastewater Treatment Apprentice position (1.0 FTE) for FY 24.
- (8) City Manager added an Executive Assistance (1.0 FTE) for FY 25.
- (9) Building Division moved from Planning & Community Development to Public Services (3.0 FTE) for FY 25.
- (10) APD added two Police Officer positions (2.0 FTE) for FY 25.
- (11) Public Services added an additional Building Inspector (1.0 FTE) for FY 25.
- (12) Public Services added a Foreman, two Linemen and a System Planner (4.0 FTE) to its Electric Division for FY 25.
- (13) Public Services added an Instrumentation and Control Technician (1.0 FTE) to Wastewater Division for FY25.
- (14) Finance & Administrative Services added a new Accountant position (1.0 FTE) for FY 26.
- (15) Human Resources added a new Human Resources Generalist position (1.0 FTE) for FY 26.
- (16) Recreation & Culture added a new Recreation Assistant position (1.0 FTE) for FY 26.
- (17) Public Services added a new Industrial Waste Pretreatment Coordinator (1.0 FTE) for FY 26.
- (18) Finance & Administrative Services added a new Meter Technician position (1.0 FTE) for FY 26.

NOTE: Schedule includes part-time employees equivalent to 0.5 FTE each.

ESTIMATION OF THE CITY’S ENDING FUND BALANCE

The City’s estimation of ending fund balance, for budgetary purposes as of FY 26, represents the useable, unrestricted cash balance position on September 30, 2026. This modified measurement is utilized to ensure that the City maintains an annual unappropriated balance at a level sufficient to maintain adequate cash flow and to eliminate the need for short-term borrowing, separate from the reserve for contingency. The total unappropriated balance for the City is approximately \$12.4 million.

A factor that should be reviewed when estimating the City’s position on September 30, 2026, is to project how much of the funds appropriated in the adopted budget will actually be spent, based on past experience and current trends. Any remaining (unspent) funds or excess revenues result in an ending fund balance. Excess revenues may result from a statutory requirement that governments appropriate 95% of certain revenues, which tends to understate collections from certain revenues.

Another factor to consider is to review the budgeted reserves and project what portion of reserves will not be appropriated during the fiscal year. Both factors should be included with the budgeted estimated ending fund balance at September 30, 2026.

Budgeted fund balances presented herein are not a reflection of equity or of the City’s overall net position.

The following table presents a conservative fund-by-fund summary of budgeted ending fund balances.

FY 26 TENTATIVE BUDGET FUND BALANCE SUMMARY

Fund Title	Estimated Beginning Fund Balance	Revenues/ Sources	Expenditures/ Uses	Estimated Ending Fund Balance
General Fund	\$ 7,207,942	\$ 17,363,043	\$ 19,939,437	\$ 4,631,548
Subtotal General Fund	7,207,942	17,363,043	19,939,437	4,631,548
Special Revenue Funds				
Additional Court Costs	4,432	4,300	6,000	2,732
Tree Bank Fund	359,021	3,000	362,021	0
Explorer Post 537 Fund	9,115	0	7,000	2,115
TK Basin Special Assessment Fund	16,881	10,050	24,000	2,931
Infrastructure Surtax Fund	2,021,530	1,101,811	3,123,341	0
Wild Spaces Public Places Fund	906,860	759,478	1,666,338	0
Children's Trust Fund	7,627	0	7,627	0
Donation Fund	1,465	20	1,485	0
Community Redevelopment Agency (CRA) Fund	327,559	750,421	930,533	147,447
Subtotal Special Revenue Funds	3,654,490	2,629,080	6,128,345	155,225
Debt Service Funds				
Debt Service Fund	733,438	811,087	793,864	750,661
Subtotal Debt Service Funds	733,438	811,087	793,864	750,661
Capital Projects Funds				
Heritage Oaks Fund	4,326	0	4,326	0
Subtotal Capital Projects Funds	4,326	0	4,326	0
Enterprise Funds				
Electric Utility Fund	7,225,471	15,221,962	21,001,365	1,446,068
Water Utility Fund	1,147,016	2,780,000	2,521,208	1,405,808
Wastewater Utility Fund	5,650,971	4,020,000	5,823,693	3,847,278
Mosquito Control Fund	270,454	65,625	227,577	108,502
Subtotal Enterprise Funds	14,293,912	22,087,587	29,573,843	6,807,656
Internal Service Funds				
Utility Administration & Operations Fund	1,021,151	3,633,978	4,600,278	54,851
Subtotal Internal Service Funds	1,021,151	3,633,978	4,600,278	54,851
Trust & Agency Funds	0	0	0	0
Subtotal Trust & Agency Funds	0	0	0	0
Total	\$ 26,915,259	\$ 46,524,775	\$ 61,040,093	\$ 12,399,941

INTERFUND TRANSFER OVERVIEW

A transfer in or transfer out is the transfer of revenue from one governmental unit to another or from one fund to another as a means of financing the recipient unit or fund.

General Fund transfers are normally made to satisfy the general long-term debt obligations paid from the Debt Service Fund and to provide the required Tax Increment Financing (TIF) to the Community Redevelopment Agency (CRA) Fund.

A transfer from the Electric Utility Fund to the General Fund is budgeted to provide for supporting general government activities.

Each Utility Fund provides transfers into the Internal Services Fund (ISF) for the operations of the Utility Administration, Utility Operations, Utility Billing, Water Distribution & Collection, Warehouse Operation, Information Technology and Safety divisions. Also included in the transfer to the ISF, are funds from the Electric and Water Utility Funds to provide for the payment of the Internal Services Fund portion of the Series 2016 debt payment.

Lastly, a transfer from the Children's Trust Grant Fund is being made to return unspent funds to the General Fund.

SUMMARY OF INTERFUND TRANSFERS FISCAL YEAR 2025-2026

<u>TRANSFERS OUT</u>		<u>AMOUNT</u>	<u>TRANSFERS IN</u>		<u>AMOUNT</u>
001	GENERAL FUND	\$ 1,129,458	070	DEBT SERVICE FUND	\$ 811,087
			310	CRA FUND	318,371
010	ELECTRIC UTILITY FUND	3,419,213	001	GENERAL FUND	2,000,000
			700	INTERNAL SERVICE FUND	1,419,213
020	WATER UTILITY FUND	1,295,165	700	INTERNAL SERVICE FUND	1,295,165
030	WASTEWATER UTILITY FUND	851,600	700	INTERNAL SERVICE FUND	851,600
042	MOSQUITO CONTROL FUND	48,000	700	INTERNAL SERVICE FUND	48,000
061	CHILDREN'S TRUST GRANT FUND	7,627	001	GENERAL FUND	7,627
TOTAL TRANSFERS		\$ <u>6,751,063</u>			\$ <u>6,751,063</u>



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City of
ALACHUA
the good life community

SECTION 3

FUND

SUMMARIES

BASIS OF ACCOUNTING AND BUDGETING

Because the revenue and expenditure estimates contained in the Tentative Fiscal Year 2025-2026 Budget are based on GAAP, it is important that the reader have an overview of accounting principles as they relate to the estimates. The following is a brief review of the measurement focus and basis of accounting; the two principles which most directly affect those estimates.

Basis of accounting refers to the timing by which revenues and expenditures are recognized in the accounts and reported on the financial statements.

All Governmental Funds are accounted for using what is called the modified accrual basis of accounting. Under the modified accrual basis, revenues are recognized when they become measurable and available as net current assets. Primary revenues, including taxes, intergovernmental revenues, charges for services, rents, and interest are treated as susceptible to accrual under the modified accrual basis. Other revenue sources are not considered measurable and available, and are not treated as susceptible to accrual. Expenditures are generally recognized under the modified accrual basis of accounting when the related fund liability is incurred. Exceptions to this general rule include: (1) principal and interest on general long-term debt, which is recognized when due; (2) accumulated unpaid vacation and sick pay amounts, which are not accrued; and (3) certain inventories of supplies, which are considered expenditures when purchased.

The Proprietary Funds are accounted for using the accrual basis of accounting. Under this method, revenues are recognized when they are earned and expenses are recognized when the related liability is incurred.

FUND ACCOUNTING

All Fund Types:

FY 26--\$61,040,093

THE FUND STRUCTURE AND GOVERNMENTAL ACCOUNTING AND BUDGETING

The City of Alachua developed the revenue and expenditure estimates contained in the Tentative Fiscal Year 2025-2026 Budget in a manner that follows Generally Accepted Accounting Principles (GAAP). The Budget is organized on the basis of funds, each of which is considered a separate budgetary and accounting entity. Government resources are allocated to, and accounted for, in individual funds based upon the purposes for which they are to be spent and the means by which spending activities are controlled. The purposes of the Commission's various funds and account group are as follows:

GOVERNMENTAL FUNDS

General Fund:

FY 26--\$19,939,437

The General Fund is the general operating fund for the Commission. It is used to account for all financial resources, except for those required to be accounted for separately. These resources provide funding for programs such as General Government Administration, Recreation Services, Law Enforcement, Public Works and Planning Services to all residents of the City of Alachua.

Debt Service Funds:

FY 26--\$793,864

Debt Service Funds are used to account for the accumulation of resources for, and the payment of general long-term debt, interest, and other related debt services charges.

Special Revenue Funds:

FY 26--\$6,128,345

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. Special Revenue Funds include Grant Funds.

Capital Project Funds:

FY 26--\$4,326

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 Proprietary Funds and Special Assessment Funds).

PROPRIETARY FUNDS

Enterprise Funds:

FY 26--\$29,573,843

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.

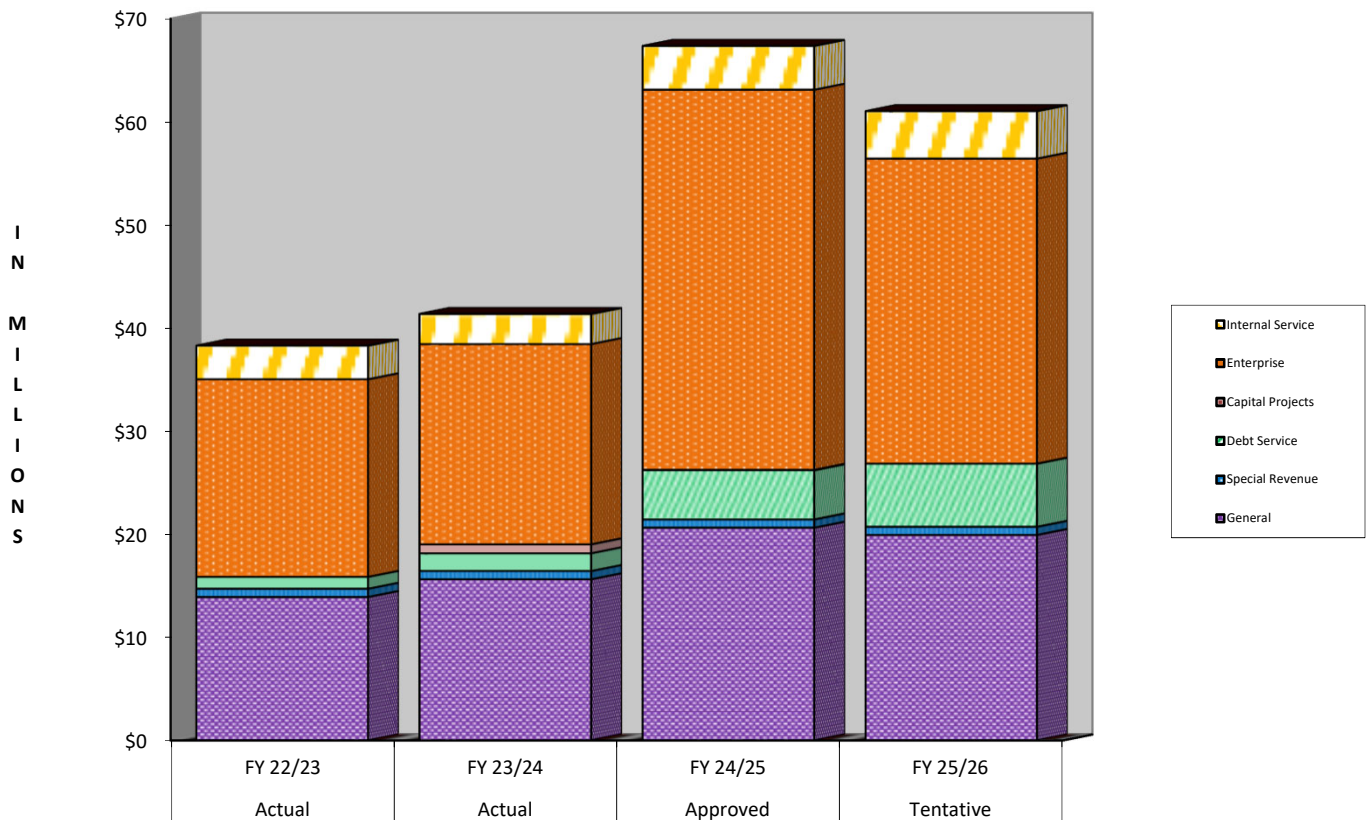
Internal Service Funds:

FY 26--\$4,600,278

Internal Service Funds are used to account for the provision of goods or services by Utility Administration, Utility Operations, Utility Billing, Warehouse Operations, and Postage Services to other departments on a cost reimbursement basis.

BUDGET BY FUND TYPE

	Actual FY 22/23	Actual FY 23/24	Approved FY 24/25	Tentative FY 25/26
General	\$ 13,915,545	\$ 15,641,413	\$ 20,647,082	\$ 19,939,437
Debt Service	802,216	800,135	797,657	793,864
Special Revenue	1,153,735	1,723,096	4,774,616	6,128,345
Capital Projects	-	867,242	40,414	4,326
Enterprise	19,180,786	19,434,309	36,859,984	29,573,843
Internal Service	3,260,161	2,918,176	4,243,960	4,600,278
Trust & Agency	-	-	-	-
Total	\$38,312,443	\$41,384,371	\$67,363,713	\$61,040,093



GENERAL FUND (001)

REVENUE	Actual FY 22/23	Actual FY 23/24	Approved FY 24/25	Tentative FY 25/26
OPERATING REVENUE:				
TAXES	\$ 8,033,609	\$ 9,371,179	\$ 9,882,225	\$ 11,091,646
PERMITS, FEES & ASSESSMENTS	1,038,744	1,061,579	1,035,000	955,000
INTERGOVERNMENTAL REVENUE	1,240,653	1,232,317	1,213,334	1,223,800
CHARGES FOR SERVICES	1,837,924	1,898,066	1,866,202	1,905,770
FINES AND FORFEITURES	41,916	73,247	47,000	50,000
MISCELLANEOUS REVENUE	2,024,882	286,696	187,200	199,200
TOTAL OPERATING	14,217,728	13,923,084	14,230,961	15,425,416
NON-OPERATING REVENUE:				
OPERATING TRANSFERS IN	2,000,000	2,001,680	2,036,088	2,007,627
USE OF FUND BALANCE	0	0	4,450,033	2,576,394
OTHER NON-REVENUES	0	0	(70,000)	(70,000)
TOTAL NON-OPERATING	2,000,000	2,001,680	6,416,121	4,514,021
TOTAL REVENUE	\$ 16,217,728	\$ 15,924,764	\$ 20,647,082	\$ 19,939,437

EXPENDITURE	Actual FY 22/23	Actual FY 23/24	Approved FY 24/25	Tentative FY 25/26
OPERATING EXPENDITURES:				
PERSONAL SERVICES	\$ 7,945,279	\$ 9,547,648	\$ 10,370,935	\$ 11,235,153
OPERATING EXPENSES	4,013,292	4,225,440	4,819,975	5,356,211
CAPITAL OUTLAY	871,043	758,887	3,684,586	1,634,615
DEBT SERVICE	0	0	0	0
GRANTS AND AIDS	49,480	35,875	284,000	84,000
TOTAL OPERATING	12,879,094	14,567,850	19,159,496	18,309,979
NON-OPERATING:				
OPERATING TRANSFERS OUT	1,035,007	1,071,843	1,087,586	1,129,458
RESERVE FOR CONTINGENCY	0	0	400,000	500,000
NON-OPERATING	1,444	1,720	0	0
CONTRIBUTION TO FUND BALANCE	0	0	0	0
TOTAL NON-OPERATING	1,036,451	1,073,563	1,487,586	1,629,458
TOTAL EXPENDITURES	\$ 13,915,545	\$ 15,641,413	\$ 20,647,082	\$ 19,939,437

ELECTRIC UTILITY FUND (010)

REVENUE	Actual FY 22/23	Actual FY 23/24	Approved FY 24/25	Tentative FY 25/26
OPERATING REVENUE:				
TAXES	\$ 0	\$ 0	\$ 0	\$ 0
PERMITS, FEES & ASSESSMENTS	0	0	0	0
INTERGOVT REVENUE	0	0	0	0
CHARGES FOR SERVICES	14,149,725	13,518,666	16,460,061	15,395,962
FINES & FORFEITURES	0	0	0	0
MISC REVENUE	737,681	675,393	485,000	476,000
TOTAL OPERATING	14,887,406	14,194,059	16,945,061	15,871,962
NON-OPERATING REVENUE:				
USE OF FUND BALANCE	0	0	5,657,923	5,779,403
OTHER NON-REVENUES	100,540	103,845	(750,000)	(650,000)
TOTAL NON-OPERATING	100,540	103,845	4,907,923	5,129,403
TOTAL REVENUE	\$ 14,987,946	\$ 14,297,904	\$ 21,852,984	\$ 21,001,365

EXPENDITURE	Actual FY 22/23	Actual FY 23/24	Approved FY 24/25	Tentative FY 25/26
OPERATING EXPENDITURES:				
PERSONAL SERVICES	\$ 1,149,627	\$ 1,384,749	\$ 1,911,783	\$ 2,024,032
OPERATING EXPENSES	10,283,510	10,255,703	9,335,013	9,702,900
CAPITAL OUTLAY	0	0	4,774,483	5,555,220
DEBT SERVICE	0	0	0	0
GRANTS AND AIDS	14,033	12,200	0	0
TOTAL OPERATING	11,447,170	11,652,652	16,021,279	17,282,152
NON-OPERATING:				
OPERATING TRANSFERS OUT	2,000,000	2,000,000	5,531,705	3,419,213
OTHER NON-OPERATING	171,020	30,653	0	0
RESERVES	0	0	300,000	300,000
TOTAL NON-OPERATING	2,171,020	2,030,653	5,831,705	3,719,213
TOTAL EXPENDITURES	\$ 13,618,190	\$ 13,683,305	\$ 21,852,984	\$ 21,001,365

WATER UTILITY FUND (020)

REVENUE	Actual FY22/23	Actual FY 23/24	Approved FY 24/25	Tentative FY 25/26
OPERATING REVENUE:				
TAXES	\$ 0	\$ 0	\$ 0	\$ 0
PERMITS, FEES & ASSESSMENTS	0	0	0	0
INTERGOVT REVENUE	143,578	1,868,911	0	0
CHARGES FOR SERVICES	2,460,921	3,148,030	2,563,527	2,875,000
FINES & FORFEITURES	0	0	0	0
MISC REVENUE	61,112	75,372	20,000	25,000
TOTAL OPERATING	2,665,611	5,092,313	2,583,527	2,900,000
NON-OPERATING REVENUE:				
OPERATING TRANSFERS IN	0	0	2,736,625	0
USE OF FUND BALANCE	0	0	3,662,934	(258,792)
OTHER NON-REVENUES	154,956	131,489	(120,000)	(120,000)
TOTAL NON-OPERATING	154,956	131,489	6,279,559	(378,792)
TOTAL REVENUE	\$ 2,820,567	\$ 5,223,802	\$ 8,863,086	\$ 2,521,208

EXPENDITURE	Actual FY22/23	Actual FY 23/24	Approved FY 24/25	Tentative FY 25/26
OPERATING EXPENDITURES:				
PERSONAL SERVICES	\$ 188,911	\$ 216,913	\$ 338,682	\$ 353,616
OPERATING EXPENSES	2,133,649	1,944,037	545,250	581,851
CAPITAL OUTLAY	0	0	6,799,538	20,000
DEBT SERVICE	57,483	53,854	166,982	170,576
TOTAL OPERATING	2,380,043	2,214,804	7,850,452	1,126,043
NON-OPERATING:				
OPERATING TRANSFERS OUT	0	0	912,634	1,295,165
OTHER NON-OPERATING	4,764	(1,454)	0	0
RESERVES	0	0	100,000	100,000
TOTAL NON-OPERATING	4,764	(1,454)	1,012,634	1,395,165
TOTAL EXPENDITURES	\$ 2,384,807	\$ 2,213,350	\$ 8,863,086	\$ 2,521,208

WASTEWATER UTILITY FUND (030)

REVENUE	Actual FY 22/23	Actual FY 23/24	Approved FY 24/25	Tentative FY 25/26
OPERATING REVENUE:				
TAXES	\$ 0	\$ 0	\$ 0	\$ 0
PERMITS, FEES & ASSESSMENTS	0	0	0	0
INTERGOVT REVENUE	82,525	737,475	0	0
CHARGES FOR SERVICES	3,375,079	4,324,686	3,538,700	4,085,000
FINES & FORFEITURES	0	0	0	0
MISC REVENUE	47,310	70,618	50,000	75,000
TOTAL OPERATING	3,504,914	5,132,779	3,588,700	4,160,000
NON-OPERATING REVENUE:				
USE OF FUND BALANCE	0	0	2,593,197	1,803,693
OTHER NON-REVENUES	240,681	103,437	(140,000)	(140,000)
TOTAL NON-OPERATING	240,681	103,437	2,453,197	1,663,693
TOTAL REVENUE	\$ 3,745,595	\$ 5,236,216	\$ 6,041,897	\$ 5,823,693

EXPENDITURE	Actual FY 22/23	Actual FY 23/24	Approved FY 24/25	Tentative FY 25/26
OPERATING EXPENDITURES:				
PERSONAL SERVICES	\$ 490,186	\$ 593,289	\$ 685,493	\$ 835,892
OPERATING EXPENSES	2,397,504	2,602,276	1,194,681	1,178,281
CAPITAL OUTLAY	0	0	2,857,040	2,230,000
DEBT SERVICE	220,825	210,020	624,326	627,920
TOTAL OPERATING	3,108,515	3,405,585	5,361,540	4,872,093
NON-OPERATING:				
OPERATING TRANSFERS OUT	0	0	580,357	851,600
OTHER NON-OPERATING	14,670	58,260	0	0
RESERVES	0	0	100,000	100,000
TOTAL NON-OPERATING	14,670	58,260	680,357	951,600
TOTAL EXPENDITURES	\$ 3,123,185	\$ 3,463,845	\$ 6,041,897	\$ 5,823,693

MOSQUITO CONTROL FUND (042)

REVENUE	Actual FY 22/23	Actual FY 23/24	Approved FY 24/25	Tentative FY 25/26
OPERATING REVENUE:				
TAXES	\$ 0	\$ 0	\$ 0	\$ 0
PERMITS, FEES & ASSESSMENTS	0	0	0	0
INTERGOVT REVENUE	0	0	0	0
CHARGES FOR SERVICES	62,902	64,228	65,000	65,000
FINES & FORFEITURES	0	0	0	0
MISC REVENUE	3,342	4,890	3,800	4,000
TOTAL OPERATING	66,244	69,118	68,800	69,000
NON-OPERATING REVENUE:				
TRANSFERS IN	0	0	0	0
USE OF FUND BALANCE	0	0	36,592	161,952
OTHER NON-REVENUES	0	0	(3,375)	(3,375)
TOTAL NON-OPERATING	0	0	33,217	158,577
TOTAL REVENUE	\$ 66,244	\$ 69,118	\$ 102,017	\$ 227,577

EXPENDITURE	Actual FY 22/23	Actual FY 23/24	Approved FY 24/25	Tentative FY 25/26
OPERATING EXPENDITURES:				
PERSONAL SERVICES	\$ 9,597	\$ 8,148	\$ 12,150	\$ 15,819
OPERATING EXPENSES	40,177	68,501	41,758	43,758
CAPITAL OUTLAY	0	0	0	95,000
DEBT SERVICE	0	0	0	0
TOTAL OPERATING	49,774	76,649	53,908	154,577
NON-OPERATING:				
OPERATING TRANSFERS OUT	0	0	23,109	48,000
OTHER NON-OPERATING	4,830	(2,841)	0	0
RESERVES	0	0	25,000	25,000
TOTAL NON-OPERATING	4,830	(2,841)	48,109	73,000
TOTAL EXPENDITURES	\$ 54,604	\$ 73,808	\$ 102,017	\$ 227,577

ADDITIONAL COURT COSTS FUND (044)

REVENUE	Actual FY 22/23	Actual FY 23/24	Approved FY 24/25	Tentative FY 25/26
OPERATING REVENUE:				
TAXES	\$ 0	\$ 0	\$ 0	\$ 0
PERMITS, FEES & ASSESSMENTS	0	0	0	0
INTERGOVT REVENUE	0	0	0	0
CHARGES FOR SERVICES	0	0	0	0
FINES & FORFEITURES	6,164	4,807	4,900	4,200
MISC REVENUE	167	145	100	100
TOTAL OPERATING	6,331	4,952	5,000	4,300
NON-OPERATING REVENUE:				
TRANSFERS IN	0	0	0	0
USE OF FUND BALANCE	0	0	4,000	1,700
OTHER NON-REVENUES	0	0	0	0
TOTAL NON-OPERATING	0	0	4,000	1,700
TOTAL REVENUE	\$ 6,331	\$ 4,952	\$ 9,000	\$ 6,000

EXPENDITURE	Actual FY 22/23	Actual FY 23/24	Approved FY 24/25	Tentative FY 25/26
OPERATING EXPENDITURES:				
PERSONAL SERVICES	\$ 0	\$ 0	\$ 0	\$ 0
OPERATING EXPENSES	8,528	12,816	9,000	6,000
CAPITAL OUTLAY	0	0	0	0
DEBT SERVICE	0	0	0	0
TOTAL OPERATING	8,528	12,816	9,000	6,000
NON-OPERATING:				
OPERATING TRANSFERS OUT	0	0	0	0
OTHER NON-OPERATING	0	0	0	0
RESERVES	0	0	0	0
TOTAL NON-OPERATING	0	0	0	0
TOTAL EXPENDITURES	\$ 8,528	\$ 12,816	\$ 9,000	\$ 6,000

TREE BANK FUND (046)

REVENUE	Actual FY 22/23	Actual FY 23/24	Approved FY 24/25	Tentative FY 25/26
OPERATING REVENUE:				
TAXES	\$ 0	\$ 0	\$ 0	\$ 0
PERMITS, FEES & ASSESSMENTS	0	0	0	0
INTERGOVT REVENUE	0	0	0	0
CHARGES FOR SERVICES	0	155,110	0	0
FINES & FORFEITURES	0	0	0	0
MISC REVENUE	1,920	4,805	3,000	3,000
TOTAL OPERATING	1,920	159,915	3,000	3,000
NON-OPERATING REVENUE:				
TRANSFERS IN	0	0	0	0
USE OF FUND BALANCE	0	0	347,444	359,021
OTHER NON-REVENUES	0	0	0	0
TOTAL NON-OPERATING	0	0	347,444	359,021
TOTAL REVENUE	\$ 1,920	\$ 159,915	\$ 350,444	\$ 362,021

EXPENDITURE	Actual FY 22/23	Actual FY 23/24	Approved FY 24/25	Tentative FY 25/26
OPERATING EXPENDITURES:				
GENERAL GOVERNMENT				
PERSONAL SERVICES	\$ 0	\$ 0	\$ 0	\$ 0
OPERATING EXPENSES	9,058	6,595	350,444	362,021
CAPITAL OUTLAY	0	0	0	0
DEBT SERVICE	0	0	0	0
TOTAL OPERATING	9,058	6,595	350,444	362,021
NON-OPERATING:				
OPERATING TRANSFERS OUT	0	0	0	0
OTHER NON-OPERATING	0	0	0	0
RESERVES	0	0	0	0
TOTAL NON-OPERATING	0	0	0	0
TOTAL EXPENDITURES	\$ 9,058	\$ 6,595	\$ 350,444	\$ 362,021

EXPLORER POST 537 FUND (052)

REVENUE	Actual FY 22/23	Actual FY 23/24	Approved FY 24/25	Tentative FY 25/26
OPERATING REVENUE:				
TAXES	\$ 0	\$ 0	\$ 0	\$ 0
PERMITS, FEES & ASSESSMENTS	0	0	0	0
INTERGOVT REVENUE	0	0	0	0
CHARGES FOR SERVICES	0	3,976	0	0
FINES & FORFEITURES	0	0	0	0
MISC REVENUE	0	0	0	0
TOTAL OPERATING	<u>0</u>	<u>3,976</u>	<u>0</u>	<u>0</u>
NON-OPERATING REVENUE:				
TRANSFERS IN	0	0	0	0
USE OF FUND BALANCE	0	0	4,315	7,000
OTHER NON-REVENUES	0	0	0	0
TOTAL NON-OPERATING	<u>0</u>	<u>0</u>	<u>4,315</u>	<u>7,000</u>
TOTAL REVENUE	<u>\$ 0</u>	<u>\$ 3,976</u>	<u>\$ 4,315</u>	<u>\$ 7,000</u>

EXPENDITURE	Actual FY 22/23	Actual FY 23/24	Approved FY 24/25	Tentative FY 25/26
OPERATING EXPENDITURES:				
PERSONAL SERVICES	\$ 0	\$ 0	\$ 0	\$ 0
OPERATING EXPENSES	0	0	4,315	7,000
CAPITAL OUTLAY	0	0	0	0
DEBT SERVICE	0	0	0	0
TOTAL OPERATING	<u>0</u>	<u>0</u>	<u>4,315</u>	<u>7,000</u>
NON-OPERATING:				
OPERATING TRANSFERS OUT	0	0	0	0
OTHER NON-OPERATING	0	0	0	0
RESERVES	0	0	0	0
TOTAL NON-OPERATING	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
TOTAL EXPENDITURES	<u>\$ 0</u>	<u>\$ 0</u>	<u>\$ 4,315</u>	<u>\$ 7,000</u>

TK BASIN STORMWATER ASSESSMENT FUND (054)

REVENUE	Actual FY 22/23	Actual FY 23/24	Approved FY 24/25	Tentative FY 25/26
OPERATING REVENUE:				
TAXES	\$ 0	\$ 0	\$ 0	\$ 0
PERMITS, FEES & ASSESSMENTS	19,239	9,612	9,800	9,800
INTERGOVT REVENUE	0	0	0	0
CHARGES FOR SERVICES	0	0	0	0
FINES & FORFEITURES	0	0	0	0
MISC REVENUE	264	419	250	250
TOTAL OPERATING	19,503	10,031	10,050	10,050
NON-OPERATING REVENUE:				
TRANSFERS IN	0	0	0	0
USE OF FUND BALANCE	0	0	16,950	13,950
OTHER NON-REVENUES	0	0	0	0
TOTAL NON-OPERATING	0	0	16,950	13,950
TOTAL REVENUE	\$ 19,503	\$ 10,031	\$ 27,000	\$ 24,000

EXPENDITURE	Actual FY 22/23	Actual FY 23/24	Approved FY 24/25	Tentative FY 25/26
OPERATING EXPENDITURES:				
PERSONAL SERVICES	\$ 0	\$ 0	\$ 0	\$ 0
OPERATING EXPENSES	16,247	13,371	17,000	17,000
CAPITAL OUTLAY	0	0	0	0
DEBT SERVICE	0	0	0	0
TOTAL OPERATING	16,247	13,371	17,000	17,000
NON-OPERATING:				
OPERATING TRANSFERS OUT	0	0	0	0
OTHER NON-OPERATING	0	0	0	0
RESERVES	0	0	10,000	7,000
TOTAL NON-OPERATING	0	0	10,000	7,000
TOTAL EXPENDITURES	\$ 16,247	\$ 13,371	\$ 27,000	\$ 24,000

INFRASTRUCTURE SURTAX FUND (056)

REVENUE	Actual FY 22/23	Actual FY 23/24	Approved FY 24/25	Tentative FY 25/26
OPERATING REVENUE:				
TAXES	\$ 510,225	\$ 788,097	\$ 763,714	\$ 756,478
PERMITS, FEES & ASSESSMENTS	0	0	0	0
INTERGOVT REVENUE	0	0	333,333	333,333
CHARGES FOR SERVICES	0	0	0	0
FINES & FORFEITURES	0	0	0	0
MISC REVENUE	1,389	12,908	14,000	12,000
TOTAL OPERATING	511,614	801,005	1,111,047	1,101,811
NON-OPERATING REVENUE:				
TRANSFERS IN	0	0	0	0
USE OF FUND BALANCE	0	0	1,272,000	2,021,530
OTHER NON-REVENUES	0	0	0	0
TOTAL NON-OPERATING	0	0	1,272,000	2,021,530
TOTAL REVENUE	\$ 511,614	\$ 801,005	\$ 2,383,047	\$ 3,123,341

EXPENDITURE	Actual FY 22/23	Actual FY 23/24	Approved FY 24/25	Tentative FY 25/26
OPERATING EXPENDITURES:				
PERSONAL SERVICES	\$ 0	\$ 0	\$ 0	\$ 0
OPERATING EXPENSES	0	0	0	0
CAPITAL OUTLAY	0	0	2,383,047	3,123,341
DEBT SERVICE	0	0	0	0
TOTAL OPERATING	0	0	2,383,047	3,123,341
NON-OPERATING:				
OPERATING TRANSFERS OUT	0	0	0	0
OTHER NON-OPERATING	0	0	0	0
RESERVES	0	0	0	0
TOTAL NON-OPERATING	0	0	0	0
TOTAL EXPENDITURES	\$ 0	\$ 0	\$ 2,383,047	\$ 3,123,341

WILD SPACES PUBLIC PLACES FUND (057)

REVENUE	Actual FY 22/23	Actual FY 23/24	Approved FY 24/25	Tentative FY 25/26
OPERATING REVENUE:				
TAXES	\$ 763,687	\$ 788,097	\$ 763,714	\$ 756,478
PERMITS, FEES & ASSESSMENTS	0	0	0	0
INTERGOVT REVENUE	0	0	0	0
CHARGES FOR SERVICES	0	0	0	0
FINES & FORFEITURES	0	0	0	0
MISC REVENUE	483	7,922	1,000	3,000
TOTAL OPERATING	764,170	796,019	764,714	759,478
NON-OPERATING REVENUE:				
TRANSFERS IN	0	0	0	0
USE OF FUND BALANCE	0	0	193,232	906,860
OTHER NON-REVENUES	0	0	0	0
TOTAL NON-OPERATING	0	0	193,232	906,860
TOTAL REVENUE	\$ 764,170	\$ 796,019	\$ 957,946	\$ 1,666,338

EXPENDITURE	Actual FY 22/23	Actual FY 23/24	Approved FY 24/25	Tentative FY 25/26
OPERATING EXPENDITURES:				
PERSONAL SERVICES	\$ 0	\$ 0	\$ 0	\$ 0
OPERATING EXPENSES	7,622	71,783	0	51,500
CAPITAL OUTLAY	128,473	1,117,686	957,946	1,614,838
DEBT SERVICE	0	0	0	0
TOTAL OPERATING	136,095	1,189,469	957,946	1,666,338
NON-OPERATING:				
OPERATING TRANSFERS OUT	0	0	0	0
OTHER NON-OPERATING	0	0	0	0
RESERVES	0	0	0	0
TOTAL NON-OPERATING	0	0	0	0
TOTAL EXPENDITURES	\$ 136,095	\$ 1,189,469	\$ 957,946	\$ 1,666,338

CHILDREN'S TRUST GRANT FUND (061)

REVENUE	Actual FY 22/23	Actual FY 23/24	Approved FY 24/25	Tentative FY 25/26
OPERATING REVENUE:				
TAXES	\$ 0	\$ 0	\$ 0	\$ 0
PERMITS, FEES & ASSESSMENTS	0	0	0	0
INTERGOVT REVENUE	54,651	72,848	0	0
CHARGES FOR SERVICES	23,459	0	0	0
FINES & FORFEITURES	0	0	0	0
MISC REVENUE	0	0	0	0
TOTAL OPERATING	78,110	72,848	0	0
NON-OPERATING REVENUE:				
TRANSFERS IN	0	0	0	0
USE OF FUND BALANCE	0	0	0	7,627
OTHER NON-REVENUES	0	0	0	0
TOTAL NON-OPERATING	0	0	0	7,627
TOTAL REVENUE	\$ 78,110	\$ 72,848	\$ 0	\$ 7,627

EXPENDITURE	Actual FY 22/23	Actual FY 23/24	Approved FY 24/25	Tentative FY 25/26
OPERATING EXPENDITURES:				
PERSONAL SERVICES	\$ 0	\$ 0	\$ 0	\$ 0
OPERATING EXPENSES	79,111	65,222	0	0
CAPITAL OUTLAY	0	0	0	0
DEBT SERVICE	0	0	0	0
TOTAL OPERATING	79,111	65,222	0	0
NON-OPERATING:				
OPERATING TRANSFERS OUT	0	0	0	7,627
OTHER NON-OPERATING	0	0	0	0
RESERVES	0	0	0	0
TOTAL NON-OPERATING	0	0	0	7,627
TOTAL EXPENDITURES	\$ 79,111	\$ 65,222	\$ 0	\$ 7,627

DEBT SERVICE FUND (070)

REVENUE	Actual FY 22/23	Actual FY 23/24	Approved FY 24/25	Tentative FY 25/26
OPERATING REVENUE:				
TAXES	\$ 0	\$ 0	\$ 0	\$ 0
PERMITS, FEES & ASSESSMENTS	0	0	0	0
INTERGOVT REVENUE	0	0	0	0
CHARGES FOR SERVICES	0	0	0	0
FINES & FORFEITURES	0	0	0	0
MISC REVENUE	95	98	0	0
TOTAL OPERATING	95	98	0	0
NON-OPERATING REVENUE:				
TRANSFERS IN	809,977	807,572	796,657	811,087
USE OF FUND BALANCE	0	0	1,000	(17,223)
OTHER NON-REVENUES	0	0	0	0
TOTAL NON-OPERATING	809,977	807,572	797,657	793,864
TOTAL REVENUE	\$ 810,072	\$ 807,670	\$ 797,657	\$ 793,864

EXPENDITURE	Actual FY 22/23	Actual FY 23/24	Approved FY 24/25	Tentative FY 25/26
OPERATING EXPENDITURES:				
PERSONAL SERVICES	\$ 0	\$ 0	\$ 0	\$ 0
OPERATING EXPENSES	0	0	0	0
CAPITAL OUTLAY	0	0	0	0
DEBT SERVICE	802,216	800,135	797,657	793,864
TOTAL OPERATING	802,216	800,135	797,657	793,864
NON-OPERATING:				
OPERATING TRANSFERS OUT	0	0	0	0
OTHER NON-OPERATING	0	0	0	0
RESERVES	0	0	0	0
TOTAL NON-OPERATING	0	0	0	0
TOTAL EXPENDITURES	\$ 802,216	\$ 800,135	\$ 797,657	\$ 793,864

DONATION FUND (167)

REVENUE	Actual FY 22/23	Actual FY 23/24	Approved FY 24/25	Tentative FY 25/26
OPERATING REVENUE:				
TAXES	\$ 0	\$ 0	\$ 0	\$ 0
PERMITS, FEES & ASSESSMENTS	0	0	0	0
INTERGOVT REVENUE	0	0	0	0
CHARGES FOR SERVICES	0	0	0	0
FINES & FORFEITURES	0	0	0	0
MISC REVENUE	4,909	36	0	20
TOTAL OPERATING	4,909	36	0	20
NON-OPERATING REVENUE:				
TRANSFERS IN	0	0	0	0
USE OF FUND BALANCE	0	0	1,465	1,465
OTHER NON-REVENUES	0	0	0	0
TOTAL NON-OPERATING	0	0	1,465	1,465
TOTAL REVENUE	\$ 4,909	\$ 36	\$ 1,465	\$ 1,485

EXPENDITURE	Actual FY 22/23	Actual FY 23/24	Approved FY 24/25	Tentative FY 25/26
OPERATING EXPENDITURES:				
PERSONAL SERVICES	\$ 0	\$ 0	\$ 0	\$ 0
OPERATING EXPENSES	19,161	3,454	1,465	1,485
CAPITAL OUTLAY	0	0	0	0
DEBT SERVICE	0	0	0	0
TOTAL OPERATING	19,161	3,454	1,465	1,485
NON-OPERATING:				
OPERATING TRANSFERS OUT	0	0	0	0
OTHER NON-OPERATING	0	0	0	0
RESERVES	0	0	0	0
TOTAL NON-OPERATING	0	0	0	0
TOTAL EXPENDITURES	\$ 19,161	\$ 3,454	\$ 1,465	\$ 1,485

COMMUNITY REDEVELOPMENT AGENCY - CRA FUND (310)

REVENUE	Actual FY 22/23	Actual FY 23/24	Approved FY 24/25	Tentative FY 25/26
OPERATING REVENUE:				
TAXES	\$ 0	\$ 0	\$ 0	\$ 0
PERMITS, FEES & ASSESSMENTS	0	0	0	0
INTERGOVT REVENUE	474,236	353,374	372,487	408,050
CHARGES FOR SERVICES	0	0	0	0
FINES & FORFEITURES	0	0	0	0
MISC REVENUE	36,529	32,056	30,000	24,000
TOTAL OPERATING	510,765	385,430	402,487	432,050
NON-OPERATING REVENUE:				
TRANSFERS IN	225,030	264,271	290,929	318,371
USE OF FUND BALANCE	0	0	347,983	180,112
OTHER NON-REVENUES	0	0	0	0
TOTAL NON-OPERATING	225,030	264,271	638,912	498,483
TOTAL REVENUE	\$ 735,795	\$ 649,701	\$ 1,041,399	\$ 930,533

EXPENDITURE	Actual FY 22/23	Actual FY 23/24	Approved FY 24/25	Tentative FY 25/26
OPERATING EXPENDITURES:				
PERSONAL SERVICES	\$ 60,931	\$ 96,414	\$ 100,167	\$ 106,051
OPERATING EXPENSES	266,351	303,333	357,582	414,482
CAPITAL OUTLAY	458,973	24,190	538,650	320,000
GRANTS AND AIDS	0	8,232	25,000	70,000
DEBT SERVICE	99,280	0	0	0
TOTAL OPERATING	885,535	432,169	1,021,399	910,533
NON-OPERATING:				
OPERATING TRANSFERS OUT	0	0	0	0
OTHER NON-OPERATING	0	0	0	0
RESERVES	0	0	20,000	20,000
TOTAL NON-OPERATING	0	0	20,000	20,000
TOTAL EXPENDITURES	\$ 885,535	\$ 432,169	\$ 1,041,399	\$ 930,533

SAN FELASCO CONSERVATION CORRIDOR FUND (313)

REVENUE	Actual FY 22/23	Actual FY 23/24	Approved FY 24/25	Tentative FY 25/26
OPERATING REVENUE:				
TAXES	\$ 0	\$ 0	\$ 0	\$ 0
PERMITS, FEES & ASSESSMENTS	0	0	0	0
INTERGOVT REVENUE	0	0	0	0
CHARGES FOR SERVICES	0	0	0	0
FINES & FORFEITURES	0	0	0	0
MISC REVENUE	16	4	0	0
TOTAL OPERATING	16	4	0	0
NON-OPERATING REVENUE:				
TRANSFERS IN	0	0	0	0
USE OF FUND BALANCE	0	0	0	0
OTHER NON-REVENUES	0	0	0	0
TOTAL NON-OPERATING	0	0	0	0
TOTAL REVENUE	\$ 16	\$ 4	\$ 0	\$ 0

EXPENDITURE	Actual FY 22/23	Actual FY 23/24	Approved FY 24/25	Tentative FY 25/26
OPERATING EXPENDITURES:				
PERSONAL SERVICES	\$ 0	\$ 0	\$ 0	\$ 0
OPERATING EXPENSES	0	0	0	0
CAPITAL OUTLAY	0	0	0	0
DEBT SERVICE	0	0	0	0
TOTAL OPERATING	0	0	0	0
NON-OPERATING:				
OPERATING TRANSFERS OUT	0	1,680	0	0
OTHER NON-OPERATING	0	0	0	0
RESERVES	0	0	0	0
TOTAL NON-OPERATING	0	1,680	0	0
TOTAL EXPENDITURES	\$ 0	\$ 1,680	\$ 0	\$ 0

HERITAGE OAKS IMPROVEMENTS FUND (319)

REVENUE	Actual FY 22/23	Actual FY 23/24	Approved FY 24/25	Tentative FY 25/26
OPERATING REVENUE:				
TAXES	\$ 0	\$ 0	\$ 0	\$ 0
PERMITS, FEES & ASSESSMENTS	0	0	0	0
INTERGOVT REVENUE	0	0	0	0
CHARGES FOR SERVICES	0	0	0	0
FINES & FORFEITURES	0	0	0	0
MISC REVENUE	0	0	0	0
TOTAL OPERATING	0	0	0	0
NON-OPERATING REVENUE:				
TRANSFERS IN	0	0	0	0
USE OF FUND BALANCE	0	0	4,326	4,326
OTHER NON-REVENUES	0	0	0	0
TOTAL NON-OPERATING	0	0	4,326	4,326
TOTAL REVENUE	\$ 0	\$ 0	\$ 4,326	\$ 4,326

EXPENDITURE	Actual FY 22/23	Actual FY 23/24	Approved FY 24/25	Tentative FY 25/26
OPERATING EXPENDITURES:				
PERSONAL SERVICES	\$ 0	\$ 0	\$ 0	\$ 0
OPERATING EXPENSES	0	0	4,326	4,326
CAPITAL OUTLAY	0	0	0	0
DEBT SERVICE	0	0	0	0
TOTAL OPERATING	0	0	4,326	4,326
NON-OPERATING:				
OPERATING TRANSFERS OUT	0	0	0	0
OTHER NON-OPERATING	0	0	0	0
RESERVES	0	0	0	0
TOTAL NON-OPERATING	0	0	0	0
TOTAL EXPENDITURES	\$ 0	\$ 0	\$ 4,326	\$ 4,326

CDBG-NEIGHBORHOOD REVITALIZATION FUND (322)

REVENUE	Actual FY 22/23	Actual FY 23/24	Approved FY 24/25	Tentative FY 25/26
OPERATING REVENUE:				
TAXES	\$ 0	\$ 0	\$ 0	\$ 0
PERMITS, FEES & ASSESSMENTS	0	0	0	0
INTERGOVT REVENUE	0	686,755	0	0
CHARGES FOR SERVICES	0	0	0	0
FINES & FORFEITURES	0	0	0	0
MISC REVENUE	0	0	0	0
TOTAL OPERATING	<u>0</u>	<u>686,755</u>	<u>0</u>	<u>0</u>
NON-OPERATING REVENUE:				
TRANSFERS IN	0	0	0	0
USE OF FUND BALANCE	0	0	36,088	0
OTHER NON-REVENUES	0	0	0	0
TOTAL NON-OPERATING	<u>0</u>	<u>0</u>	<u>36,088</u>	<u>0</u>
TOTAL REVENUE	<u>\$ 0</u>	<u>\$ 686,755</u>	<u>\$ 36,088</u>	<u>\$ 0</u>

EXPENDITURE	Actual FY 22/23	Actual FY 23/24	Approved FY 24/25	Tentative FY 25/26
OPERATING EXPENDITURES:				
PERSONAL SERVICES	\$ 0	\$ 0	\$ 0	\$ 0
OPERATING EXPENSES	0	0	0	0
CAPITAL OUTLAY	0	865,562	0	0
DEBT SERVICE	0	0	0	0
TOTAL OPERATING	<u>0</u>	<u>865,562</u>	<u>0</u>	<u>0</u>
NON-OPERATING:				
OPERATING TRANSFERS OUT	0	0	36,088	0
OTHER NON-OPERATING	0	0	0	0
RESERVES	0	0	0	0
TOTAL NON-OPERATING	<u>0</u>	<u>0</u>	<u>36,088</u>	<u>0</u>
TOTAL EXPENDITURES	<u>\$ 0</u>	<u>\$ 865,562</u>	<u>\$ 36,088</u>	<u>\$ 0</u>

INTERNAL SERVICE FUND (700)

REVENUE	Actual FY 22/23	Actual FY 23/24	Approved FY 24/25	Tentative FY 25/26
OPERATING REVENUE:				
TAXES	\$ 0	\$ 0	\$ 0	\$ 0
PERMITS, FEES & ASSESSMENTS	660	550	0	0
INTERGOVT REVENUE	0	0	0	0
CHARGES FOR SERVICES	3,718,271	4,019,113	0	0
FINES & FORFEITURES	0	0	0	0
MISC REVENUE	11,222	37,260	12,000	20,000
TOTAL OPERATING	3,730,153	4,056,923	12,000	20,000
NON-OPERATING REVENUE:				
TRANSFERS IN	0	0	2,311,180	3,613,978
USE OF FUND BALANCE	0	0	1,920,780	966,300
OTHER NON-REVENUES	0	0	0	0
TOTAL NON-OPERATING	0	0	4,231,960	4,580,278
TOTAL REVENUE	\$ 3,730,153	\$ 4,056,923	\$ 4,243,960	\$ 4,600,278

EXPENDITURE	Actual FY 22/23	Actual FY 23/24	Approved FY 24/25	Tentative FY 25/26
OPERATING EXPENDITURES:				
PERSONAL SERVICES	\$ 2,104,434	\$ 2,189,630	\$ 2,707,844	\$ 3,027,813
OPERATING EXPENSES	742,409	791,920	1,021,209	940,891
CAPITAL OUTLAY	0	0	95,000	213,000
DEBT SERVICE	131,287	124,157	279,907	278,574
TOTAL OPERATING	2,978,130	3,105,707	4,103,960	4,460,278
NON-OPERATING:				
OPERATING TRANSFERS OUT	0	0	0	0
OTHER NON-OPERATING	282,031	(187,531)	0	0
RESERVES	0	0	140,000	140,000
TOTAL NON-OPERATING	282,031	(187,531)	140,000	140,000
TOTAL EXPENDITURES	\$ 3,260,161	\$ 2,918,176	\$ 4,243,960	\$ 4,600,278



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City of
ALACHUA
the good life community

SECTION 4

DEPARTMENT SUMMARIES

DEPARTMENT SUMMARIES

The Departmental Summaries in this section include mission statements and summary budgets for each individual department, dependent districts and distinct functions funded by the City of Alachua Commission.

CITY COMMISSION

Mission of Department:

The City Commission serves as the legislative and policy-making body for the City of Alachua. The Commission also approves the budget and sets the millage rates necessary to fund the operations of all City offices, departments and programs.

EXPENDITURES	FY 23 Actual	FY 24 Actual	FY 25 Approved	FY 26 Tentative
<u>City Commission</u>				
Personal Services	116,858	115,175	129,019	143,177
Operating Expenditures	26,135	30,619	30,002	32,502
Capital Outlay	0	0	0	0
Grants & Aids	0	0	0	0
Totals	142,993	145,794	159,021	175,679
Grand Total	142,993	145,794	159,021	175,679

FUNDING SOURCES	FY 23 Actual	FY 24 Actual	FY 25 Approved	FY 26 Tentative
General Fund	142,993	145,794	159,021	175,679
Grand Total	142,993	145,794	159,021	175,679

CITY MANAGER

Mission of Department:

The City Manager is primarily responsible for managing the City's government as well as implementing the directives and administering the policies established by the City Commission. The City Manager also serves as the chief liaison between the City Commission, the citizens and City staff. Additionally, towards the end of FY 25, the City Manager directed all Deputy City Clerk operations. Albeit reported as separate departments, the City Manager administers the City Commission and City Attorney budgets.

EXPENDITURES	FY 23 Actual	FY 24 Actual	FY 25 Approved	FY 26 Tentative
<u>City Manager</u>				
Personal Services	462,725	734,554	854,653	886,089
Operating Expenditures	90,818	45,670	65,692	69,692
Capital Outlay	0	0	0	0
Grants and Aids	0	0	0	0
Non-Operating Expenditures	0	0	0	0
Totals	553,543	780,224	920,345	955,781
<u>Deputy City Clerk</u>				
Personal Services	155,602	171,919	0	185,873
Operating Expenditures	35,720	71,689	0	68,224
Capital Outlay	0	0	0	0
Grants and Aids	0	0	0	0
Non-Operating Expenditures	0	0	0	0
Totals	191,322	243,608	0	254,097
Grand Total	744,865	1,023,832	920,345	1,209,878

FUNDING SOURCES	FY 23 Actual	FY 24 Actual	FY 25 Approved	FY 26 Tentative
General Fund	744,865	1,023,832	920,345	1,209,878
Grand Total	744,865	1,023,832	920,345	1,209,878

CITY ATTORNEY

Mission of Department:

The City Attorney provides legal representation and advice to the City Commission, the City departments, and other City boards and agencies. Duties include responding to requests for advice and opinions; preparation and review of contracts, leases, agreements, ordinances, and resolutions; review of costs and fees of the City; review of bond forfeiture remissions; and providing other legal services as necessary.

EXPENDITURES	FY 23 Actual	FY 24 Actual	FY 25 Approved	FY 26 Tentative
<u>City Attorney</u>				
Personal Services	0	0	0	0
Operating Expenditures	192,863	237,250	321,059	192,000
Capital Outlay	0	0	0	0
Totals	192,863	237,250	321,059	192,000
Grand Total	192,863	237,250	321,059	192,000

FUNDING SOURCES	FY 23 Actual	FY 24 Actual	FY 25 Approved	FY 26 Tentative
General Fund	192,863	237,250	321,059	192,000
Grand Total	192,863	237,250	321,059	192,000

HUMAN RESOURCES

Mission of Department:

Human Resources is primarily responsible for attracting, recruiting and supporting qualified talent for the City. Human Resources is charged with providing exceptional, equitable and competitive benefits and compensation to retain valuable employees. Additionally, continuing through most of FY 25, Human Resources oversaw and directed the operations of the Deputy City Clerk. This department also supports the City in maintaining a safe work environment with proper incident reporting and risk assesment.

EXPENDITURES	FY 23 Actual	FY 24 Actual	FY 25 Approved	FY 26 Tentative
<u>Human Resources</u>				
Personal Services	298,451	336,145	348,074	444,517
Operating Expenditures	59,045	62,650	77,289	78,374
Capital Outlay	0	0	0	0
Totals	357,496	398,795	425,363	522,891
<u>Deputy City Clerk</u>				
Personal Services	0	0	178,295	0
Operating Expenditures	0	0	87,238	0
Capital Outlay	0	0	0	0
Totals	0	0	265,533	0
Grand Total	357,496	398,795	690,896	522,891

FUNDING SOURCES	FY 23 Actual	FY 24 Actual	FY 25 Approved	FY 26 Tentative
General Fund	315,603	350,718	643,410	472,352
Internal Service Fund	41,893	48,077	47,486	50,539
Grand Total	357,496	398,795	690,896	522,891

FINANCE AND ADMINISTRATIVE SERVICES

Mission of Department:

Finance and Administrative Services purpose is to safeguard and maximize the use of the City's financial, technological and structural assets, ensure adherence to Florida Statutes, Governmental Accounting Standards Board (GASB) guidelines and City policy with regard to expending public funds and to protect City assets and infrastructure in order to support the needs and demands, both present and future, of the City Commission, City staff and the citizens of Alachua.

EXPENDITURES	FY 23 Actual	FY 24 Actual	FY 25 Approved	FY 26 Tentative
<u>Finance and Accounting</u>				
Personal Services	584,079	632,176	658,168	779,156
Operating Expenditures	83,254	84,839	119,416	85,416
Capital Outlay	0	0	0	0
Totals	667,333	717,015	777,584	864,572
<u>Grants</u>				
Personal Services	0	0	0	0
Operating Expenditures	555	25,835	73,890	55,000
Capital Outlay	0	0	0	0
Totals	555	25,835	73,890	55,000
<u>Utility Billing</u>				
Personal Services	344,433	364,957	425,958	449,164
Operating Expenditures	114,011	129,818	178,589	178,589
Capital Outlay	0	0	0	0
Totals	458,444	494,775	604,547	627,753
<u>Utility Operations</u>				
Personal Services	365,789	365,477	368,803	456,545
Operating Expenditures	38,632	72,610	122,127	88,922
Capital Outlay	0	0	50,000	50,000
Totals	404,421	438,087	540,930	595,467
<u>Facilities Maintenance</u>				
Personal Services	382,187	614,483	712,042	746,318
Operating Expenditures	195,455	262,596	262,932	267,082
Capital Outlay	77,275	82,286	367,898	300,000
Totals	654,917	959,365	1,342,872	1,313,400

FINANCE AND ADMINISTRATIVE SERVICES

EXPENDITURES		FY 23 Actual	FY 24 Actual	FY 25 Approved	FY 26 Tentative
<u>Information Technology</u>					
Personal Services		208,697	254,100	282,280	298,132
Operating Expenditures		203,827	172,608	184,068	533,548
Capital Outlay		31,764	24,742	125,000	125,000
Totals		444,288	451,450	591,348	956,680
Grand Total		2,629,958	3,086,527	3,931,171	4,412,872

FUNDING SOURCES		FY 23 Actual	FY 24 Actual	FY 25 Approved	FY 26 Tentative
General Fund		1,740,762	2,114,552	2,734,652	3,146,838
Internal Service		889,196	971,975	1,196,519	1,266,034
Grand Total		2,629,958	3,086,527	3,931,171	4,412,872

PLANNING AND COMMUNITY DEVELOPMENT

Mission of Department:

Planning and Community Development is tasked with providing a sense of place, pride in the community, and economic prosperity to the citizens of Alachua through an enhanced planning and regulatory effort that achieves a balance between a high-quality built environment and a high-quality natural environment. Planning and Community Development is also responsible for the processing of City Code Violations before the Special Magistrate. Building Division moved under Planning and Community Development during FY 25.

EXPENDITURES	FY 23 Actual	FY 24 Actual	FY 25 Approved	FY 26 Tentative
<u>Planning and Zoning</u>				
Personal Services	527,723	595,530	650,464	638,810
Operating Expenditures	59,199	57,851	119,956	120,856
Capital Outlay	0	13,853	0	0
Totals	586,922	667,234	770,420	759,666
<u>Building</u>				
Personal Services	234,546	252,223	0	455,240
Operating Expenditures	49,244	118,209	0	288,625
Capital Outlay	38,788	42,615	0	0
Totals	322,578	413,047	0	743,865
<u>Beautification</u>				
Operating Expenditures	22,835	29,460	37,000	37,000
Totals	22,835	29,460	37,000	37,000
<u>Tree Bank</u>				
Operating Expenditures	9,058	6,595	350,444	362,021
Capital Outlay	0	0	0	0
Totals	9,058	6,595	350,444	362,021
Grand Total	941,393	1,116,336	1,157,864	1,902,552

FUNDING SOURCES	FY 23 Actual	FY 24 Actual	FY 25 Approved	FY 26 Tentative
General Fund	932,335	1,109,741	807,420	1,540,531
Special Revenue	9,058	6,595	350,444	362,021
Grand Total	941,393	1,116,336	1,157,864	1,902,552

COMPLIANCE AND RISK MANAGEMENT

Mission of Department:

Compliance and Risk Management is responsible for acting as the City's Bargaining Agent in union negotiations; drafting, reviewing and amending City Contracts; coordinating and processing Land Right matters; developing, negotiating and recommending both the Commercial and Employee Benefit Insurance packages; and, providing other support services.

EXPENDITURES	FY 23 Actual	FY 24 Actual	FY 25 Approved	FY 26 Tentative
<u>Compliance & Risk Management</u>				
Personal Services	338,943	440,384	476,342	486,073
Operating Expenditures	23,216	20,287	50,693	50,693
Capital Outlay	0	0	0	0
Totals	362,159	460,671	527,035	536,766
Grand Total	362,159	460,671	527,035	536,766

FUNDING SOURCES	FY 23 Actual	FY 24 Actual	FY 25 Approved	FY 26 Tentative
General Fund	362,284	462,691	527,035	536,766
Internal Service Fund	(125)	(2,020)	0	0
Grand Total	362,159	460,671	527,035	536,766

RECREATION AND CULTURE

Mission of Department:

To give all children and adults an opportunity to enjoy sports and leisure activities and family outings in a safe environment. Let no race, age, religion, gender or disadvantaged person be discriminated against in their recreation of choice. We encourage volunteers to have a major voice in our community.

EXPENDITURES	FY 23 Actual	FY 24 Actual	FY 25 Approved	FY 26 Tentative
<u>Recreation and Culture</u>				
Personal Services	707,937	610,186	708,991	812,018
Operating Expenditures	720,490	684,426	699,101	751,719
Capital Outlay	0	23,265	0	0
Non-Operating	0	0	0	0
Totals	1,428,427	1,317,877	1,408,092	1,563,737
<u>Recreation Donations</u>				
Operating Expenditures	19,161	3,454	1,465	1,485
Capital Outlay	0	0	0	0
Totals	19,161	3,454	1,465	1,485
<u>San Felasco Conservation Corridor</u>				
Operating Expenditures	0	0	0	0
Non-Operating	0	1,680	0	0
Totals	0	1,680	0	0
<u>Children's Trust Grant</u>				
Operating Expenditures	79,111	65,222	0	0
Non-Operating	0	0	0	7,627
Totals	79,111	65,222	0	7,627
<u>Wild Spaces Public Places</u>				
Operating Expenditures	7,622	71,783	0	51,500
Capital Outlay	128,473	1,117,686	957,946	1,614,838
Totals	136,095	1,189,469	957,946	1,666,338
Grand Total	1,662,794	2,577,702	2,367,503	3,239,187

FUNDING SOURCES	FY 23 Actual	FY 24 Actual	FY 25 Approved	FY 26 Tentative
General Fund	1,428,427	1,317,877	1,408,092	1,563,737
Special Revenue	234,367	1,258,145	959,411	1,675,450
Capital Project	0	1,680	0	0
Grand Total	1,662,794	2,577,702	2,367,503	3,239,187

POLICE DEPARTMENT

Mission of Department:

The Alachua Police Department exists to provide quality service within the "Good Life Community" that embodies respect, fairness, and compassion. We are committed to the enhancement of quality of life by providing a safe and secure environment; the enforcement of laws and ordinances; the prevention and detection of crime; the apprehension and prosecution of violators; and, the continual improvement of the operational professionalism of the department in providing community policing.

EXPENDITURES	FY 23 Actual	FY 24 Actual	FY 25 Approved	FY 26 Tentative
<u>Patrol & Administration</u>				
Personal Services	3,172,939	3,822,945	3,776,903	4,154,059
Operating Expenditures	724,657	822,775	746,199	749,419
Capital Outlay	209,997	275,839	857,615	644,615
Non-Operating	0	0	0	0
Totals	4,107,593	4,921,559	5,380,717	5,548,093
<u>Communications</u>				
Personal Services	334,454	421,744	479,972	484,804
Operating Expenditures	13,602	10,651	24,486	24,486
Capital Outlay	0	0	0	0
Non-Operating	0	0	0	0
Totals	348,056	432,395	504,458	509,290
<u>School Crossing Guard</u>				
Personal Services	0	0	0	0
Operating Expenditures	17,779	22,950	47,000	47,000
Capital Outlay	0	0	0	0
Non-Operating	0	0	0	0
Totals	17,779	22,950	47,000	47,000
<u>Explorer Program - GF</u>				
Operating Expenditures	464	1,304	2,000	2,000
Totals	464	1,304	2,000	2,000
<u>Explorer Post 537</u>				
Personal Services	0	0	0	0
Operating Expenditures	0	0	4,315	7,000
Capital Outlay	0	0	0	0
Totals	0	0	4,315	7,000

POLICE DEPARTMENT

EXPENDITURES	FY 23 Actual	FY 24 Actual	FY 25 Approved	FY 26 Tentative
<u>Reserve Program</u>				
Operating Expenditures	0	0	3,000	3,000
Capital Outlay	0	0	0	0
Totals	0	0	3,000	3,000
<u>Additional Court Costs</u>				
Operating Expenditures	8,528	12,816	9,000	6,000
Capital Outlay	0	0	0	0
Totals	8,528	12,816	9,000	6,000
Grand Total	4,482,420	5,391,024	5,950,490	6,122,383

FUNDING SOURCES	FY 23 Actual	FY 24 Actual	FY 25 Approved	FY 26 Tentative
General Fund	4,473,892	5,378,208	5,937,175	6,109,383
Special Revenue	8,528	12,816	13,315	13,000
Grand Total	4,482,420	5,391,024	5,950,490	6,122,383

PUBLIC SERVICES

Mission of Department:

Public Services provides stewardship of assigned city-owned utility and transportation infrastructure and equipment, and works with the community to support growth that balances environmental, social and community development needs.

EXPENDITURES	FY 23 Actual	FY 24 Actual	FY 25 Approved	FY 26 Tentative
<u>Electric Utility</u>				
Personal Services	1,149,627	1,384,749	1,911,783	2,024,032
Operating Expenditures	2,781,181	3,157,361	930,013	922,900
Capital Outlay	0	0	4,774,483	5,555,220
Purchased Power Costs	7,502,330	7,098,342	8,405,000	8,780,000
Grants and Aids	14,033	12,200	0	0
Non-Operating	2,171,020	2,030,653	5,831,705	3,719,213
Totals	13,618,191	13,683,305	21,852,984	21,001,365
<u>Water Utility</u>				
Personal Services	188,911	216,913	338,682	353,616
Operating Expenditures	2,133,648	1,944,037	545,250	581,851
Capital Outlay	0	0	6,799,538	20,000
Debt Service	57,483	53,854	166,982	170,576
Non-Operating	4,764	(1,454)	1,012,634	1,395,165
Totals	2,384,806	2,213,350	8,863,086	2,521,208
<u>Wastewater Utility</u>				
Personal Services	490,186	593,289	685,493	835,892
Operating Expenditures	2,397,504	2,602,277	1,194,681	1,178,281
Capital Outlay	0	0	2,857,040	2,230,000
Debt Service	220,825	210,020	624,326	627,920
Non-Operating	14,670	58,260	680,357	951,600
Totals	3,123,185	3,463,846	6,041,897	5,823,693
<u>Building</u>				
Personal Services	0	0	436,605	0
Operating Expenditures	0	0	73,625	0
Capital Outlay	0	0	0	0
Totals	0	0	510,230	0
<u>Public Works</u>				
Personal Services	483,670	626,828	748,804	786,389
Operating Expenditures	292,306	247,000	441,626	451,198
Capital Outlay	513,219	296,287	2,236,073	565,000
Totals	1,289,195	1,170,115	3,426,503	1,802,587
<u>Solid Waste Disposal</u>				
Operating Expenditures	1,075,548	1,098,308	1,230,030	1,280,304
Non-Operating	1,444	1,720	0	0
Totals	1,076,992	1,100,028	1,230,030	1,280,304

PUBLIC SERVICES

EXPENDITURES	FY 23 Actual	FY 24 Actual	FY 25 Approved	FY 26 Tentative
<u>Mosquito Control</u>				
Personal Services	9,597	8,148	12,150	15,819
Operating Expenditures	40,177	68,501	41,758	43,758
Capital Outlay	0	0	0	95,000
Non-Operating	4,830	(2,841)	48,109	73,000
Totals	54,604	73,808	102,017	227,577
<u>Utility Administration</u>				
Personal Services	797,591	806,525	1,184,336	1,321,233
Operating Expenditures	318,817	355,575	289,819	256,708
Capital Outlay	0	0	45,000	0
Non-Operating	282,031	(187,531)	0	0
Totals	1,398,439	974,569	1,519,155	1,577,941
<u>Water Distribution and Collection</u>				
Personal Services	426,209	427,606	499,549	555,776
Operating Expenditures	238,456	198,627	377,227	373,225
Capital Outlay	0	0	0	148,000
Totals	664,665	626,233	876,776	1,077,001
<u>Warehouse Operations</u>				
Personal Services	107,430	144,321	145,447	156,519
Operating Expenditures	27,376	30,864	38,670	38,670
Capital Outlay	0	0	0	15,000
Totals	134,806	175,185	184,117	210,189
<u>TK Basin Special Assessment</u>				
Operating Expenditures	16,247	13,371	17,000	17,000
Non-Operating	0	0	10,000	7,000
Totals	16,247	13,371	27,000	24,000
<u>CP - Heritage Oaks</u>				
Operating Expenditures	0	0	4,326	4,326
Capital Outlay	0	0	0	0
Totals	0	0	4,326	4,326
<u>CP - CDBG Neighborhood Revitalization</u>				
Operating Expenditures	0	0	0	0
Capital Outlay	0	865,562	0	0
Non-Operating	0	0	36,088	0
Totals	0	865,562	36,088	0
Grand Total	23,761,130	24,359,372	44,674,209	35,550,191

PUBLIC SERVICES

FUNDING SOURCES	FY 23 Actual	FY 24 Actual	FY 25 Approved	FY 26 Tentative
General Fund	2,366,187	2,270,143	5,166,763	3,082,891
Special Revenue	16,247	13,371	27,000	24,000
Enterprise	19,180,786	19,434,309	36,859,984	29,573,843
Internal Service	2,197,910	1,775,987	2,580,048	2,865,131
Capital Projects	0	865,562	40,414	4,326
Trust & Agency	0	0	0	0
Grand Total	23,761,130	24,359,372	44,674,209	35,550,191

DEBT SERVICE

Mission of Department:

This budget accounts for expenditures which are non-departmental in nature; it includes the City's outstanding General Long-Term and Internal Service Fund debt service. These budgets are administered by the Finance and Administrative Services Department.

EXPENDITURES	FY 23 Actual	FY 24 Actual	FY 25 Approved	FY 26 Tentative
<u>Debt Service-L/T Gen. Government</u>				
Debt Service	802,216	800,135	797,657	793,864
Non-Operating	0	0	0	0
Totals	802,216	800,135	797,657	793,864
<u>Debt Service-L/T Internal Service Fund</u>				
Debt Service	131,287	124,157	279,907	278,574
Non-Operating	0	0	0	0
Totals	131,287	124,157	279,907	278,574
Grand Total	933,503	924,292	1,077,564	1,072,438

FUNDING SOURCES	FY 23 Actual	FY 24 Actual	FY 25 Approved	FY 26 Tentative
General Government - Debt Service	802,216	800,135	797,657	793,864
Internal Service Fund	131,287	124,157	279,907	278,574
Grand Total	933,503	924,292	1,077,564	1,072,438

COMMUNITY REDEVELOPMENT AGENCY - CRA

Mission of Department:

The purpose of the Community Redevelopment Agency is to rehabilitate, conserve, and redevelop areas within its geographical boundaries as shown on the Community Redevelopment District Map in accordance with its Community Redevelopment Plan.

The Community Redevelopment Agency was established in 1982 upon a finding by the Alachua City Commission of slum and blight within a designated area. The members of the City Commission also serve as the Community Redevelopment Agency and governing board. The Agency receives recommendations from an appointed five member advisory board. Budget oversight rests with Planning and Community Development.

EXPENDITURES	FY 23 Actual	FY 24 Actual	FY 25 Approved	FY 26 Tentative
<u>Downtown CRA</u>				
Personal Services	60,931	96,414	100,167	106,051
Operating Expenditures	266,351	303,333	357,582	414,482
Capital Outlay	458,973	24,190	538,650	320,000
Debt Service	99,280	0	0	0
Grants and Aids	0	8,232	25,000	70,000
Non-Operating	0	0	20,000	20,000
Totals	885,535	432,169	1,041,399	930,533
Grand Total	885,535	432,169	1,041,399	930,533

FUNDING SOURCES	FY 23 Actual	FY 24 Actual	FY 25 Approved	FY 26 Tentative
Special Revenue	885,535	432,169	1,041,399	930,533
Grand Total	885,535	432,169	1,041,399	930,533

SPECIAL EXPENSE

Mission of Department:

The Special Expense budget accounts for expenditures which are non-departmental in nature. Examples include Citywide unemployment compensation expenses, July 4th expenses, City CRA contribution, grants and aid to private organizations, reserves, and transfers out for debt service. This budget is administered by the Finance and Administrative Services Department.

EXPENDITURES	FY 23 Actual	FY 24 Actual	FY 25 Approved	FY 26 Tentative
<u>Special Expense-General Gov't</u>				
Personal Services	(550)	0	14,074	23,074
Operating Expenditures	131,397	122,889	138,450	172,850
Capital Outlay	0	0	98,000	0
Grants and Aids	49,480	35,875	284,000	84,000
Non-Operating	1,035,007	1,071,843	1,487,586	1,629,458
Totals	1,215,334	1,230,607	2,022,110	1,909,382
<u>Infrastructure Surtax</u>				
Operating Expenditures	0	0	0	0
Capital Outlay	0	0	2,383,047	3,123,341
Totals	0	0	2,383,047	3,123,341
<u>Special Expense-ISF Contingency</u>				
Non-Operating	0	0	140,000	140,000
Totals	0	0	140,000	140,000
Grand Total	1,215,334	1,230,607	4,545,157	5,172,723

FUNDING SOURCES	FY 23 Actual	FY 24 Actual	FY 25 Approved	FY 26 Tentative
General Fund	1,215,334	1,230,607	2,022,110	1,909,382
Special Revenue	0	0	2,383,047	3,123,341
Internal Service	0	0	140,000	140,000
Grand Total	1,215,334	1,230,607	4,545,157	5,172,723



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City of
ALACHUA
the good life community

SECTION 5

GLOSSARY

GLOSSARY OF KEY TERMS

AD VALOREM TAX is a tax levied in proportion (usually expressed in mills) to the assessed value of the property on which it is levied. This tax is also called **PROPERTY TAX**.

ADOPTED BUDGET is the financial plan for the fiscal year beginning October 1. Florida Statutes require the City Commission to approve this budget at the second of two public hearings.

AMENDED OR REVISED BUDGET is the current year adopted budget adjusted to reflect all budget amendments approved by the City Commission through the date indicated.

APPROPRIATION is the legal authorization granted by a legislative body to make expenditures and to incur obligations for specific purposes. An appropriation is usually limited in amount and as to the time when it may be expended.

ASSESSED VALUE is a value set upon real estate or other personal property by a government as a basis for levying taxes. The assessed value in the City of Alachua is set by the Property Appraiser.

BALANCED BUDGET is a budget in which revenues and expenditures are equal.

BUDGET is a plan of financial operation embodying an estimate of proposed expenditures for a given period and the proposed means of financing them. Used without any modifier, the term usually indicates a financial plan for a single year. It is usually necessary to specify whether the budget under consideration is preliminary, tentative or whether it has been approved by the appropriating body.

BUDGET MESSAGE is a general discussion of the proposed budget as presented in writing by the City Manager to the legislative body.

CAPITAL IMPROVEMENT PROGRAM (CIP) is the financial plan of approved capital projects, their timing and cost over a five year period. The CIP is designed to meet City infrastructure needs in a responsive and efficient manner. It includes projects which are, or will become the property of the City of Alachua, as well as projects that although not owned by the City, will be part of a joint project agreement.

CAPITAL OUTLAY or CAPITAL EQUIPMENT is an item such as office furniture, fleet equipment, data processing equipment or other equipment with a unit cost of \$5,000 or more.

CAPITAL PROJECT is any improvement or acquisition of major facilities with a useful life of at least five years such as roads, bridges, buildings, or land.

CHARGES FOR SERVICES are revenues stemming from charges for current services. They include all revenue related to services performed whether received from private individuals or other governmental units.

CONTINGENCY is an appropriation of funds set aside to cover unforeseen events that occur during the fiscal year, such as new State mandates, shortfalls in revenue and unanticipated expenditures.

DEBT SERVICE is the dollars required to repay funds borrowed by means of an issuance of bonds or a bank loan. The components of the debt services payment typically include an amount to retire a portion of the principal amount borrowed as well as interest on the remaining outstanding unpaid principal balance.

DEFICIT is the excess of expenditures or expenses over resources.

DEPARTMENT is, for budgeting purposes, any distinct government organizational entity receiving direct funding approved by the City Commission in order to provide a major governmental function, such as Public Services.

DIVISION is a sub-unit of a department engaging in the provision of a large multi-service program. An example would be the division of Utility Operations within the department of Public Services.

ENDING FUND BALANCE is funds carried over at the end of the fiscal year. Within a fund, the revenue on hand at the beginning of the fiscal year, plus revenues received during the year, less expenses equals ending fund balance.

ENTERPRISE FUND is a fund used to account for operations that are financed and operated in a manner similar to private business enterprises, wherein the stated intent is that costs (including depreciation) of providing goods and services be financed from revenues recovered primarily through user fees.

FISCAL YEAR is a 12-month period to which the annual operating budget applies and at the end of which a government determines its financial position and the results of its operations. The fiscal year for the City of Alachua is October 1 through September 30.

FIXED ASSETS are long-term assets which are intended to continue to be held or used, such as land, buildings, improvements other than buildings, machinery, and equipment.

FTE is the acronym for Full-time Equivalent. See the definition for **FULL-TIME EQUIVALENT**.

FULL-TIME EQUIVALENT is one position funded for a full year. For example, a permanent employee funded and paid for 40 hours/week and 52 weeks/year or 2 employees funded and paid for 20 hours/week and 52 weeks/year would be equal to one full-time equivalent.

FUNCTIONAL CLASSIFICATION is the expenditure classification according to the principal purposes for which expenditures are made. Examples are general government, public safety, and transportation.

FUND is an accounting entity with a self-balancing set of accounts recording cash and other financial resources, together with all related liabilities and residual equities or balances, and changes therein, which are segregated for the purpose of carrying on specific activities or attaining certain objectives in accordance with special regulations, restrictions, or limitations.

FUND BALANCE represents the excess of fund current assets over its current liabilities. For accounting purposes, fund balance is calculated as of year end and is based on the difference between actual revenues and expenditures for the fiscal year.

GENERAL FUND is a fund that accounts for all financial transactions except those required to be accounted for separately. The funds resources, ad valorem taxes, and other revenue provide services or benefits to all residents of the City of Alachua.

GENERALLY ACCEPTED ACCOUNTING PRINCIPLES (GAAP) comprises the uniform minimum standards of, and guidelines for external financial reporting that govern the form and content of the basic financial statements. They include not only broad guidelines of general application, but also detailed practices and procedures.

GOVERNMENTAL ACCOUNTING AND FINANCIAL REPORTING (GAFR) is a specific method of reporting “government-type activities” usually not found in private enterprises. GAFR standards are set by the Governmental Accounting Standards Board (GASB).

GOVERNMENTAL ACCOUNTING STANDARDS BOARD (GASB) is an independent private organization responsible for establishing financial accounting standards, otherwise known as GAAP, for state and local government entities.

GOVERNMENT FINANCE OFFICERS’ ASSOCIATION (GFOA) is a national organization consisting of members from state and local governments throughout the United States. Its purpose is to promote improved accountability for state and local governments by providing practical guidance through seminars and publications.

GRANTS AND AIDS includes all grants, subsidies, and contributions from other government agencies or private organizations.

INFRASTRUCTURE is a permanent installation such as a building, road, or wastewater collection system that provides public services.

INTERFUND TRANSFER is the movement of funds from one accounting entity to another within a single government.

INTERGOVERNMENTAL REVENUES are revenues from other governments in the form of grants, entitlements, shared revenues or payments in lieu of taxes.

LEVY is the action of imposing taxes, special assessments, or service charges for the support of City activities.

MAJOR ACCOUNT CODE is a broad designation for more specific line item accounts. The City of Alachua adopts its budget within six major account codes: Personal Services, Operating Expenses, Grants and Aids, Debt Service, Non-Operating and Capital Outlay.

MILL is a monetary measure equating to 0.001 of a dollar. When referring to the AD VALOREM TAX it means that a 1-mill tax is one dollar of tax on \$1,000 of taxable value.

MILLAGE RATE is the rate per \$1,000 of taxable property value which, when multiplied by the taxable value, yields the tax billing for a given parcel.

MISSION STATEMENT is a broad statement of purposes that is derived from organization and/or community values and goals.

NON-OPERATING EXPENDITURES are costs of government services that are not directly attributable to a specific City program or operation. Examples include debt service obligations and contributions to community service organizations.

NON-OPERATING REVENUES comprise income received by a government not directly attributable to providing a service. An example would include debt proceeds received from a bond issue.

OPERATING BUDGET is the budget including appropriations for recurring and certain one-time expenditures that will be consumed in a fixed period of time to provide for day-to-day operations (e.g. salaries and related benefits, operating supplies, professional services and operating equipment).

OPERATING TRANSFERS are legally authorized transfer of money from one fund to another fund from which the resources are to be expended.

PROPERTY TAX is another term for ad valorem tax. See definition for **AD VALOREM TAX**.

PROPRIETARY FUND is a fund category which often emulates the private sector and focuses on the measurement of net income. Expenditures are funded by user charges and fees.

PUBLIC SAFETY is a major category of services related to the security of persons and property.

RESERVES AND REFUNDS refers to budget category for funds required to meet both anticipated and unanticipated needs; the balance of anticipated earmarked revenues not required for operation in the budget year; estimated reimbursements to organizations, state, or federal governments for revenues received and not spent, and those required to be set aside by bond covenants.

RETAINED EARNINGS APPROPRIATION refers to funds set aside within an Enterprise Fund for future appropriation by the City Manager and/or City Commission approval.

REVENUE are funds that governments receive as income, including such items as tax payments, fees for specific services, receipts from other governments, fines and forfeitures, grants, shared revenues and interest income.

REVENUE BONDS are bonds usually sold for constructing or purchasing capital projects. Reliable revenue other than ad valorem taxes is pledged as the source for funding to pay bond principal and interest.

SPECIAL REVENUE FUNDS are funds used to account for proceeds of specific revenue sources (other than special assessments, expendable trusts, or major capital projects) that are legally restricted to expenditures for specified purposes.

STATUTE is a written law enacted by a duly organized and constituted legislative body. Citations are often followed by "F.S." to indicate Florida Statute.

SURPLUS is an excess of resources over expenditures or expenses.

TAXES are compulsory charges levied by a government for the purpose of financing services performed for the common benefit. This term does not include specific charges made against particular persons or property for current or permanent benefits such as special assessments. Neither does the term include charges for services rendered only to those paying such charges as, for example, sewer service charges.

TAX RATE is the amount of tax stated in terms of a unit of the tax base. For example, 4.000 mills yield \$4 per \$1,000 of taxable value.

TAXABLE VALUATION is the value used for computing ad valorem taxes levied against property. Taxable value is the assessed value less any exemptions allowed by law. The most common exemption is the homestead exemption (up to \$50,000) allowed when the owner uses the property as a principal residence. Exemptions are also granted for disability, government owned and non-profit owned property.

TRIM is an acronym for Truth In Millage Law. See the definition for **TRUTH IN MILLAGE LAW**.

TRUST AND AGENCY FUNDS are funds used to account for assets held by the City in a trustee capacity or as an agent for individuals, private organizations, other governments, and/or other funds.

TRUTH IN MILLAGE LAW (TRIM) is a Florida Law enacted in 1980 which changed the budget process for local taxing governments. It was designed to keep the public informed about the taxing intentions of various taxing authorities.

USER (FEES) CHARGES are payments of a fee for receipt of a public service by those individuals benefiting from the service.

**CITY OF ALACHUA
FISCAL YEAR 2025-2026
TENTATIVE BUDGET**



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**CITY OF ALACHUA COMMISSION
PUBLIC HEARING AGENDA AND SCRIPT**

SEPTEMBER 8, 2025

FIRST PUBLIC HEARING

FISCAL YEAR 2025-2026 TENTATIVE MILLAGE RATE AND BUDGET

I. Introduction to Public Hearing on City of Alachua 2025 Tax Roll Year Tentative Millage and Fiscal Year 2025-2026 Tentative Budget

FINANCE & ADMINISTRATIVE SERVICES DIRECTOR:

Overview of Public Hearing.

CITY MANAGER:

Present a summary of FY 2025-2026 Budget Message.

MAYOR:

The City of Alachua Commission convenes the Public Hearing on the City of Alachua Fiscal Year 2025-2026 Proposed Tentative Millage and Tentative Budget as required by Florida Statutes, Chapters 129 and 200, and as advertised in the TRIM Notices.

If anyone in our audience is here for the purpose of contesting their assessment, a petition for adjustment with the Value Adjustment Board should be filed prior to 5:00 p.m., Monday, September 15th, 2025. The petition for adjustment forms are available from the Alachua County Clerk of Circuit Court.

This evening we will take a number of actions related to the adoption of the tentative millage and budgets. The Final Public Hearing on these matters will be held on Monday, September 22nd, 2025 at 6:00 p.m. at this same location, Alachua City Hall Commission Chambers.

I encourage you, if you have not already done so, to get a copy of the agenda so you may more easily follow the proceedings this evening. Citizen comments will be taken following the overview of the proposed budget by the City Manager and the Finance and Administrative Services Director.

The City Attorney will now present an overview of the Truth-In-Millage Legislation followed by the City Manager's explanation of the tentative and rolled-back millage rates.

II. Fiscal Year 2025-2026 Proposed Tentative Millage Rate and Tentative General City Budget

A. Overview of Truth-in-Millage Legislation

CITY ATTORNEY:

In 1980, the Florida Legislature adopted what is known as the Truth in Millage Legislation or TRIM, as it's called. The goal of this legislation was to ensure that taxpayers were advised of the public hearings at which the local taxing authorities' budgets and millage rates are considered and adopted. Each year, the Property Appraiser completes an assessment of the value of all property and certifies to each taxing authority the taxable value of the property in its jurisdiction. Each

taxing authority then notifies the Property Appraiser of its proposed millage rate, its rolled-back rate and the date, time and place of the public hearing to consider the proposed tentative millage rate and budget. Once the Property Appraiser receives the information, notice is sent by first class mail to every taxpayer on the assessment roll. The notice contains the information from the taxing authorities as to the proposed millage rate and the time and place of the public hearing. The notice sent to taxpayers is called the TRIM notice. The TRIM notice lists what the taxes were for the prior year, what the taxes will be if the proposed budget changes are made, and what the taxes will be if no budget changes are made. This information is listed for each taxing authority. The notice also lists all voted levies for debt service. The purpose of the TRIM notice is to provide taxpayers with sufficient basic information to enable them to participate in the public hearing process.

B. Explanation of the General City Tentative and Rolled-back Millage Rates

CITY MANAGER:

One of the requirements of the Truth-in-Millage legislation is to provide information about why proposed millage rates are higher or lower than the rolled-back millage rates. The tentative millage being proposed for the City of Alachua is 6.2500 mills, which is 8.86% more than the rolled-back rate of 5.7413 mills. Rolled-back millage rate is defined as "the millage rate, which exclusive of new construction, additions to structure, deletions, and property added due to geographic boundary changes, will provide the same ad valorem tax revenue for each taxing authority as was levied during the prior year".

The rolled-back millage rate in the General Fund would have generated approximately \$743,944 less than the tentative millage rate. This \$743,944 reflects the increase in taxes due the millage and property valuation increases within the corporate limits of the City. The tentative millage rate of 6.2500 will enable the City to provide for growth, maintenance of existing infrastructure, the advancement of commission goals and strategic initiatives, as well as, to continue providing increased levels and quality of service to the citizens of Alachua.

Robert Bonetti, Finance and Administrative Services Director will now present an overview of the proposed budget for fiscal year 2025-2026.

C. Overview of Fiscal Year 2025-2026 Tentative Budget and of Adjustments made to that Budget

FINANCE & ADMINISTRATIVE SERVICES DIRECTOR:

The total City tentative budget for fiscal year 2025-2026 is **\$61,040,093** which is a net decrease from the amended fiscal year 2024-2025 budget of **\$6,414,840**. This equates to a 9.51% decrease. This reduction is mainly due to decreases in appropriations within the enterprise fund budgets and carry-forward capital costs yet to be appropriated.

This budget total of **\$61,040,093** is the same amount that was presented to you at the budget workshops that took place during the past month of August.

Additional carry forward appropriations for unfinished projects and open purchase orders will be included in the final budget to be presented at the public hearing on September 22, 2025.

Mister Mayor that concludes my comments regarding the tentative budget that is being presented.

III. Citizens Comments on Fiscal Year 2025-2026 Tentative Millage Rate and Tentative Budget

MAYOR:

I would now like to invite citizens to comment on the Fiscal Year 2025-2026 proposed tentative millage rate and tentative budget. Please come forward to the podium if you wish to address the Commission. We request that each speaker try to limit his or her comments to three minutes. The hearing will continue until everyone who wishes to address the Commission has had an opportunity to speak.

IV. City of Alachua Action on FY 2025-2026 Tentative Millage and Tentative Budgets

FINANCE & ADMINISTRATIVE SERVICES DIRECTOR:

Mister Mayor, the document before you, the "City of Alachua Fiscal Year 2025-2026 Tentative Budget", includes the budget amounts that were previously discussed.

A. Resolution Establishing the Fiscal Year 2025-2026 Tentative Millage Rate

CITY ATTORNEY:

[Reading of Resolution 25-17 by title only – if not previously read]

CITY MANAGER:

Florida Statutes require that the name of the taxing authority, the millage rate to be levied, the rolled-back rate and the percentage increase over rolled-back rate be publicly announced. Accordingly, the City of Alachua Commission has determined that a tentative millage rate of 6.2500 mills is necessary to fund the tentative general City budget. The tentative millage rate represents an 8.86% increase from the rolled-back rate of 5.7413 mills.

CITY COMMISSION:

- **Motion regarding Resolution 25-17**
- **Discussion of Resolution 25-17**

Citizen Comments related to Resolution 25-17

CITY COMMISSION:

- **Roll Call vote on motion to Resolution 25-17**

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**B. Resolution Adopting Changes, Revenue Estimates and the Fiscal Year 2025-2026
Tentative General City Budget**

CITY ATTORNEY:

[Reading of Resolution 25-18 by title only – if not previously read]

CITY COMMISSION:

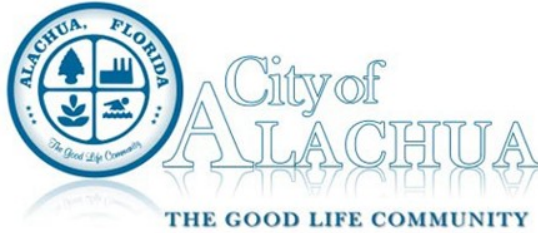
- **Motion regarding Resolution 25-18**
- **Discussion of Resolution 25-18**

Citizen Comments related to Resolution 25-18

CITY COMMISSION:

- **Roll Call vote on motion to Resolution 25-18**

C. Motion to Adjournment



Commission Agenda Item

MEETING DATE: September 8, 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 (Second 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 approve Ordinance 25-05 upon second and final reading.

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 approve Ordinance 25-05 upon second and final reading.

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.

The item was originally scheduled and advertised for the May 5, 2025, City Commission meeting. At the May 5, 2025, City Commission meeting, the City Commission voted 5-0 to defer the item. The item was readvertized for the August 25, 2025, City Commission meeting.

On August 25, 2025, the City Commission voted 3-1 to approve Ordinance 25-05 upon first reading.

FINANCIAL IMPACT

ADDITIONAL FINANCIAL INFORMATION

COMMISSION GOALS

Residential Opportunities

ATTACHMENTS

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

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 August 25, 2025, and scheduled second and final reading for September 8, 2025; 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 September 8, 2025; 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 ~~strikethrough~~ 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 preservation 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; Table 5.1-4
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.	NoneN/A
All <u>other</u> uses			25							None5

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										
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]	8

									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, ~~RQOR~~ 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.

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 25th day of August, 2025.

PASSED and ADOPTED, in regular session, with a quorum present and voting, by the City Commission, upon second and final reading this 8th day of September, 2025.

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

Walter Welch, Mayor
SEAL

ATTEST:

APPROVED AS TO FORM:

Rodolfo Valladares, 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.

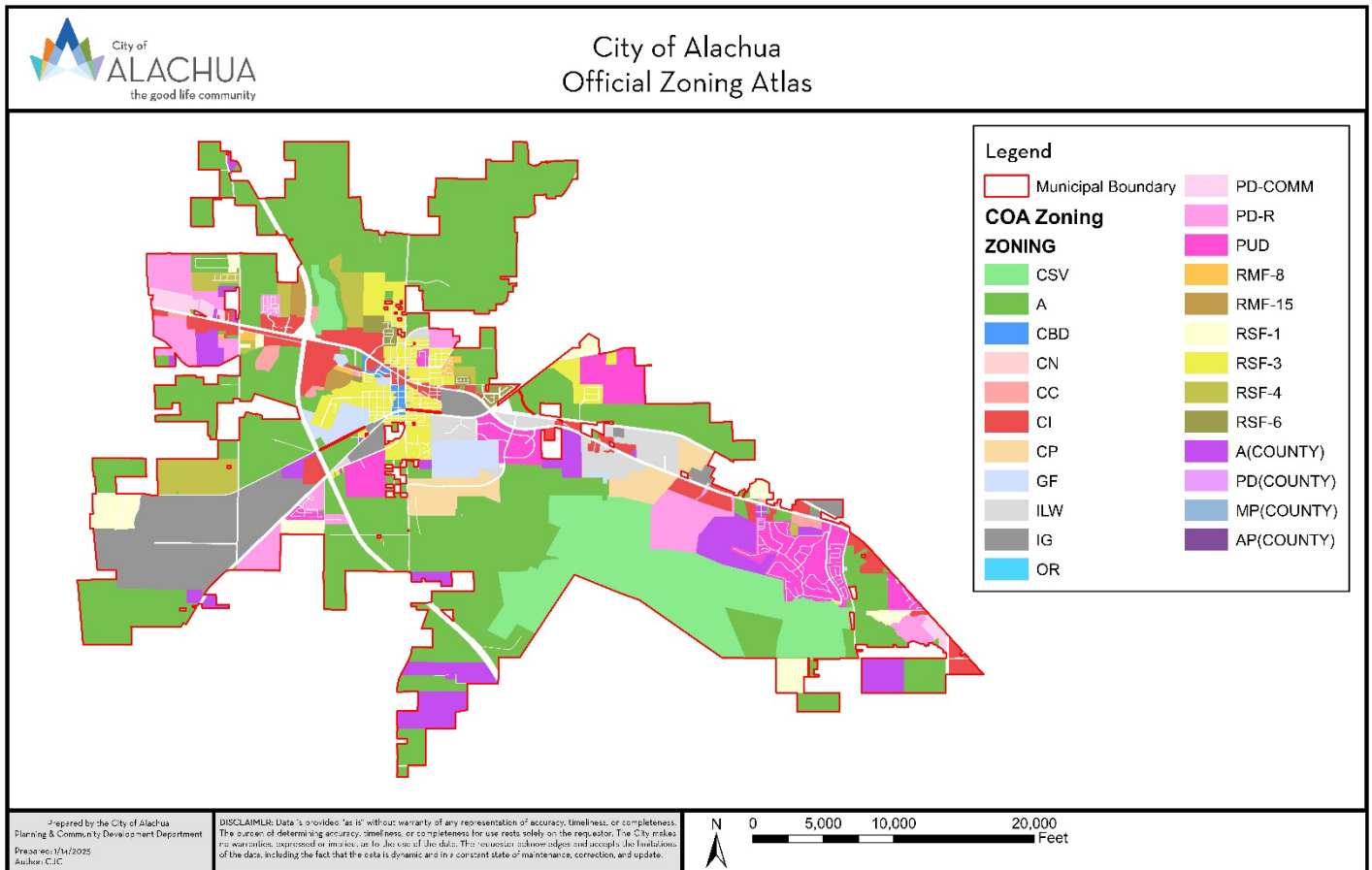


Figure 1. Official Zoning Atlas

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 (ft.)	Front (ft.) [5]	Side (ft.)	Rear (ft.)	Wetland and Water-course (ft.)			<u>Max. Non-Residential FAR [2]</u>	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

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]	8

									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

Business Impact Estimate Form

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

Proposed ordinance's title:

ORDINANCE NO. 25-05

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.

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

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

The 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.

The proposed Ordinance 25-05 furthers the public purpose related to health, safety, morals and welfare by implementing the City of Alachua Comprehensive Plan as authorized by Chapter 163, Part I, Florida Statutes as a whole, and more specifically, Chapter 163.3201, Florida Statutes.

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

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

None (\$0.00). No standard, regulation, or fee is being proposed that would render a business nonconforming.

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

None (\$0.00). No new charges or fees are proposed to be imposed.

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

None (\$0.00). No new regulatory costs are anticipated. No new charges or fees are proposed to be imposed.

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

None (0). As the direct economic impact of the proposed ordinance on private, for-profit businesses in the City is estimated to be none (\$0.00), no business will be impacted.

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

N/A.



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 September 8, 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 - August 28, 2025)

Window Screens
Rescreening for Screened Rooms

PUBLIC NOTICE Neighborhood Meeting – Alachua Solar I Project

Alachua Solar I, LLC invites the public to attend a Neighborhood Meeting to discuss the proposed Alachua Solar I project, a planned 7.0 MW DC / 5.0 MW AC ground-mounted solar energy facility to be located on approximately 38 acres located at the City of Alachua Wastewater Treatment Plant property.

The purpose of the Neighborhood Meeting is to provide nearby property owners and interested members of the public an opportunity to:

- Learn more about the proposed solar project;
- Ask questions directly to the project representatives;
- Provide early input and feedback on the development.

Meeting Details:

- Date: Thursday, September 18th, 2025
- Time: 5:00 PM to 7:30 PM
- Location: 13302 Progress Blvd., Alachua, FL 32615 (Project Site)

This meeting is intended to encourage open communication between the project stakeholders, nearby property owners, and the community. The Neighborhood Meeting provides an important opportunity for early public involvement and discussion.

For more information, or if you need special assistance, please contact:

Craig Fisher
Alachua Solar I, LLC
Phone: (305) 773-6993
Email: craig@morenienergy.com

(Published: Alachua County Today - August 28, September 04, and September 11, 2025)



City of ALACHUA

NOTICE OF VACANCY CITIZEN ADVISORY TASK FORCE (CATF)

The City of Alachua is accepting applications for the vacancy/vacancies on the CATF. Appointments will be for three (3) year terms. 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 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 P.M. For electronic applications, visit the City website at:

www.cityofalachua.com

All applications must be received on or before September 18, 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 Robert Bonetti, Finance and Administrative Services Director, at (386) 418-6100.

(Published: Alachua County Today - August 28, 2025 and September 18, 2025)

If any questions, contact:

Town Clerk Phillips at (386) 462-2784



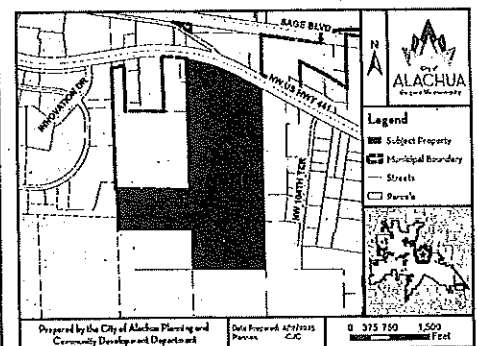
City of ALACHUA

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

Notice is hereby given that the City Commission of the City of Alachua will hold a public hearing on September 8, 2025, at 6:00 p.m. The hearing will be held in the James A. Lewis Commission Chambers in City Hall, located at 15100 NW 142nd Terrace, Alachua, Florida, to consider the following ordinance:

ORDINANCE 25-14

AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA, RELATING TO THE AMENDMENT OF THE OFFICIAL ZONING ATLAS FROM AGRICULTURAL ("A") (COUNTY) TO PLANNED DEVELOPMENT - RESIDENTIAL ("PD-R"), PLANNED DEVELOPMENT - COMMERCIAL ("PD-COMM"), AND CONSERVATION ("CSV") ON A ± .11125-ACRE SUBJECT PROPERTY; GENERALLY LOCATED SOUTH OF THE INTERSECTION AT US HIGHWAY 441 AND RACHEL BOULEVARD (CR 2054); TAX PARCEL 03957-000-000; REPEALING ALL ORDINANCES IN CONFLICT; PROVIDING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.



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

(Published: Alachua County Today - August 28, 2025)

Alachua County Today

is your best source for local news - 386.462.3355



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

Carson J. Crockett, AICP is a Principal 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.

EDUCATION

University of Florida
Bachelor of Science in Sustainability and
the Built Environment
Graduated: Apr 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 | Principal Planner | Jul 2025-Present; Planner | Jun 2023-Jul 2025
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

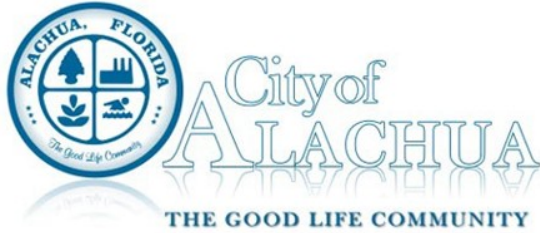
PROFESSIONAL ORGANIZATIONS

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

CERTIFICATES AND OTHER SKILLS

AICP | Jun 2025-Present
ArcGIS Pro | Competent
ArcGIS Desktop | Competent
Microsoft Office Certified | Word
PowerPoint | Excel

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



Board Agenda Item

MEETING DATE: September 8, 2025

SUBJECT: Ordinance 25-14 - AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA, RELATING TO THE AMENDMENT OF THE OFFICIAL ZONING ATLAS FROM AGRICULTURAL ("A") (COUNTY) TO PLANNED DEVELOPMENT – RESIDENTIAL ("PD-R"), PLANNED DEVELOPMENT – COMMERCIAL ("PD-COMM"), AND CONSERVATION ("CSV") ON A ± 111.25-ACRE SUBJECT PROPERTY; GENERALLY LOCATED SOUTH OF THE INTERSECTION AT US HIGHWAY 441 AND RACHEL BOULEVARD (CR 2054); TAX PARCEL 03957-000-000; REPEALING ALL ORDINANCES IN CONFLICT; PROVIDING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE (First Reading, Quasi Judicial Hearing).

PREPARED BY: Carson Crockett

RECOMMENDED ACTION:

Staff recommends that the City Commission find the application for San Felasco Research Ventures, LLC to be consistent with the City of Alachua Comprehensive Plan and in compliance with the City's Land Development Regulations and (1) approve Ordinance 25-14 upon first reading and (2) schedule second and final reading for October 13, 2025, subject to the approval of Ordinance 25-12.

Recommended Motion: I move that, based upon the competent substantial evidence, the presentation before this Commission, and Staff's recommendation, this Commission find the application for San Felasco Research Ventures, LLC to be consistent with the City of Alachua Comprehensive Plan and in compliance with the City's Land Development Regulations and (1) approve Ordinance 25-14 upon first reading and (2) schedule second and final reading for October 13, 2025, subject to the approval of Ordinance 25-12.

Summary

This application is a request by CHW, LLC, applicant and agent on behalf of San Felasco Research Ventures, LLC, the property owner, for a site-specific amendment to the Official Zoning Atlas to a Planned Development. The amendment proposes changing the zone district from Agricultural (A)(County) to Planned Development – Residential (PD-R)(± 89.80-acres), Planned Development – Commercial (PD-COMM)(± 14.04-acres), and Conservation (CSV)(± 7.40-acres) on a ± 111.25-acre subject property. The subject property is generally located south of the intersection at US Highway 441 and Rachel Boulevard.

Existing Zone District

The A (County) district is an Alachua County zone district that remains on the subject property from when the subject property was originally annexed into the municipal City limits by Ordinance 04-21 on May 3, 2004. No development activities can occur on this portion of the subject property until a City of Alachua zone district is designated on the site per Section 1.7.7 of the City's Land Development Regulations.

Proposed Zone Districts

The proposed zone districts are PD-R, PD-COMM, and CSV.

The CSV district is established by Section 3.2 of the City's Land Development Regulations with the general purposes to conserve natural features and functions, maintain hydrological systems and water quality, conserve feeding and breeding areas of wildlife habitat, allow low-intensity and resource-based public recreation uses, and to limit urban development.

The purpose of a planned development (PD) district is generally to increase flexibility, allow greater freedom to access open space and amenities, allow greater freedom to provide mix of uses and housing types, provide greater opportunity for more efficient land use patterns, promote quality design and environmentally sensitive development, and encourage quality design through density increases.

The specific purpose of the PD-R district is established by Section 3.6.1(B)(1) of the City's Land Development Regulations, for which the intent is to "provide a mix of residential uses using innovative and creative design elements, while at the same time providing an efficient use of open space. Commercial uses may be allowed in the PD-R district primarily to serve the needs of the residents in the development."

The specific purpose of the PD-COMM district is established by Section 3.6.1(B)(4) of the City's Land Development Regulations, for which the intent is to "provide mixed-use retail and office development, with limited moderate and higher density residential uses integrated into the development above street levels and as separate stand-alone uses."

The PD Master Plan and PD Ordinance restrict the overall density and intensity of specific development areas and the land uses that may locate in specific development areas, while also providing additional conditions of development.

Proposed Development Areas For the PD Districts

Development area "A" encompasses the ± 14.04-acre proposed PD-COMM portion of the subject property. A density of zero dwelling units per acre is proposed for a total of zero dwelling units permitted. A floor area ratio of 0.25 is proposed for a total of 150,000 square feet of non-residential floor area permitted. Allowed uses are all those permitted within PD-COMM districts as shown in Table 4.1-1, Table of Allowed Uses, in the City's Land Development Regulations.

Development area "B" is approximately ± 79.40 in size and encompasses the majority of the PD-

R portion of the subject property. A density of 3.79 dwelling units per acre is proposed for a total of 340 dwelling units permitted. A floor area ratio of 0.01 is proposed for a total of 15,000 square feet of non-residential floor area. The only allowed uses are dwelling, single-family attached, amenity center, recreational trails, parks, and stormwater management facilities.

Development area "C" is approximately $\pm$ 10.40-acres in size. Only low intensity passive or active recreation uses and stormwater management facilities are permitted in this development area.

On August 12, 2025, the Planning & Zoning Board voted 4-1 to transmit the application to the City Commission with a recommendation to approve.

FINANCIAL IMPACT

N/A

ADDITIONAL FINANCIAL INFORMATION

N/A

ATTACHMENTS

1. Ordinance 25-14 & PD Agreement
2. PD Master Plan
3. Staff Report
4. Application Materials
5. Public Notice Materials
6. Carson J. Crockett, AICP - Resume on File

ORDINANCE 25-14

AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA, RELATING TO THE AMENDMENT OF THE OFFICIAL ZONING ATLAS FROM AGRICULTURAL (“A”) (COUNTY) TO PLANNED DEVELOPMENT – RESIDENTIAL (“PD-R”), PLANNED DEVELOPMENT – COMMERCIAL (“PD-COMM”), AND CONSERVATION (“CSV”) ON A ± 111.25-ACRE SUBJECT PROPERTY; GENERALLY LOCATED SOUTH OF THE INTERSECTION AT US HIGHWAY 441 AND RACHEL BOULEVARD (CR 2054); TAX PARCEL 03957-000-000; REPEALING ALL ORDINANCES IN CONFLICT; PROVIDING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, an application for a site-specific amendment to the Official Zoning Atlas (“Amendment”), as described below, has been filed with the City by CHW, LLC (“Agent”) on behalf of San Felasco Research Ventures, LLC, a Florida corporation (“Owner”); and,

WHEREAS, the Owner desires to obtain approval for a Planned Development – Residential (“PD-R”) and a Planned Development – Commercial (“PD-COMM”) in the City, together known as The Hammock Planned Development (“Project”); and,

WHEREAS, the Owner wishes to construct the Project, consisting of a maximum of 340 residential units and a maximum of 150,000 square feet of non-residential uses on the subject property, the legal description of which is attached hereto as Exhibit “A” and is referred to as the “Property”; and,

WHEREAS, the Owner also desires to obtain approval for a Conservation (“CSV”) zone district on the subject property, the legal description of which is attached hereto as Exhibit “B”; and,

WHEREAS, a duly advertised quasi-judicial public hearing was conducted on the Amendment on August 12, 2025, by the City of Alachua Planning and Zoning Board, sitting as the Local Planning Agency (“LPA”), and the LPA reviewed and considered comments received during the quasi-judicial public hearing concerning the application and made its recommendation for approval to the City Commission; and,

WHEREAS, the City Commission considered the recommendations of the LPA at duly advertised quasi-judicial public hearings on September 8, 2025, and _____, 2025, and provided for and received public participation at both public hearings; and,

WHEREAS, the City Commission has determined and found the proposed Amendment to be consistent with the City of Alachua Comprehensive Plan and Land Development Regulations; and,

WHEREAS, for reasons set forth in this Ordinance that is hereby adopted and incorporated as findings 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. Findings of Fact and Conclusions of Law

1. The above recitals are true and correct and incorporated herein by reference.
2. The proposed Amendment is in compliance with the City of Alachua Land Development Regulations.
3. The amendment will not cause a reduction in the adopted level of service standards for transportation, potable water, sanitary sewer, solid waste, stormwater, recreation, or public schools.

Section 2. Official Zoning Atlas Amended

The Official Zoning Atlas is hereby amended from Agricultural (“A”) (County) to Planned Development – Residential (“PD-R”), Planned Development – Commercial (“PD-COMM”), and Conservation (“CSV”) for the Property in accordance with the legal descriptions found in Exhibit “A” and Exhibit “B” and map found in Exhibit “C” attached hereto and incorporated herein.

Section 3. Planned Development Master Plan and Planned Development Agreement

The Planned Development Master Plan (“PD Master Plan”) found in Exhibit “D” and the Planned Development Agreement (“PD Agreement”) found in Exhibit “E” of this PD Ordinance are hereby approved and adopted concurrent with the approval of this PD Ordinance for a period of 10 years from the date of final approval by the City Commission.

Section 4. Development Parameters

These development parameters shall apply to any development proposed within the PD-R or PD-COMM zone districts as adopted by Section 2 of this Ordinance and as described by Exhibits “A” and “C”. These development parameters shall not apply to the CSV zone district as adopted by Section 2 of this Ordinance and as described by Exhibits “B” and “C”.

1. The development shall be developed in two or more phases. This PD Ordinance and the PD Agreement found in Exhibit “D” shall be valid for a period of 10 years from the date of final approval by the City Commission, unless otherwise extended by the City Commission through an amendment to this PD Ordinance.
2. The development shall consist of uses including single-family detached, uses consistent with the PD-COMM zoning district, and buffer/common areas as shown on the PD Master Plan in Exhibit “C”. The density, intensity, allowable uses, and acreage, where applicable, for each development area are as follows:

Maximum Development Area & Density/ Intensity	Allowable Uses	Maximum Potential Development	Acres	Percentage of PD
Development Area ‘A’ o DUA o.25 FAR	• Amenity center¹; • Recreational trails; • Parks; • Stormwater management facilities; and, • All allowed uses within the PD-COMM district as shown in Table 4.1-1, Table of	o dwelling units 150,000 square feet non-residential	± 14.0	± 12.5%

Maximum Development Area & Density/ Intensity	Allowable Uses	Maximum Potential Development	Acres	Percentage of PD
Development Area 'A' (Continued)	Allowed Uses, of the City's Land Development Regulations, including, but not limited to: • Child care center; • School; • Post office; • Assisted living facility; • Golf course, public; • Restaurant, indoor seating only; • Restaurant, with outdoor seating; • Restaurant, with drive-through or drive-in service; • Specialty eating establishment; • Offices; • Commercial recreation, indoor; • Commercial recreation, outdoor; • Bar, nightclub, or cocktail lounge; • Drug store or pharmacy (stand alone); • Entertainment establishment; • Financial institution; • Microbrewery; and, • Hotel or motel.			
Development Area 'B' 3.79 DUA² 0.004 FAR	• Dwelling, single-family detached; • Amenity center¹; • Recreational trails; • Parks; and • Stormwater management facilities.	340 dwelling units 15,000 square feet non-residential	± 79.4	± 77.5%

Maximum Development Area & Density/ Intensity	Allowable Uses	Maximum Potential Development	Acres	Percentage of PD
Development Area 'C' (Buffer/Common Area) N/A	• Low-intensity passive recreation or active recreation, such as: • Nature trails; • Wildlife viewing areas; • Parks; • Other recreation activities; and, • Stormwater management facilities	N/A	± 10.4	± 10%
1. Amenity centers shall only be comprised of residential amenities that may include clubhouses, playgrounds, pools, athletic facilities, and passive or active recreation opportunities, etc. 2. Residential density in area B is based on the gross acreage of the PD-R portion of the Project (the acreage of area B plus area C for a total of ± 97.8-acres), not the net area of area B, which is an area calculate exclusive of buffer/common area.				

3. The dimensional standards for the allowable uses, where applicable, for the Project are as follows:

Allowable Use	Min. Lot Area (Sq. Ft.)	Min. Lot Width (Ft.)	Max. Lot Coverage	Min. Setbacks (Ft.)			Max. Height
				Front ³	Side ⁴	Rear	
Dwelling, single-family detached ¹	4,800	40	60%	10	3	10	35
All other uses ^{1,2}	22,000	None	None	5	5	5	45
1. Residential structures shall be set back a minimum 25-feet from adjacent lands containing existing residential uses or vacant lands classified as RSF-1, RSF-3, RSF-4, or RSF-6. 2. Non-residential buildings shall be set back a minimum 15', if parking is adjacent to lands containing existing residential uses or vacant lands classified as RSF-1, RSF-3, RSF-4, or RSF-6. 3. For street-facing garages, the garage portion of the structure shall be set back a minimum of 20 feet. 4. The side setback may be reduced to 0; on one side of the lot as long as a minimum separation consistent with Florida Building Code is maintained. This provision shall not apply to street-facing side yards.							

4. A final PD plan shall consist of a site plan or preliminary plat.
5. A final PD plan shall for development on the Property shall be consistent with the City of Alachua Comprehensive Plan, the City's Land Development Regulations, approved PD Master Plan, PD Agreement, and this PD Ordinance, and includes the following requirements:
 - a. General Requirements:
 - i. The Owner, their successors and/or assigns, shall be responsible for the provision of infrastructure for the project. This shall include all on-site and off-site improvements, including transportation system or utility improvements, deemed necessary to support the development by the City in the City's sole discretion. Off-site improvements deemed necessary to support the development by the City in the City's sole discretion shall be consistent with the City of Alachua Comprehensive Plan and in compliance with the City's Land Development Regulations in existence at the time the development requiring the infrastructure is proposed and shall be supported by appropriate data and analysis that identifies a specific impact from the proposed development. If off-site improvements are required by the City, it shall be limited to the areas or infrastructure impacted by the proposed development. The data and analysis used to justify the requirement for off-site improvements will be provided by traffic study data, reports, or other infrastructure analysis that identify proportional impacts from the proposed development. The data and analysis will be provided by the Owner, their successors and/or assigns, and reviewed by the City. The Owner, their successors and/or assigns, shall pay for any consultants or experts the City deems necessary to review the data and analysis provided.
 - ii. Facilities constructed on-site that are not dedicated to the City for maintenance shall be the responsibility of a legally established property owners' association in compliance with Section 7.7 of the City's Land Development Regulations. The property owners' association shall have the transponibility of maintenance of all common areas. In the event common areas and required open space areas, as mandated by Sections 6.7.6, 6.9.3, and 7.8.1 of the City's Land Development Regulations are not owned by a property owners' association, such areas shall be burdened by an easement that requires a property owners' association or another entity approved by the City to maintain such areas, and that restricts such areas in accordance with the City's requirements for such areas.
 - iii. The Owner, their successors and/or assigns, shall submit a utility system plan as part of the construction plans for the proposed site plan or preliminary plat.
 - iv. Utilities shall be extended throughout the Project within areas designated as public rights-of-way to the maximum extent practicable. Utility infrastructure which must run outside a public right-of-way, and which will be maintained by the City, shall be located in easements approved and accepted by the City granting access and maintenance of such infrastructure.
 - v. A final PD plan shall include the exact number of residential dwelling units, as well as precise information regarding the layout of open space, traffic and pedestrian circulation, and stormwater management.
 - b. Transportation Requirements:
 - i. The ingress/egress points to the Property shall be located as depicted on the approved PD Master Plan. The design of all proposed roadways shall be consistent with the applicable standards of Article 7 of the City's Land Development Regulations, the City's Design and Construction Requirements (latest edition at the time of review of site plan or construction plans), and the approved PD Master Plan.

- ii. Roadway shifts of less than 75 feet (measured centerline to centerline) shall be permitted as minor deviations from the approved PD Master Plan per Section 2.4.3(D)(8) of the City's Land Development Regulations.
 - iii. The design of proposed roadways shall be reviewed and approved as part of construction plans submitted for the subdivision review process, as further described in Section 2.4.10 of the City's Land Development Regulations, or site plan review or infrastructure plan review process, as further described in Section 2.4.9 of the City's Land Development Regulations.
 - iv. A traffic impact analysis ("TIA") shall be required as part of an application for final PD plan approval.
 - v. Residential lots fronting a collector roadway with a right-of-way greater than 60-feet in width, specifically, the east-west collector as shown on the approved PD Master Plan, or any arterial roadway, shall not be granted driveway access from said collector or arterial roadway and may only be rear loaded. Common alleyways, no less than 12-feet in width, may be used to accomplish rear loading, trash collection, and other service delivery if the proper easements or rights-of-way have been provided.
 - vi. The east-west collector roadway with a right-of-way greater than 60-feet in width as shown on the approved PD Master Plan shall be designed in general conformance with the San Felasco Parkway Corridor Analysis: Parkway Alignment Study Report, except for that said collector shall be designed for travel speeds of 35 miles per hour, unless otherwise determined to be infeasible or undesirable to the City in its sole discretion.
 - vii. A 100-foot right-of-way to accommodate a future roadway connection in general conformance with the City of Alachua Comprehensive Plan, City of Alachua Future Traffic Circulation Map, and San Felasco Parkway Corridor Analysis: Parkway Alignment Study Report shall be provided and dedicated to the City no later than such time of Development Parameter 5.e.v of this PD Ordinance. The location of such right-of-way shall generally be between the westernmost proposed future secondary access point as shown on the PD Master Plan and the right-of-way known as Research Circle.
- c. Pedestrian and Street Improvements:
- i. The Owner, their successors and/or assigns, shall be responsible to design, obtain all applicable permits, and construct all pedestrian and street improvements in accordance with Article 7 and any other pertinent section of the City's Land Development Regulations, subject to the following:
 - 1. Block lengths in area B may exceed 600-feet in length. Block lengths greater than 600' in length shall include a minimum 20-foot-wide easement for a pedestrian way through the block. In no case shall block lengths exceed 1,000-feet.
 - 2. Traffic calming measures shall be used to connect mid-block cuts with each other or other elements of the pedestrian circulation network and may include raised pedestrian crossings, change in materials, bulb-outs, or other similar measures approved by the City in its sole discretion. These pedestrian ways shall be privately maintained, unless a separate agreement is made between the Owner, their successors and/or assigns, and the City of Alachua Public Services Department.

d. Electric System Requirements:

- i. The Owner, their successors and/or assigns, shall be responsible for all costs associated with connection to the electric system of the electric service provide as necessary to serve the Project.

e. Potable Water and Wastewater System Requirements:

- i. The Owner, their successors and or/assigns, shall be responsible for all costs associated with connection to the City's potable water and wastewater systems as necessary to serve the project.
- ii. No new wells will be allowed in the Project. No new septic or other self-contained waste water systems will be allowed in the Project. All development within the Project will be required to connect to the City's potable water and wastewater systems.
- iii. Water systems shall be designed to provide fire flow rates that conform to the current standards of the Florida Fire Prevention Code, the Florida Building Code, and Chapter 633, Florida Statutes.
- iv. The locations of proposed lift stations are approximate as depicted in the PD Utility Plan as part of the approved PD Master Plan. The applicant will be required to coordinate exact location and design of future lift stations with the City of Alachua Public Services Department.
- v. A 100-foot right-of-way to accommodate necessary utility connections between Research Circle and the Property as shown on the PD Utility Plan as part of the approved PD Master Plan shall be provided and dedicated to the City no later than such time that said utilities are proposed to be installed. The location of such right-of-way shall generally be between the westernmost proposed future secondary access point as shown on the PD Master Plan and the right-of-way known as Research Circle.

f. Landscape and Open Space Requirements

- i. The Owner, their successors and/or assigns, shall submit a landscaping and buffering plan as part of any final PD plan. The landscaping and buffering plan shall meet the requirements established by the approved PD Master Plan and Sections 6.2 and 6.3 of the City's Land Development Regulations.
- ii. The Owner, their successors and/or assigns, shall submit an open space plan as part of any final PD plan. The open space plan shall meet the minimum requirements established by Section 6.7 of the City's Land Development Regulations.

g. Stormwater and Environmental Requirements:

- i. The Owner, their successors and/or assigns, shall design, obtain all applicable permits, and construct a stormwater management system necessary to serve the development. Stormwater management facilities shall be constructed concurrent with development of the Project. Sufficient stormwater capacity consistent with Section 6.9.3 of the City's Land Development Regulations must be provided concurrent with site improvements of the Project. On-site soil shall be appropriately prepared so as to alleviate any drainage issues.
- ii. Any final PD plan shall include detailed geotechnical mapping and evaluation to identify and address any potential karst features or active ground loss areas.
- iii. The Owner, their successors and/or assigns, shall provide a listed species and habitat survey as part of any final PD plan for the Project, including a 100% gopher tortoise and burrowing owl survey. Standard measures of protection for eastern indigo snakes are

required, if documented. The survey shall document if any listed species are observed on the Property. If a listed species is observed on the Property, the updated survey shall provide recommendations to address potential impacts to the listed species and to identify any permitting requirements of any local, state, or federal governmental agencies. Any submitted listed species and habitat survey shall be acceptable to the City for a period of no more than three years from the original date of the survey.

- iv. If any wetlands are identified on the Property, such areas shall be field-delineated using professionally accepted methodology. All development in and/or near wetland areas shall be consistent with the City of Alachua Comprehensive Plan and in compliance with the City of Alachua Land Development Regulations and shall grant conservation easements or other appropriate mechanisms, as determined by the City, to protect wetland areas. Any submitted wetland delineations shall be acceptable to the City for a period of no more than three years from the original date of delineation.
 - v. All final PD plans shall be consistent with the goals, objectives, and policies of the City of Alachua Comprehensive Plan including, but not limited to, those goals, objectives, and policies related to the eradication of invasive exotic plant species.
 - vi. The Owner, or their successors and/or assigns, shall, concurrent with development of the Project, remove and destroy all Category I and II exotic plant species, as published in the most current version of the Florida Exotic Plant Council's List of Invasive Plant Species, located on the Property. Thereafter, the Owner, or their successors and/or assigns, shall assure long-term implementation of an exotic plants management approved with a final development order and which shall be included in covenants and restrictions to be implemented by a property owner's association in conformance with Section 7.7 of the City's Land Development Regulations or other mechanism acceptable to the City.
 - vii. The planting of any species identified in the most current version of the Florida Exotic Pest Plant Council's List of Invasive Plant Species shall be prohibited. Grasses and sods shall be certified free of noxious weeds by the Florida Department of Agriculture and Consumer Services, Division of Plant Industry.
- 6. The Owner, their successors and/or assigns, shall obtain all applicable permits from the Suwannee River Water Management District, Alachua County, the Florida Department of Environmental Protection, the Florida Fish and Wildlife Commission, the Florida Department of Transportation, and any other local, state, or federal agency before the commencement of any development on the Property for the Project.
 - 7. The development parameters defined herein do not inordinately burden the Owner, their successors and/or assigns, or the development of the Property or the Project.
 - 8. The rezoning of the Property and adoption of this PD Ordinance does not reserve concurrency for the Project or Property.
 - 9. The adoption of this PD Ordinance does not guarantee the approval of any development permits, including, but not limited to, preliminary plats, construction plans, final plats, infrastructure plans, or site plans for the Project, or for any section thereof, for the Owner, their successor and/or assigns.
 - 10. All development, including, but not limited to, any final PD plan for the Project shall be governed by the laws, regulations, comprehensive plan, and ordinances in effect at the time of the specific proposed development and not as of the date of this ordinance.

Section 5. Ordinance to be Construed Liberally

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

Section 6. Repealing Clause

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

Section 7. Providing for Severability

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

Section 8. Effective Date

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

PASSED on first reading on the 8th day of September, 2025.

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

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

Walter Welch, Mayor
SEAL

ATTEST:

APPROVED AS TO FORM

Rodolfo Valladres, City Manager/Clerk

Marian B. Rush, City Attorney

EXHIBIT "A"

LEGAL DESCRIPTIONS:

DESCRIPTION FOR: Planned Development – Residential District ("PD-R")

A PARCEL OF LAND SITUATED IN SECTION 24, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHEAST CORNER OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 24, THENCE NORTH 1°34'30" WEST, ALONG THE EAST LINE OF SAID SECTION 24, A DISTANCE OF 100.01 FEET TO THE POINT OF BEGINNING; THENCE DEPARTING THE EAST LINE OF SAID SECTION 24, SOUTH 89°15'02" WEST, A DISTANCE OF 1118.42 FEET; THENCE NORTH 2°00'58" WEST, A DISTANCE OF 660.84 FEET; THENCE SOUTH 89°18'19" WEST, A DISTANCE OF 1222.82 FEET; THENCE NORTH 2°25'01" WEST, A DISTANCE OF 123.07 FEET; THENCE SOUTH 89°18'19" WEST, A DISTANCE OF 100.05 FEET TO THE WEST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 24; THENCE NORTH 2°25'01" WEST, ALONG THE WEST LINE OF SAID SECTION 24, A DISTANCE OF 439.97 FEET TO THE NORTHWEST CORNER OF THE SOUTHEAST 1/4 OF SAID SECTION 24; THENCE NORTH 89°24'05" EAST, ALONG THE NORTH LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 24, A DISTANCE OF 1227.15 FEET TO THE SOUTHWEST CORNER OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 24; THENCE NORTH 2°00'21" WEST, ALONG THE WEST LINE OF THE EAST 1/4 OF SAID SECTION 24, A DISTANCE OF 1508.52 FEET; THENCE, DEPARTING SAID WEST LINE, NORTH 89°59'35" EAST, A DISTANCE OF 832.89 FEET; THENCE SOUTH 63°28'10" EAST, A DISTANCE OF 460.46 FEET TO AFOREMENTIONED EAST LINE OF SECTION 24; THENCE SOUTH 1°34'30" EAST, ALONG THE EAST LINE OF SAID SECTION 24, A DISTANCE OF 2508.10 FEET TO THE POINT OF BEGINNING.

CONTAINING 89.80 ACRES, MORE OR LESS

DESCRIPTION FOR: Planned Development – Commercial ("PD-COMM")

A PARCEL OF LAND SITUATED IN SECTION 24, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHEAST CORNER OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 24, THENCE NORTH 1°34'30" WEST, ALONG THE EAST LINE OF SAID SECTION 24, A DISTANCE OF 100.01 FEET; THENCE DEPARTING THE EAST LINE OF SAID SECTION 24, SOUTH 89°15'02" WEST, A DISTANCE OF 1118.42 FEET; THENCE NORTH 2°00'58" WEST, A DISTANCE OF 660.84 FEET; THENCE SOUTH 89°18'19" WEST, A DISTANCE OF 1222.82 FEET; THENCE NORTH 2°25'01" WEST, A DISTANCE OF 123.07 FEET; THENCE SOUTH 89°18'19" WEST, A DISTANCE OF 100.05 FEET TO THE WEST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 24; THENCE NORTH 2°25'01" WEST, ALONG THE WEST LINE OF SAID SECTION 24, A DISTANCE OF 439.97 FEET TO THE NORTHWEST CORNER OF THE SOUTHEAST 1/4 OF SAID SECTION 24; THENCE NORTH 89°24'05" EAST, ALONG THE NORTH LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 24, A DISTANCE OF 1227.15 FEET TO THE SOUTHWEST CORNER OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 24; THENCE NORTH 2°00'21" WEST, ALONG THE WEST LINE OF THE EAST 1/4 OF SAID SECTION 24, A DISTANCE OF 1508.52 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 2°00'21" WEST, ALONG SAID WEST LINE, A DISTANCE OF 658.70 FEET TO THE INTERSECTION OF THE WEST LINE OF THE EAST 1/4 OF SAID SECTION 24, WITH THE SOUTH RIGHT OF WAY LINE FOR US HIGHWAY NO. 441 (HAVING A RIGHT OF WAY WIDTH OF 200 FEET), SAID POINT BEING THE BEGINNING OF A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 2764.93 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 72°06'27" EAST, 882.85 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE AND ALONG SAID SOUTH RIGHT OF WAY LINE, THROUGH A CENTRAL ANGLE OF 18°22'24", AN ARC LENGTH OF 886.64 FEET TO THE END OF SAID CURVE; THENCE SOUTH 62°59'07" EAST, ALONG SAID SOUTH RIGHT OF WAY LINE, A DISTANCE OF 468.43 FEET TO THE INTERSECTION OF SAID SOUTH RIGHT OF WAY LINE WITH THE EAST LINE OF SAID SECTION 24; THENCE DEPARTING SAID SOUTH RIGHT OF WAY LINE, SOUTH 1°34'30" EAST, ALONG THE EAST LINE OF SAID SECTION 24, A DISTANCE OF 380.00 FEET; THENCE, DEPARTING SAID EAST LINE, NORTH 63°28'10" WEST, A DISTANCE OF 460.46 FEET; THENCE SOUTH 89°59'35" WEST, A DISTANCE OF 832.89 FEET TO THE POINT OF BEGINNING.

CONTAINING 14.04 ACRES, MORE OR LESS

EXHIBIT “B”

DESCRIPTION FOR: Conservation (“CSV”)

THE SOUTHERLY 100.00 FEET (MEASURED PERPENDICULAR) OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 24, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA.

TOGETHER WITH

THE WESTERLY 100.00 FEET (MEASURED PERPENDICULAR) OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 24, TOWNSHIP 7 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA.

TOGETHER WITH

THE SOUTHERLY 100.00 FEET (MEASURED PERPENDICULAR) OF THE WESTERLY 100.00 FEET (MEASURED PERPENDICULAR) OF THE NORTH 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 24, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA.

TOGETHER WITH

THE SOUTHERLY 100.00 FEET (MEASURED PERPENDICULAR) OF THE NORTH 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 24, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA.

TOGETHER WITH

THE WESTERLY 100.00 FEET (MEASURED PERPENDICULAR) OF THE NORTH 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 24, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA, LYING SOUTHERLY OF THE EASTERLY PROJECTION OF THE SOUTH LINE OF “REPLAT OF PROGRESS CENTER” A SUBDIVISION AS PER PLAT THEREOF, RECORDED IN PLAT BOOK “P”, PAGES 48 AND 49 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA.

CONTAINING 7.40 ACRES (IN AGGREGATE), MORE OR LESS.

EXHIBIT "C"
OFFICAL ZONING ATLAS ADOPTED

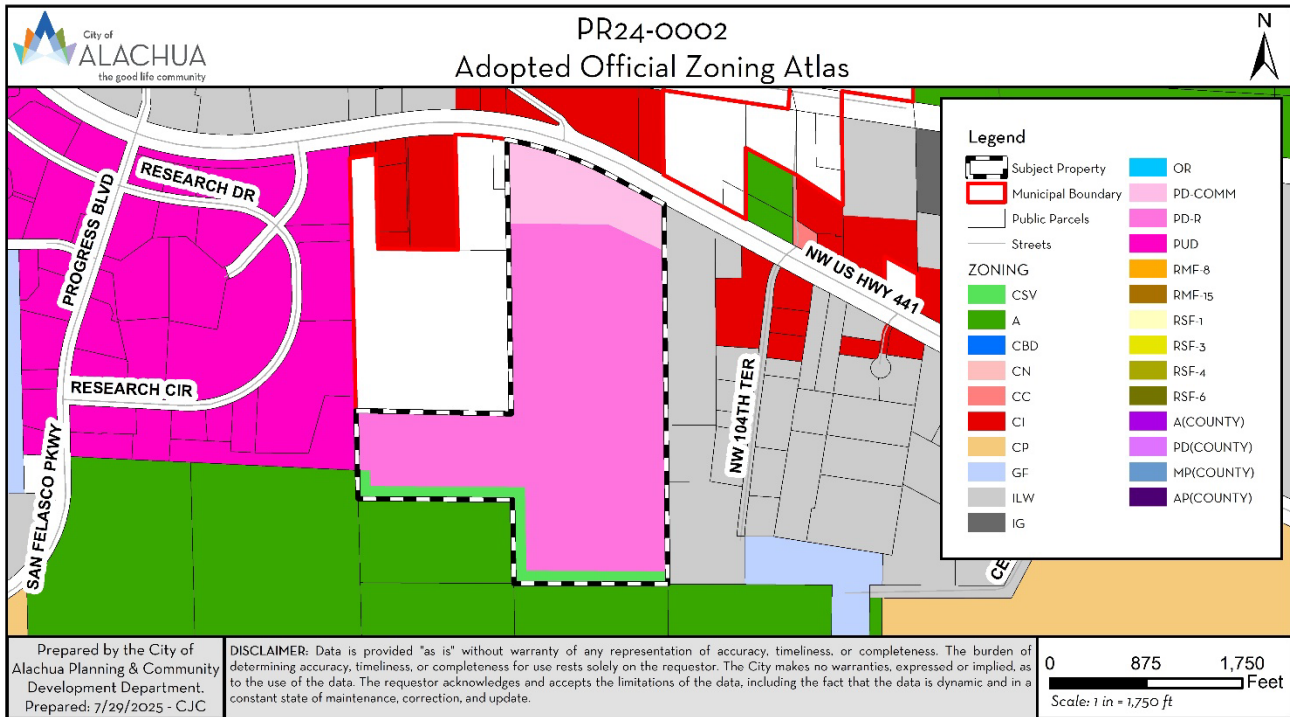
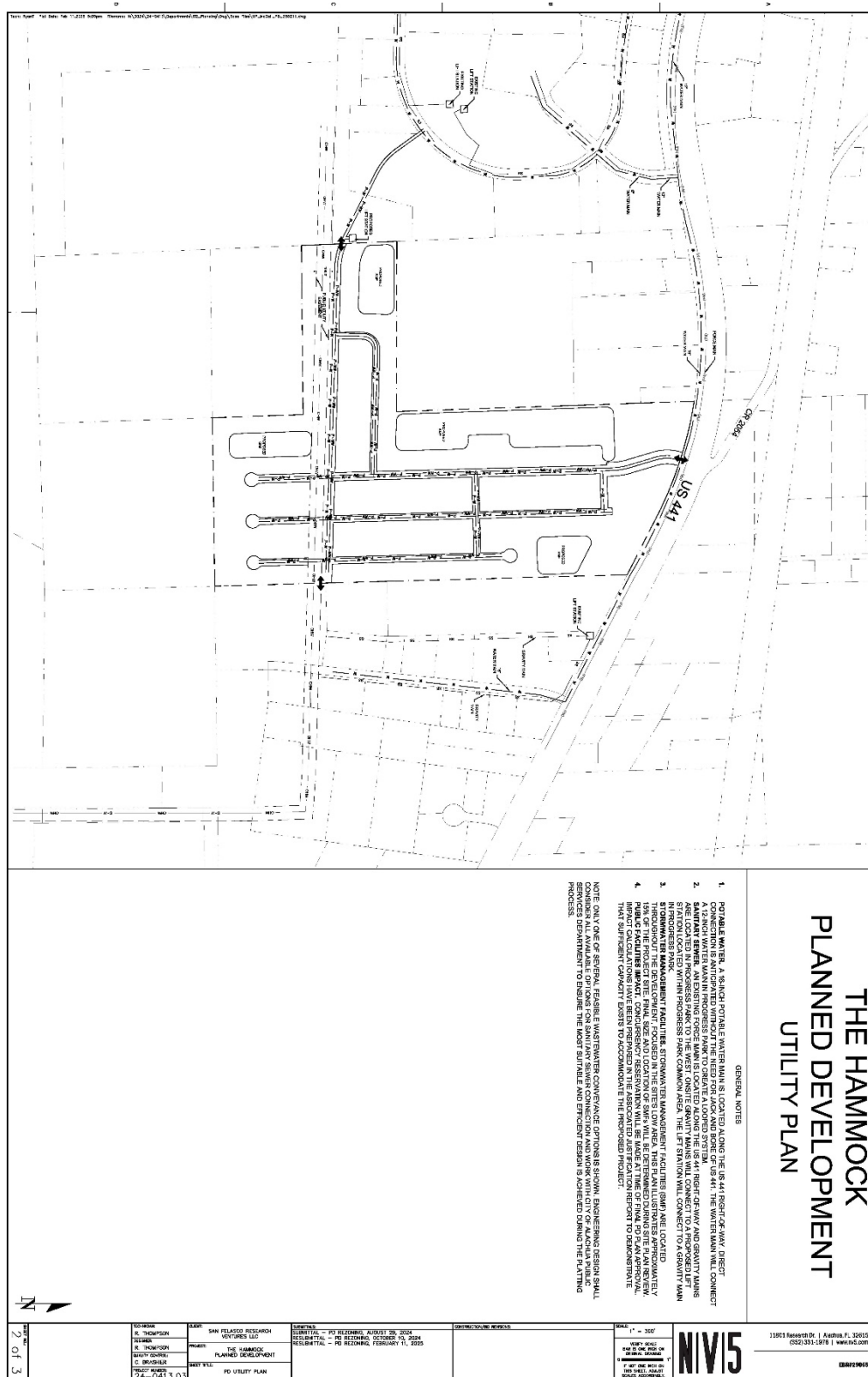


EXHIBIT “D”
PD MASTER PLAN



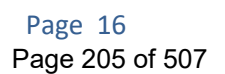


EXHIBIT “E”
PD AGREEMENT

PLANNED DEVELOPMENT REGULATORY AGREEMENT FOR THE HAMMOCK PD PROJECT

THIS PLANNED DEVELOPMENT REGULATORY AGREEMENT ("PD Agreement") is made as of _____, 20____, by and between the **CITY OF ALACHUA, FLORIDA** ("City"), a political subdivision of the State of Florida, and **SAN FELASCO RESEARCH VENTURES, LLC**, a Florida corporation, their successors or assigns ("Owner/Developer"). The City and the Owner/Developer may jointly be referred to as the "Parties."

RECITALS

WHEREAS, the Owner/Developer desires to obtain approval for a **Planned Development ("PD")** in the City known as **The Hammock ("Project")**, which is proposed to consist of ±103.84 acres; and,

WHEREAS, the Owner/Developer wishes to improve the land comprising the PD, the legal description for which is described hereto in Exhibit "A," which is incorporated herein by reference ("Property"); and,

WHEREAS, as part of the approval process for the planned development required by the City of Alachua Land Development Regulation Section 2.4.3, an application to rezone the Property from Agricultural ("A") (County) to Planned Development-Residential ("PD-R"), Planned Development-Commercial ("PD-Comm"), and Conservation ("CSV") has been filed with the City; and,

WHEREAS, the Planning & Zoning Board, serving as the Local Planning Agency ("LPA"), recommended approval of the proposed rezoning from Agricultural ("A") (County) to Planned Development-Residential ("PD-R"), Planned Development-Commercial ("PD-Comm"), and Conservation ("CSV") at a quasi-judicial public hearing held on August 12, 2025; and,

WHEREAS, the City Commission held the first of two required quasi-judicial public hearings on September 8, 2025, to consider the proposed rezoning of the Property pursuant to Ordinance Number 25-14; and,

WHEREAS, the City and the Owner/Developer desire to proceed to the second and final reading on the proposed rezoning of the Property pursuant to Ordinance Number 25-14; and,

WHEREAS, concurrent with the second and final reading of the proposed rezoning for the Property, a PD Agreement and a PD Master Plan are required to be approved.

NOW, THEREFORE, in consideration of the foregoing premises, the Parties hereby agree as follows:

1. The above RECITALS are true and correct and incorporated as material portions of this PD Agreement by reference.
2. The Owner/Developer shall plan and construct, at the Owner/Developer's sole expense, the Project according to the specifications set forth in the City's LDRs; Ordinance Number 25-14, which is attached hereto as Exhibit "B" and agreed to by the Owner/Developer; and the PD Master Plan documents, which are attached hereto as Exhibit "C."
3. A **Final PD Plan** for the Project (a **Preliminary Plat** or a **Site Plan**) must be submitted to the City within one (1) year from the City Commission's approval of this PD Agreement, Ordinance Number 25-14, and the PD Master Plan, for any part or section of the plan for development shown in the PD Master Plan. If a **Final PD Plan** for the Project is not submitted within the required one (1) year period, it shall result in the expiration of the PD zone district classifications of the Project. If the PD zoning expires, the City shall have the right, but not the obligation, in the City's sole discretion, to conduct any hearings necessary to rezone the lands included within the Project to the previous zoning district of Agricultural ("A").
4. The Owner/Developer shall construct the Project in accordance with its approved PD Master Plan. Deviations from the PD Master Plan that constitute substantial changes as described in Section 2.4.3 of the City's LDRs must be approved in advance by the City Commission.
5. The approval and execution of this PD Agreement does not guarantee the approval of any development permits, including but not limited to a Preliminary Plat, Construction Plans, Final Plat, or a Site Plan for the Project, or for any part or section thereof, for the Owner/Developer or its successors or assigns.
6. Nothing contained in this PD Agreement shall relieve the Owner/Developer, or its successors, assigns, or anyone acting on the Owner/Developer's behalf, from obtaining all local, regional, state, or federal permits or complying with any applicable ordinance, law, rule, or regulation necessary for the development of the Project. In the event that the Owner/Developer, and its contractors, subcontractors, or anyone for whose acts the Owner/Developer or its contractors or subcontractors may be liable or responsible, fails to comply with any applicable ordinance, law, rule, or regulation and such failure tends to or does pose an imminent threat or danger to life or of great bodily injury to any person, the City, through its City Manager or designee, shall have the right to stop work until appropriate corrective measures are taken, in addition to any other remedies available to the City.

7. The Owner/Developer, or its successors and/or assigns, shall indemnify and hold harmless the City, and its officers, agents, employees, or anyone acting directly or indirectly on behalf of the City, from and against all claims, damages, losses, and expenses, including reasonable attorney's fees, arising out of or resulting from a loss in the performance of work, down time of equipment, or any claim that may arise from bodily injury, sickness, disease or death, or the injury to or destruction of tangible property, including the loss of use resulting therefrom, caused in whole or in part by a negligent or wrongful act or omission on the part of the Owner/Developer, or its successors and/or assigns, and its contractor, subcontractors, or anyone directly or indirectly employed or working on behalf of the Owner/Developer for whose acts the Owner/Developer, or its contractors or subcontractors, may be liable or responsible. The Owner/Developer, or its successors and/or assigns, further agrees that the Owner/Developer, or its successors and/or assigns, shall not insulate itself from liability or responsibility to the City for a default in or failure to perform any of the terms of this PD Agreement, or from responsibility under the indemnification clause contained herein by employment of independent contractors or subcontractors or other entities. The Owner/Developer, or its successors and/or assigns, shall remain liable to the City notwithstanding any attempt by the Owner/Developer, or its successors and/or assigns, to pass any responsibility stated herein to its contractor, subcontractor, or other agent or employee at all times during the existence of this PD Agreement.
8. The Owner/Developer shall pay all costs for the recording of this PD Agreement, the PD Master Plan, and Ordinance Number 25-14.
9. The City may, in its sole discretion, withhold any and all inspections, permits, certificates, or approvals for the Project if such action is deemed necessary by the City to secure the Owner/Developer's compliance with the terms of this PD Agreement, including all documents attached hereto or referenced herein.
10. Except as otherwise provided in this PD Agreement, any notice, request, or approval from either party to the other party must be in writing and sent by certified mail, return receipt requested; overnight delivery with proof of delivery; or by personal delivery. Such notice shall be deemed to have been received when either deposited in the United States Postal Service mailbox, delivered by the United States Postal Service, delivered to the courier, or personally delivered with a signed proof of delivery. For purposes of notice, the Parties and their respective representatives and addresses are:

City:

City of Alachua
ATTN: Department of Planning & Community Development
P.O. Box 9

Alachua, Florida 32616

Owner/Developer:

San Felasco Research Ventures, LLC

P.O. Box 238

Lake Butler, FL 32054

11. The Parties each bind the other and their respective successors and assigns in all respects to all of the terms, conditions, covenants, and provisions of this PD Agreement.
12. If any section, sentence, clause, phrase, or provision of this PD Agreement 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 PD Agreement, and the remainder of the PD Agreement after the exclusions of such part or parts shall be deemed to be valid.
13. The failure of any of the Parties to exercise any right in this PD Agreement shall not constitute a waiver of such right in the event of any future default or noncompliance with it.
14. This PD Agreement is entered into by the City pursuant to the City's home rule powers, including police powers, as set forth in the Florida Constitution and the laws of the State of Florida to regulate the development of land. The City and the Owner/Developer expressly acknowledge and agree that this PD Agreement constitutes a regulatory document, and nothing herein, expressed or implied, is intended or shall be construed as establishing a contract upon which a cause of action for breach, monetary damages, or otherwise may be based. Further, no term or condition of this PD Agreement shall be construed as to proscribe, limit, or affect the ability of the City to enforce its Comprehensive Plan, its Land Development Regulations, or any other authority granted by law with respect to The Project, and nothing herein, expressed or implied, contracts away any of the City's police powers, regulatory authority, and/or immunities.
15. The Parties may amend this PD Agreement only by mutual written agreement of the Parties and including the City Commission.
16. This PD Agreement shall not be construed more strictly against one party than against the other party merely by virtue of the fact that it may have been prepared by one of the Parties. It is recognized that all Parties have contributed to the preparation of this PD Agreement and have had the opportunity to consult with legal counsel before signing it.

17. The Owner/Developer agrees that the terms and requirements of this PD Agreement, PD Master Plan, and Ordinance Number 25-14 do not inordinately burden the Property described in Exhibit "A", the PD, or the Project.
18. This PD Agreement constitutes the entire agreement of the Parties and supersedes all prior written or oral agreements, understandings, or representations.
19. In the event of any question or dispute arising out of or related to this PD Agreement or action to interpret this PD Agreement, the Owner/Developer shall exhaust any and all administrative remedies under the City's Land Development Regulations. Thereafter, Owner/Developer's remedies in filing a lawsuit shall be limited solely to an action for declaratory judgment. In no event shall the Owner/Developer have any cause of action for monetary damages against the City for any question or dispute arising out of or related to this PD Agreement or any action to interpret this PD Agreement, and nothing herein, expressed or implied, waives or should be construed as a waiver or attempted waiver by the City of its sovereign immunity under the Florida Constitution and the laws of the State of Florida.
20. This PD Agreement is governed in accordance with the laws of the State of Florida. Venue for any action arising out of or related to this PD Agreement shall be in the Circuit Court of Alachua County, Florida.

[SIGNATURES BEGIN NEXT PAGE]

IN WITNESS WHEREOF, City and Developer have hereunto set their hands and seals the day and year last written below.

WITNESSES

(Witness No. 1 – Address)

(Witness No. 1 - Signature)

(Witness No. 2 - Signature)

(Witness No. 1 - Printed)

(Witness No. 2 - Printed)

(Witness No. 2 – Address)

OWNER/DEVELOPER

STATE OF _____

COUNTY OF _____

By: _____

Its: _____

Date: _____

Sworn to (or affirmed) and subscribed before me by means of ☐ physical presence or ☐ online notarization this ____ day of _____ 20____ by _____, as _____ of San Felasco Research Ventures, LLC, ☐ who is personally known to me or ☐ who has produced _____ as identification.

(Notary Stamp)

Signature of Notary Public

Printed Name of Notary: _____

Commission Number: _____

Commission Expiration: _____

[SIGNATURES CONTINUE ON NEXT PAGE]

ATTEST:

CITY OF ALACHUA

Rodolfo Valladares, City Manager/Clerk

Walter Welch, Mayor

APPROVED AS TO FORM:

Marian Rush, City Attorney

STATE OF

PLANNED DEVELOPMENT AGREEMENT
FOR THE HAMMOCK PD PROJECT

Page 6

COUNTY OF _____

Sworn to (or affirmed) and subscribed before me by means of ☐ physical presence or ☐ online notarization this _____ day of _____, 20__ by Walter Welch, Mayor of the City of Alachua, ☐ who is personally known to me or ☐ who has produced _____ as identification.

(Notary Stamp)

Signature of Notary Public
Printed Name of Notary: _____
Commission Number: _____
Commission Expiration: _____

[END SIGNATURES]

EXHIBIT "A"

LEGAL DESCRIPTION FOR: Planned Development – Residential District ("PD-R")

A PARCEL OF LAND SITUATED IN SECTION 24, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHEAST CORNER OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 24, THENCE NORTH 1°34'30" WEST, ALONG THE EAST LINE OF SAID SECTION 24, A DISTANCE OF 100.01 FEET TO THE POINT OF BEGINNING; THENCE DEPARTING THE EAST LINE OF SAID SECTION 24, SOUTH 89°15'02" WEST, A DISTANCE OF 1118.42 FEET; THENCE NORTH 2°00'58" WEST, A DISTANCE OF 660.84 FEET; THENCE SOUTH 89°18'19" WEST, A DISTANCE OF 1222.82 FEET; THENCE NORTH 2°25'01" WEST, A DISTANCE OF 123.07 FEET; THENCE SOUTH 89°18'19" WEST, A DISTANCE OF 100.05 FEET TO THE WEST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 24; THENCE NORTH 2°25'01" WEST, ALONG THE WEST LINE OF SAID SECTION 24, A DISTANCE OF 439.97 FEET TO THE NORTHWEST CORNER OF THE SOUTHEAST 1/4 OF SAID SECTION 24; THENCE NORTH 89°24'05" EAST, ALONG THE NORTH LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 24, A DISTANCE OF 1227.15 FEET TO THE SOUTHWEST CORNER OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 24; THENCE NORTH 2°00'21" WEST, ALONG THE WEST LINE OF THE EAST 1/4 OF SAID SECTION 24, A DISTANCE OF 1508.52 FEET; THENCE, DEPARTING SAID WEST LINE, NORTH 89°59'35" EAST, A DISTANCE OF 832.89 FEET; THENCE SOUTH 63°28'10" EAST, A DISTANCE OF 460.46 FEET TO AFOREMENTIONED EAST LINE OF SECTION 24; THENCE SOUTH 1°34'30" EAST, ALONG THE EAST LINE OF SAID SECTION 24, A DISTANCE OF 2508.10 FEET TO THE POINT OF BEGINNING. CONTAINING 89.80 ACRES, MORE OR LESS

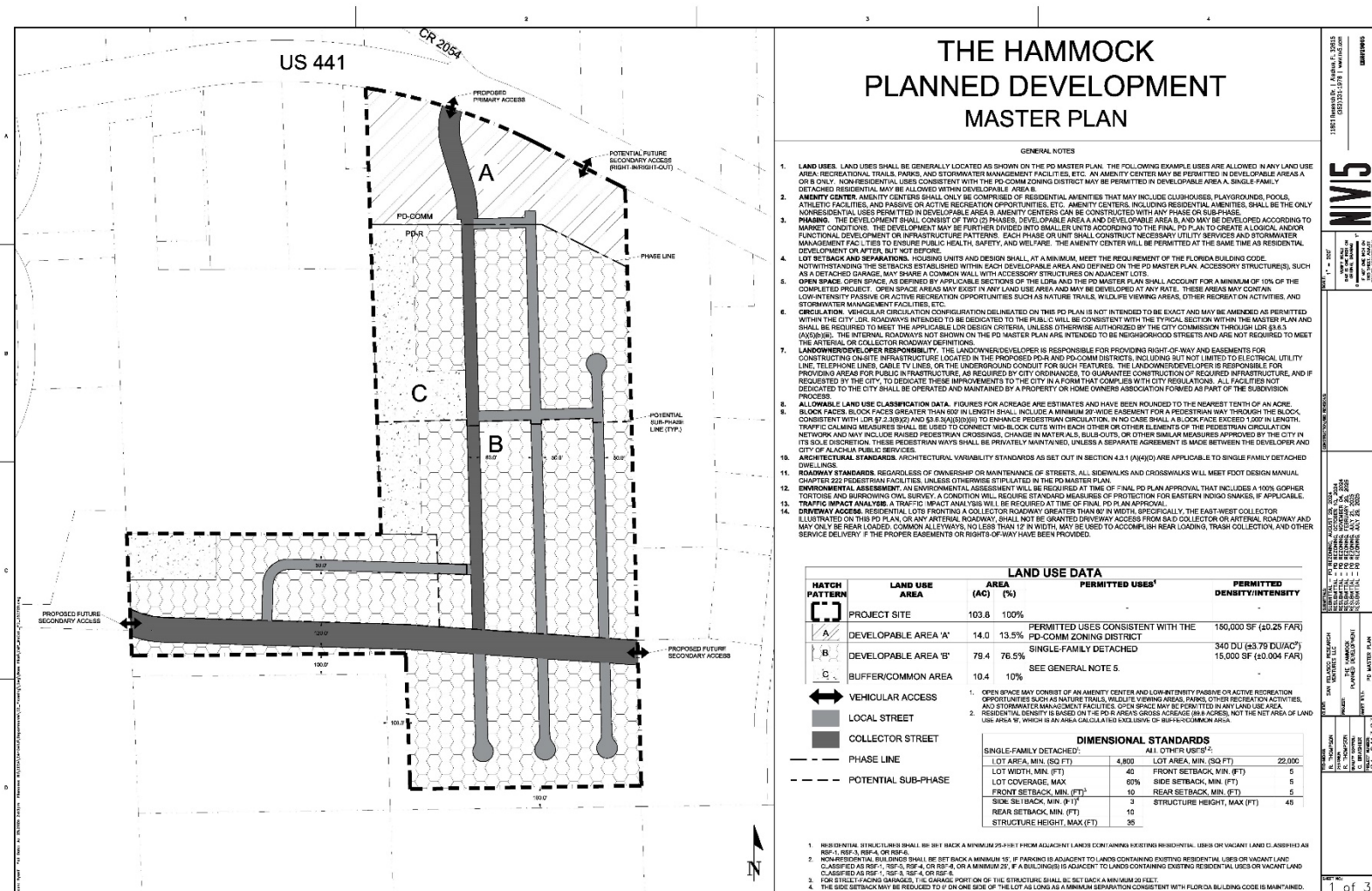
LEGAL DESCRIPTION FOR: Planned Development – Commercial ("PD-COMM")

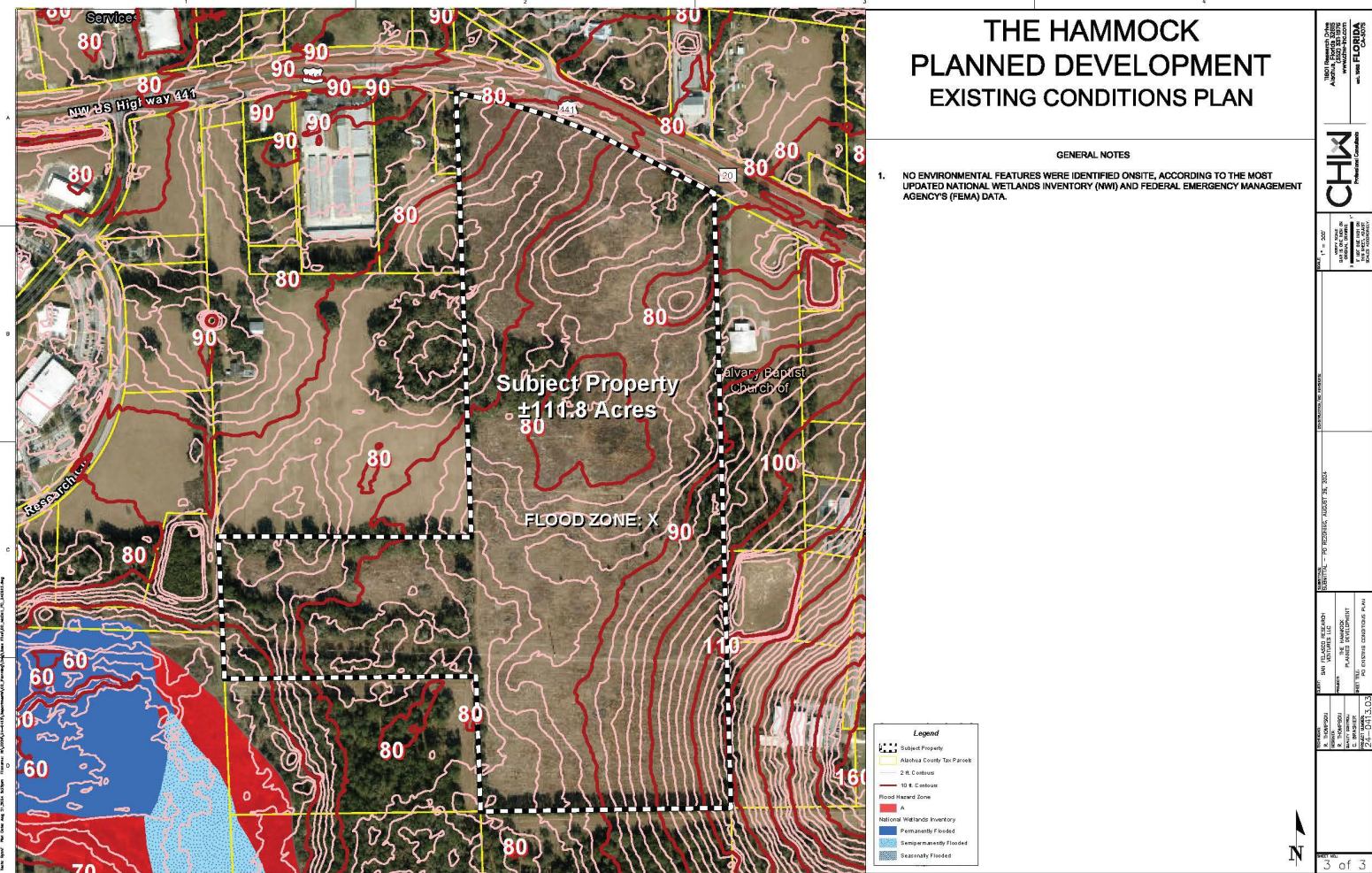
A PARCEL OF LAND SITUATED IN SECTION 24, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHEAST CORNER OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 24, THENCE NORTH 1°34'30" WEST, ALONG THE EAST LINE OF SAID SECTION 24, A DISTANCE OF 100.01 FEET; THENCE DEPARTING THE EAST LINE OF SAID SECTION 24, SOUTH 89°15'02" WEST, A DISTANCE OF 1118.42 FEET; THENCE NORTH 2°00'58" WEST, A DISTANCE OF 660.84 FEET; THENCE SOUTH 89°18'19" WEST, A DISTANCE OF 1222.82 FEET; THENCE NORTH 2°25'01" WEST, A DISTANCE OF 123.07 FEET; THENCE SOUTH 89°18'19" WEST, A DISTANCE OF 100.05 FEET TO THE WEST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 24; THENCE NORTH 2°25'01" WEST, ALONG THE WEST LINE OF SAID SECTION 24, A DISTANCE OF 439.97 FEET TO THE NORTHWEST CORNER OF THE SOUTHEAST 1/4 OF SAID SECTION 24; THENCE NORTH 89°24'05" EAST, ALONG THE NORTH LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 24, A DISTANCE OF 1227.15 FEET TO THE SOUTHWEST CORNER OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 24; THENCE NORTH 2°00'21" WEST, ALONG THE WEST LINE OF THE EAST 1/4 OF SAID SECTION 24, A DISTANCE OF 1508.52 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 2°00'21" WEST, ALONG SAID WEST LINE, A DISTANCE OF 658.70 FEET TO THE INTERSECTION OF THE WEST LINE OF THE EAST 1/4 OF SAID SECTION 24, WITH THE SOUTH RIGHT OF WAY LINE FOR US HIGHWAY NO. 441 (HAVING A RIGHT OF WAY WIDTH OF 200 FEET), SAID POINT BEING THE BEGINNING OF A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 2764.93 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 72°06'27" EAST, 882.85 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE AND ALONG SAID SOUTH RIGHT OF WAY LINE, THROUGH A CENTRAL ANGLE OF 18°22'24", AN ARC LENGTH OF 886.64 FEET TO THE END OF SAID CURVE; THENCE SOUTH 62°59'07" EAST, ALONG SAID SOUTH RIGHT OF WAY LINE, A DISTANCE OF 468.43 FEET TO THE INTERSECTION OF SAID SOUTH RIGHT OF WAY LINE WITH THE EAST LINE OF SAID SECTION 24; THENCE DEPARTING SAID SOUTH RIGHT OF WAY LINE, SOUTH 1°34'30" EAST, ALONG THE EAST LINE OF SAID SECTION 24, A DISTANCE OF 380.00 FEET; THENCE, DEPARTING SAID EAST LINE, NORTH 63°28'10" WEST, A DISTANCE OF 460.46 FEET; THENCE SOUTH 89°59'35" WEST, A DISTANCE OF 832.89 FEET TO THE POINT OF BEGINNING.

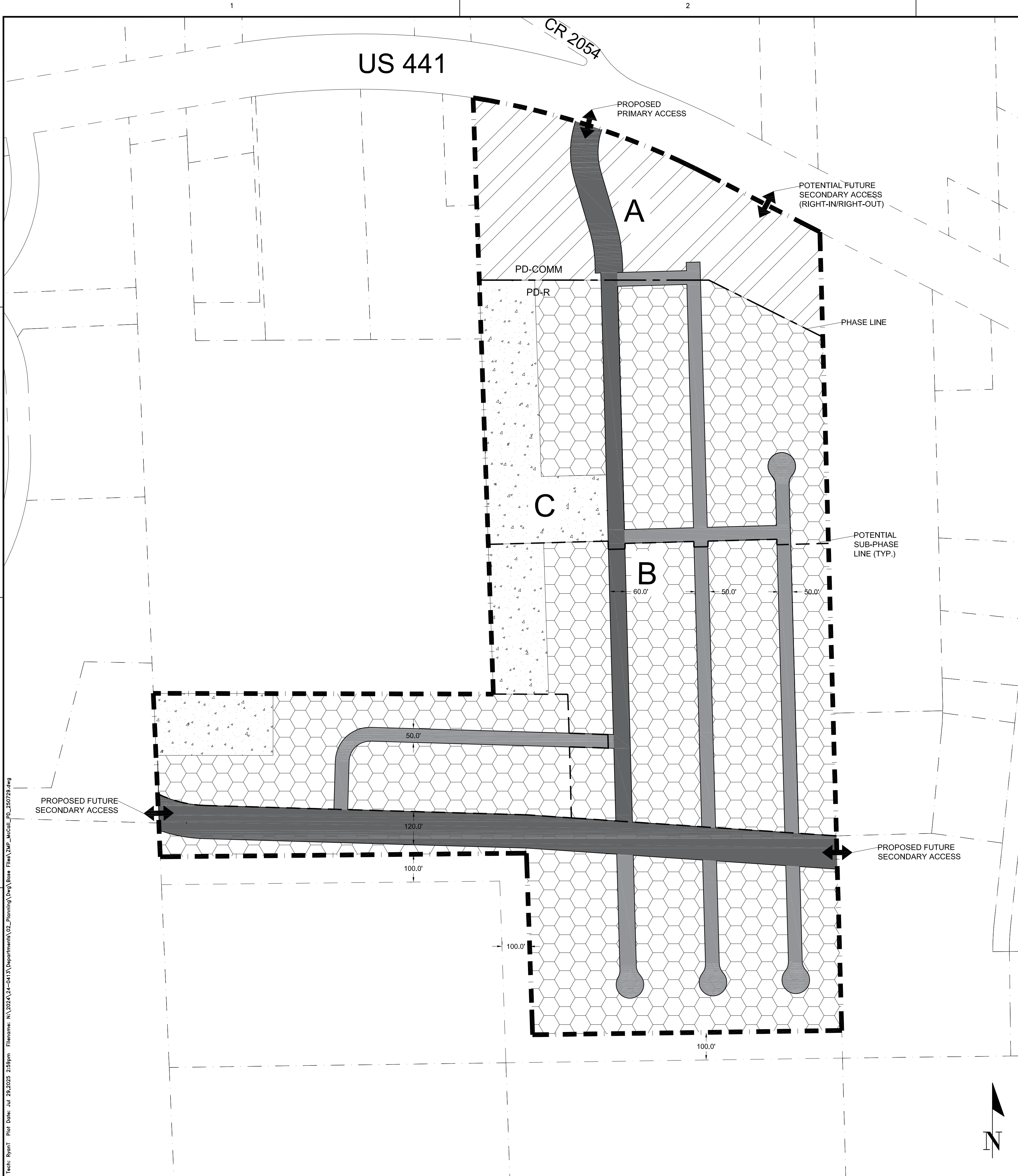
CONTAINING 14.04 ACRES, MORE OR LESS

**EXHIBIT “B”
EXECUTED/SIGNED PD ORDINANCE 25-14
(INCORPORATED BY REFERENCE)**

EXHIBIT "C" PD MASTER PLAN



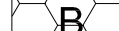




THE HAMMOCK PLANNED DEVELOPMENT MASTER PLAN

GENERAL NOTES

- LAND USES.** LAND USES SHALL BE GENERALLY LOCATED AS SHOWN ON THE PD MASTER PLAN. THE FOLLOWING EXAMPLE USES ARE ALLOWED IN ANY LAND USE AREA: RECREATIONAL TRAILS, PARKS, AND STORMWATER MANAGEMENT FACILITIES, ETC. AN AMENITY CENTER MAY BE PERMITTED IN DEVELOPABLE AREAS A OR B ONLY. NON-RESIDENTIAL USES CONSISTENT WITH THE PD-COMM ZONING DISTRICT MAY BE PERMITTED IN DEVELOPABLE AREA A. SINGLE-FAMILY DETACHED RESIDENTIAL MAY BE ALLOWED WITHIN DEVELOPABLE AREA B.
- AMENITY CENTER.** AMENITY CENTERS SHALL ONLY BE COMPRISED OF RESIDENTIAL AMENITIES THAT MAY INCLUDE CLUBHOUSES, PLAYGROUNDS, POOLS, ATHLETIC FACILITIES, AND PASSIVE OR ACTIVE RECREATION OPPORTUNITIES, ETC. AMENITY CENTERS, INCLUDING RESIDENTIAL AMENITIES, SHALL BE THE ONLY NONRESIDENTIAL USES PERMITTED IN DEVELOPABLE AREA B. AMENITY CENTERS CAN BE CONSTRUCTED WITH ANY PHASE OR SUB-PHASE.
- PHASING.** THE DEVELOPMENT SHALL CONSIST OF TWO (2) PHASES, DEVELOPABLE AREA A AND DEVELOPABLE AREA B, AND MAY BE DEVELOPED ACCORDING TO MARKET CONDITIONS. THE DEVELOPMENT MAY BE FURTHER DIVIDED INTO SMALLER UNITS ACCORDING TO THE FINAL PD PLAN TO CREATE A LOGICAL AND/OR FUNCTIONAL DEVELOPMENT OR INFRASTRUCTURE PATTERNS. EACH PHASE OR UNIT SHALL CONSTRUCT NECESSARY UTILITY SERVICES AND STORMWATER MANAGEMENT FACILITIES TO ENSURE PUBLIC HEALTH, SAFETY, AND WELFARE. THE AMENITY CENTER WILL BE PERMITTED AT THE SAME TIME AS RESIDENTIAL DEVELOPMENT OR AFTER, BUT NOT BEFORE.
- LOT SETBACK AND SEPARATIONS.** HOUSING UNITS AND DESIGN SHALL, AT A MINIMUM, MEET THE REQUIREMENT OF THE FLORIDA BUILDING CODE. NOTWITHSTANDING THE SETBACKS ESTABLISHED WITHIN EACH DEVELOPABLE AREA AND DEFINED ON THE PD MASTER PLAN, ACCESSORY STRUCTURE(S), SUCH AS A DETACHED GARAGE, MAY SHARE A COMMON WALL WITH ACCESSORY STRUCTURES ON ADJACENT LOTS.
- OPEN SPACE.** OPEN SPACE, AS DEFINED BY APPLICABLE SECTIONS OF THE LDRs AND THE PD MASTER PLAN SHALL ACCOUNT FOR A MINIMUM OF 10% OF THE COMPLETED PROJECT. OPEN SPACE AREAS MAY EXIST IN ANY LAND USE AREA AND MAY BE DEVELOPED AT ANY RATE. THESE AREAS MAY CONTAIN LOW-INTENSITY PASSIVE OR ACTIVE RECREATION OPPORTUNITIES SUCH AS NATURE TRAILS, WILDLIFE VIEWING AREAS, OTHER RECREATION ACTIVITIES, AND STORMWATER MANAGEMENT FACILITIES, ETC.
- CIRCULATION.** VEHICULAR CIRCULATION CONFIGURATION DELINEATED ON THIS PD PLAN IS NOT INTENDED TO BE EXACT AND MAY BE AMENDED AS PERMITTED WITHIN THE CITY LDR. ROADWAYS INTENDED TO BE DEDICATED TO THE PUBLIC WILL BE CONSISTENT WITH THE TYPICAL SECTION WITHIN THE MASTER PLAN AND SHALL BE REQUIRED TO MEET THE APPLICABLE LDR DESIGN CRITERIA, UNLESS OTHERWISE AUTHORIZED BY THE CITY COMMISSION THROUGH LDR §3.6.3 (A)(5)(b)(iii). THE INTERNAL ROADWAYS NOT SHOWN ON THE PD MASTER PLAN ARE INTENDED TO BE NEIGHBORHOOD STREETS AND ARE NOT REQUIRED TO MEET THE ARTERIAL OR COLLECTOR ROADWAY DEFINITIONS.
- LANDOWNER/DEVELOPER RESPONSIBILITY.** THE LANDOWNER/DEVELOPER IS RESPONSIBLE FOR PROVIDING RIGHT-OF-WAY AND EASEMENTS FOR CONSTRUCTING ON-SITE INFRASTRUCTURE LOCATED IN THE PROPOSED PD-R AND PD-COMM DISTRICTS, INCLUDING BUT NOT LIMITED TO ELECTRICAL UTILITY LINE, TELEPHONE LINES, CABLE TV LINES, OR THE UNDERGROUND CONDUIT FOR SUCH FEATURES. THE LANDOWNER/DEVELOPER IS RESPONSIBLE FOR PROVIDING AREAS FOR PUBLIC INFRASTRUCTURE, AS REQUIRED BY CITY ORDINANCES, TO GUARANTEE CONSTRUCTION OF REQUIRED INFRASTRUCTURE, AND IF REQUESTED BY THE CITY, TO DEDICATE THESE IMPROVEMENTS TO THE CITY IN A FORM THAT COMPLIES WITH CITY REGULATIONS. ALL FACILITIES NOT DEDICATED TO THE CITY SHALL BE OPERATED AND MAINTAINED BY A PROPERTY OR HOME OWNERS ASSOCIATION FORMED AS PART OF THE SUBDIVISION PROCESS.
- ALLOWABLE LAND USE CLASSIFICATION DATA.** FIGURES FOR ACREAGE ARE ESTIMATES AND HAVE BEEN ROUNDED TO THE NEAREST TENTH OF AN ACRE.
- BLOCK FACES.** BLOCK FACES GREATER THAN 600' IN LENGTH SHALL INCLUDE A MINIMUM 20'-WIDE EASEMENT FOR A PEDESTRIAN WAY THROUGH THE BLOCK, CONSISTENT WITH LDR §7.2.3(b)(2) AND §3.6.3(A)(5)(b)(iii) TO ENHANCE PEDESTRIAN CIRCULATION, IN NO CASE SHALL A BLOCK FACE EXCEED 1,000' IN LENGTH. TRAFFIC CALMING MEASURES SHALL BE USED TO CONNECT MID-BLOCK CUTS WITH EACH OTHER OR OTHER ELEMENTS OF THE PEDESTRIAN CIRCULATION NETWORK AND MAY INCLUDE RAISED PEDESTRIAN CROSSINGS, CHANGE IN MATERIALS, BULB-OUTS, OR OTHER SIMILAR MEASURES APPROVED BY THE CITY IN ITS SOLE DISCRETION. THESE PEDESTRIAN WAYS SHALL BE PRIVATELY MAINTAINED, UNLESS A SEPARATE AGREEMENT IS MADE BETWEEN THE DEVELOPER AND CITY OF ALACHUA PUBLIC SERVICES.
- ARCHITECTURAL STANDARDS.** ARCHITECTURAL VARIABILITY STANDARDS AS SET OUT IN SECTION 4.3.1 (A)(4)(D) ARE APPLICABLE TO SINGLE FAMILY DETACHED DWELLINGS.
- ROADWAY STANDARDS.** REGARDLESS OF OWNERSHIP OR MAINTENANCE OF STREETS, ALL SIDEWALKS AND CROSSWALKS WILL MEET FDOT DESIGN MANUAL CHAPTER 222 PEDESTRIAN FACILITIES, UNLESS OTHERWISE STIPULATED IN THE PD MASTER PLAN.
- ENVIRONMENTAL ASSESSMENT.** AN ENVIRONMENTAL ASSESSMENT WILL BE REQUIRED AT TIME OF FINAL PD PLAN APPROVAL THAT INCLUDES A 100% GOPHER TORTOISE AND BURROWING OWL SURVEY. A CONDITION WILL REQUIRE STANDARD MEASURES OF PROTECTION FOR EASTERN INDIGO SNAKES, IF APPLICABLE.
- TRAFFIC IMPACT ANALYSIS.** A TRAFFIC IMPACT ANALYSIS WILL BE REQUIRED AT TIME OF FINAL PD PLAN APPROVAL.
- DRIVEWAY ACCESS.** RESIDENTIAL LOTS FRONTING A COLLECTOR ROADWAY GREATER THAN 60' IN WIDTH, SPECIFICALLY, THE EAST-WEST COLLECTOR ILLUSTRATED ON THIS PD PLAN, OR ANY ARTERIAL ROADWAY, SHALL NOT BE GRANTED DRIVEWAY ACCESS FROM SAID COLLECTOR OR ARTERIAL ROADWAY AND MAY ONLY BE REAR LOADED, COMMON ALLEYWAYS, NO LESS THAN 12' IN WIDTH, MAY BE USED TO ACCOMPLISH REAR LOADING, TRASH COLLECTION, AND OTHER SERVICE DELIVERY IF THE PROPER EASEMENTS OR RIGHTS-OF-WAY HAVE BEEN PROVIDED.

LAND USE DATA					
HATCH PATTERN	LAND USE AREA	AREA		PERMITTED USES ¹	PERMITTED DENSITY/INTENSITY
		(AC)	(%)		
	PROJECT SITE	103.8	100%	-	-
	DEVELOPABLE AREA 'A'	14.0	13.5%	PERMITTED USES CONSISTENT WITH THE PD-COMM ZONING DISTRICT	150,000 SF (±0.25 FAR)
	DEVELOPABLE AREA 'B'	79.4	76.5%	SINGLE-FAMILY DETACHED	340 DU (±3.79 DU/AC ²) 15,000 SF (±0.004 FAR)
	BUFFER/COMMON AREA	10.4	10%	SEE GENERAL NOTE 5.	-

VEHICULAR ACCESS

LOCAL STREET

COLLECTOR STREET

PHASE LINE

POTENTIAL SUB-PHASE

- OPEN SPACE MAY CONSIST OF AN AMENITY CENTER AND LOW-INTENSITY PASSIVE OR ACTIVE RECREATION OPPORTUNITIES SUCH AS NATURE TRAILS, WILDLIFE VIEWING AREAS, PARKS, OTHER RECREATION ACTIVITIES, AND STORMWATER MANAGEMENT FACILITIES. OPEN SPACE MAY BE PERMITTED IN ANY LAND USE AREA.
- RESIDENTIAL DENSITY IS BASED ON THE PD-R AREA'S GROSS ACREAGE (89.8-ACRES), NOT THE NET AREA OF LAND USE AREA 'B', WHICH IS AN AREA CALCULATED EXCLUSIVE OF BUFFER/Common AREA.

DIMENSIONAL STANDARDS			
SINGLE-FAMILY DETACHED ¹ :		ALL OTHER USES ^{1,2} :	
LOT AREA, MIN. (SQ FT)	4,800	LOT AREA, MIN. (SQ FT)	22,000
LOT WIDTH, MIN. (FT)	40	FRONT SETBACK, MIN. (FT)	5
LOT COVERAGE, MAX	60%	SIDE SETBACK, MIN. (FT)	5
FRONT SETBACK, MIN. (FT) ³	10	REAR SETBACK, MIN. (FT)	5
SIDE SETBACK, MIN. (FT) ⁴	3	STRUCTURE HEIGHT, MAX (FT)	45
REAR SETBACK, MIN. (FT)	10		
STRUCTURE HEIGHT, MAX (FT)	35		

- RESIDENTIAL STRUCTURES SHALL BE SET BACK A MINIMUM 25-FEET FROM ADJACENT LANDS CONTAINING EXISTING RESIDENTIAL USES OR VACANT LAND CLASSIFIED AS RSF-1, RSF-3, RSF-4, OR RSF-6.
- NON-RESIDENTIAL BUILDINGS SHALL BE SET BACK A MINIMUM 15', IF PARKING IS ADJACENT TO LANDS CONTAINING EXISTING RESIDENTIAL USES OR VACANT LAND CLASSIFIED AS RSF-1, RSF-3, RSF-4, OR RSF-6, OR A MINIMUM 25', IF A BUILDING(S) IS ADJACENT TO LANDS CONTAINING EXISTING RESIDENTIAL USES OR VACANT LAND CLASSIFIED AS RSF-1, RSF-3, RSF-4, OR RSF-6.
- FOR STREET-FACING GARAGES, THE GARAGE PORTION OF THE STRUCTURE SHALL BE SET BACK A MINIMUM 20 FEET.
- THE SIDE SETBACK MAY BE REDUCED TO 0' ON ONE SIDE OF THE LOT AS LONG AS A MINIMUM SEPARATION CONSISTENT WITH FLORIDA BUILDING CODE IS MAINTAINED.

11801 Research Dr. | Alachua, FL 32615
(352) 331-1976 | www.nv5.com
EBR#2065

NV5

SCALE: 1" = 200'
GRAPHIC SCALE: 0' 100' 200'
GRAPHIC SCALE: 0' 100' 200'

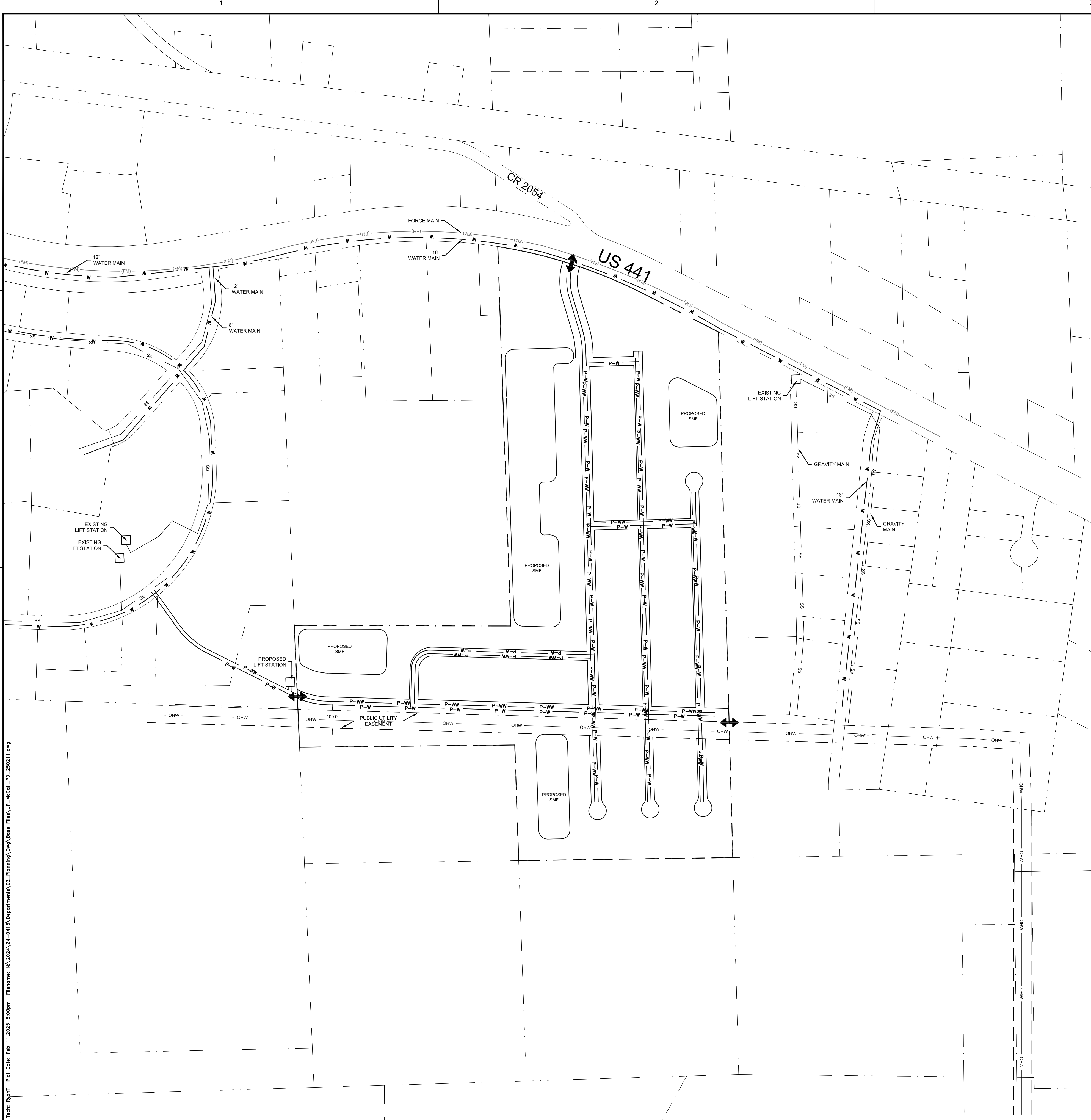
CONSTRUCTION/REVISIONS:

SUBMITTALS: PD REZONING: AUGUST 29, 2024
RESUBMITTAL: PD REZONING: OCTOBER 10, 2024
RESUBMITTAL: PD REZONING: NOVEMBER 04, 2024
RESUBMITTAL: PD REZONING: JANUARY 21, 2025
RESUBMITTAL: PD REZONING: JULY 21, 2025
RESUBMITTAL: PD REZONING: JULY 29, 2025

CLIENT: SAN FELASCO RESEARCH VENTURES LLC
PROJECT: THE HAMMOCK PLANNED DEVELOPMENT
SHEET TITLE: PD MASTER PLAN

TECHNICAL: R. THOMPSON
DESIGNER: S. THOMPSON
QUALITY CONTROL: C. BRASHER
PROJECT NUMBER: 24-0413.03

SHEET NO.: 1 of 3



THE HAMMOCK PLANNED DEVELOPMENT UTILITY PLAN

GENERAL NOTES

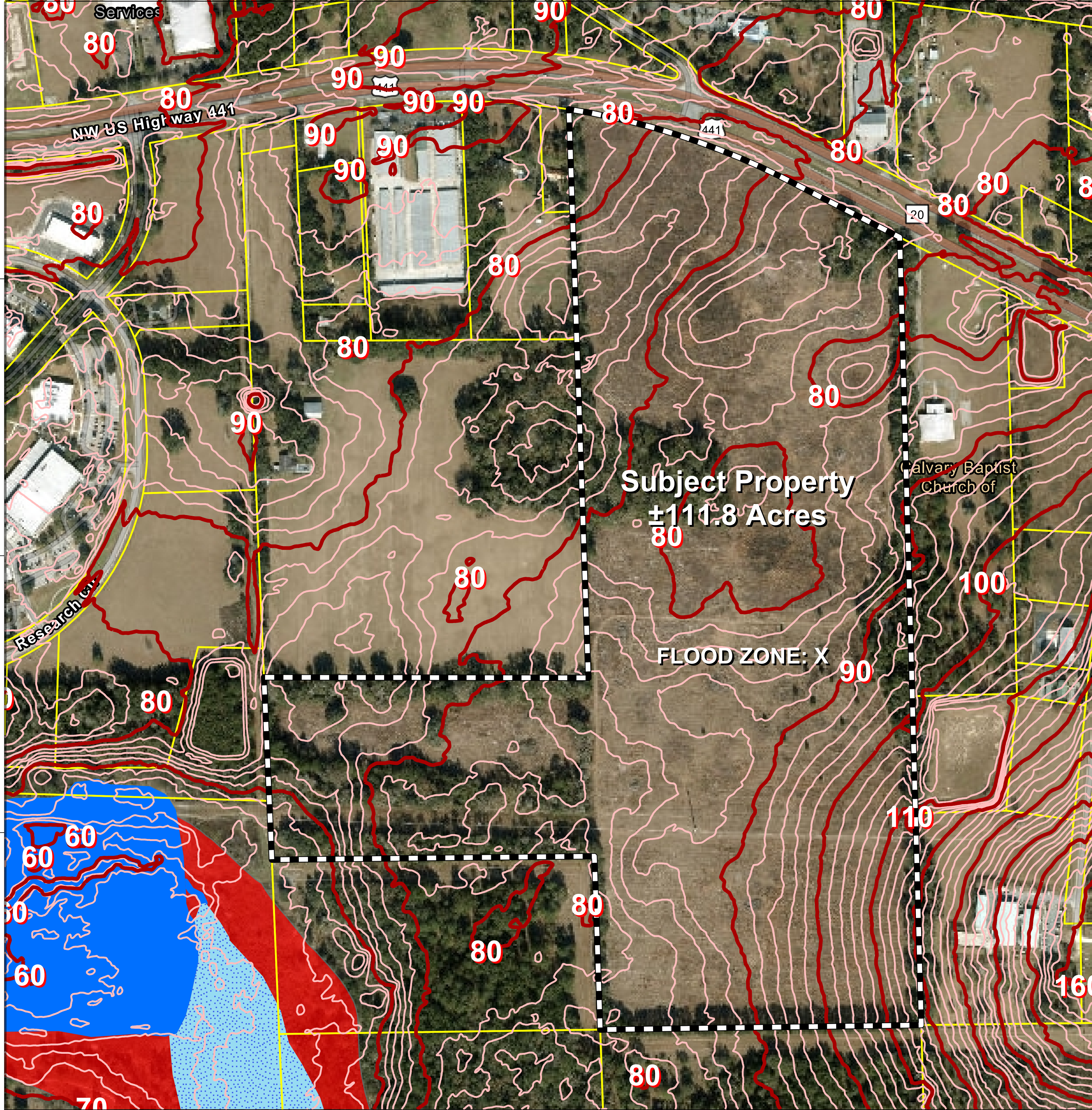
- POTABLE WATER.** A 16-INCH POTABLE WATER MAIN IS LOCATED ALONG THE US 441 RIGHT-OF-WAY. DIRECT CONNECTION IS ANTICIPATED WITHOUT THE NEED FOR JACK AND BORE OF US 441. THE WATER MAIN WILL CONNECT A 12-INCH WATER MAIN IN PROGRESS PARK TO CREATE A LOOPED SYSTEM.
- SANITARY SEWER.** AN EXISTING FORCE MAIN IS LOCATED ALONG THE US 441 RIGHT-OF-WAY AND GRAVITY MAINS ARE LOCATED IN PROGRESS PARK TO THE WEST. ONSITE GRAVITY MAINS WILL CONNECT TO A PROPOSED LIFT STATION LOCATED WITHIN PROGRESS PARK COMMON AREA. THE LIFT STATION WILL CONNECT TO A GRAVITY MAIN IN PROGRESS PARK.
- STORMWATER MANAGEMENT FACILITIES.** STORMWATER MANAGEMENT FACILITIES (SMF) ARE LOCATED THROUGHOUT THE DEVELOPMENT, FOCUSED IN THE SITE'S LOW AREA. THIS PLAN ILLUSTRATES APPROXIMATELY 15% OF THE PROJECT SITE. FINAL SIZE AND LOCATION OF SMFs WILL BE DETERMINED DURING SITE PLAN REVIEW.
- PUBLIC FACILITIES IMPACT.** CONCURRENCY RESERVATION WILL BE MADE AT TIME OF FINAL PD PLAN APPROVAL. IMPACT CALCULATIONS HAVE BEEN PREPARED IN THE ASSOCIATED JUSTIFICATION REPORT TO DEMONSTRATE THAT SUFFICIENT CAPACITY EXISTS TO ACCOMMODATE THE PROPOSED PROJECT.

NOTE: ONLY ONE OF SEVERAL FEASIBLE WASTEWATER CONVEYANCE OPTIONS IS SHOWN. ENGINEERING DESIGN SHALL CONSIDER ALL AVAILABLE OPTIONS FOR SANITARY SEWER CONNECTION AND WORK WITH CITY OF ALACHUA PUBLIC SERVICES DEPARTMENT TO ENSURE THE MOST SUITABLE AND EFFICIENT DESIGN IS ACHIEVED DURING THE PLATTING PROCESS.

Tech: Ryan | Plot Date: Feb 11, 2025 5:05pm | Filename: N:\2024\24-0413\Department\02_Planning\Org\Brow Files\UP_Accell_PD_250211.dwg

TECHNICAL R. THOMPSON S. THOMPSON C. BRASHER		CLIENT: SAN FELASCO RESEARCH VENTURES LLC PROJECT: THE HAMMOCK PLANNED DEVELOPMENT SHEET TITLE: PD UTILITY PLAN PROJECT NUMBER: 24-0413.03		SUBMITTALS: PD REZONING: AUGUST 29, 2024 RESUBMITTAL: PD REZONING: OCTOBER 10, 2024 RESUBMITTAL: PD REZONING: FEBRUARY 11, 2025		CONSTRUCTION/REVISIONS:		SCALE: 1" = 300' BASIC SCALE ON ORIGINAL DRAWING THIS ONE INCH ONLY SCALES ACCORDINGLY.		11801 Research Dr. Alachua, FL 32615 (352) 331-1976 www.nv5.com EBR23065	
NIV5											
SHEET NO.: 2 of 3											

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Tech: Ryan Plot Date: Aug 21, 2024 5:25pm Filename: \\022\A\24-0413\Departments\G_Planing\Map\Bare File\EC_Jacoll_PD_240813.dwg



THE HAMMOCK PLANNED DEVELOPMENT EXISTING CONDITIONS PLAN

GENERAL NOTES

1. NO ENVIRONMENTAL FEATURES WERE IDENTIFIED ONSITE, ACCORDING TO THE MOST UPDATED NATIONAL WETLANDS INVENTORY (NWI) AND FEDERAL EMERGENCY MANAGEMENT AGENCY'S (FEMA) DATA.

Legend	
	Subject Property
	Alachua County Tax Parcels
	2 ft. Contours
	10 ft. Contours
Flood Hazard Zone	
	A
National Wetlands Inventory	
	Permanently Flooded
	Semipermanently Flooded
	Seasonally Flooded



11801 Research Drive
Alachua, FL 32007
www.chw-inc.com
FLORIDA
CA 5075
est. 1988

CHW
Professional Consultants

SCALE: 1" = 200'
GRAPHIC SCALE
0 10 20 30 40 50 60 70 80 90 100 110 120 130 140 150 160 170 180 190 200
VERTICAL SCALE
1" = 10'
VERTICAL SCALE
1" = 10'

SUBMITTAL - PD REZONING, AUGUST 29, 2024

CONSTRUCTION/REVISIONS

CLIENT: SAN FELASCO RESEARCH VENTURES LLC

PROJECT: THE HAMMOCK PLANNED DEVELOPMENT

SHEET TITLE: PD EXISTING CONDITIONS PLAN

PROJECT NUMBER: 24-0413.03

TECHNICIAN: R. THOMPSON

QUALITY CONTROL: S. THOMPSON

C. BRASHER

SHEET NO.: 3 of 3



City of Alachua

Planning & Community Development Department

Staff Report

Planning & Zoning Board Hearing Date:
Quasi-Judicial Hearing

August 12, 2025
Application #: PR24-0002

SUBJECT: A request for a site-specific amendment to the Official Zoning Atlas which proposes to amend the zone district from Agricultural (A)(County) to Planned Development - Residential (PD-R)(± 89.80-acres), Planned Development - Commercial (PD-COMM)(± 14.04-acres), and Conservation (CSV)(± 7.40-acres) on the subject property.

APPLICANT/AGENT: CHW, LLC

PROPERTY OWNER: San Felasco Research Ventures, LLC

LOCATION: Generally located south of the intersection at US Highway 441 and Rachel Boulevard (CR 2054)

PARCEL ID NUMBER: 03957-000-000

FLUM DESIGNATION: Commercial, Industrial, Conservation

ZONING: Agricultural (A)(County)

OVERLAY: N/A

ACREAGE: ± 111.25

PROJECT PLANNER: Carson J. Crockett, AICP

RECOMMENDATION: Staff recommends that the Planning & Zoning Board find the application for San Felasco Research Ventures, LLC to be consistent with the City of Alachua Comprehensive Plan and in compliance with the City's Land Development Regulations and transmit the application to the City Commission with a recommendation to approve.

RECOMMENDED MOTION: *I move that, based upon the competent substantial evidence, the presentation before this Board, and Staff's recommendation, this Board find the application for San Felasco Research Ventures, LLC to be consistent with the City of Alachua Comprehensive Plan and in compliance with the City's Land Development Regulations and transmit the application to the City Commission with a recommendation to approve.*

SUMMARY

This application is a request by CHW, LLC, applicant and agent on behalf of San Felasco Research Ventures, LLC, the property owner, for a site-specific amendment to the Official Zoning Atlas to a Planned Development. The amendment proposes changing the zone district from Agricultural (A)(County) to Planned Development - Residential (PD-R)(± 89.80-acres), Planned Development - Commercial (PD-COMM)(± 14.04-acres), and Conservation (CSV)(± 7.40-acres) on a ± 111.25-acre subject property. The subject property is generally located south of the intersection at US Highway 441 and Rachel Boulevard.

Existing Zone District

The A (County) district is an Alachua County zone district that remains on the subject property from when the subject property was originally annexed into the municipal City limits by Ordinance 04-21 on May 3, 2004. No development activities can occur on this portion of the subject property until a City of Alachua zone district is designated on the site per Section 1.7.7 of the City's Land Development Regulations. Figure 1 shows the existing Official Zoning Atlas.

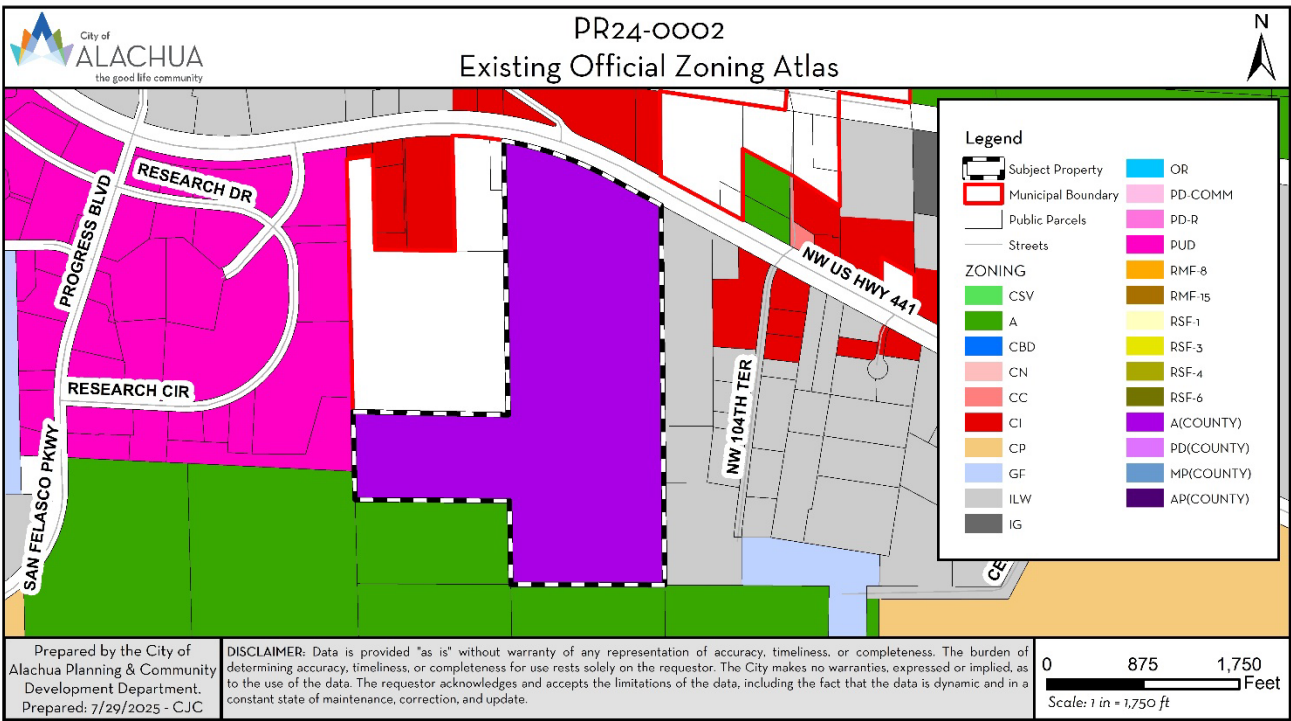


Figure 1. Existing Official Zoning Atlas

Proposed Zone Districts

The proposed zone districts are PD-R, PD-COMM, and CSV.

The CSV district is established by Section 3.2 of the City's Land Development Regulations with the general purposes to conserve natural features and functions, maintain hydrological systems and water quality, conserve feeding and breeding areas of wildlife habitat, allow low-intensity and resource-based public recreation uses, and to limit urban development.

The purpose of a planned development (PD) district is generally to increase flexibility, allow greater freedom to access open space and amenities, allow greater freedom to provide mix of uses and housing types, provide greater opportunity for more efficient land use patterns, promote quality design and environmentally sensitive development, and encourage quality design through density increases.

The specific purpose of the PD-R district is established by Section 3.6.1(B)(1) of the City's Land Development Regulations, for which the intent is to "provide a mix of residential uses using innovative and creative design elements, while at the same time providing an efficient use of open space. Commercial uses may be allowed in the PD-R district primarily to serve the needs of the residents in the development."

The specific purpose of the PD-COMM district is established by Section 3.6.1(B)(4) of the City's Land Development Regulations, for which the intent is to "provide mixed-use retail and office development, with limited moderate and higher density residential uses integrated into the development above street levels and as separate stand-alone uses."

The PD Master Plan and PD Ordinance restrict the overall density and intensity of specific development areas and the land uses that may locate in specific development areas, while also providing additional conditions of development. Figure 2 shows the proposed Official Zoning Atlas.

PROPOSED DEVELOPMENT AREAS FOR THE PD DISTRICTS

Development area "A" encompasses the ± 14.04-acre proposed PD-COMM portion of the subject property. A density of zero dwelling units per acre is proposed for a total of zero dwelling units permitted. A floor area ratio of 0.25 is proposed for a total of 150,000 square feet of non-residential floor area permitted. Allowed uses are all those permitted within PD-COMM districts as shown in Table 4.1-1, Table of Allowed Uses, in the City's Land Development Regulations.

Development area "B" is approximately ± 79.40 in size and encompasses the majority of the PD-R portion of the subject property. A density of 3.79 dwelling units per acre is proposed for a total of 340 dwelling units permitted. A floor area ratio of 0.01 is proposed for a total of 15,000 square feet of non-residential floor area. The only allowed uses are dwelling, single-family attached, amenity center, recreational trails, parks, and stormwater management facilities.

Development area "C" is approximately ± 10.40-acres in size. Only low intensity passive or active recreation uses and stormwater management facilities are permitted in this development area. Figure 3 shows the proposed PD Master Plan for the proposed PD portion of the subject property.

Table 1. Summary of Proposed Zone Districts and Development Areas

Summary of Proposed Zone Districts and Development Areas		
Zone Districts:	PD-COMM, PD-R, and CSV	
Max Gross Density:	PD-COMM – Development Area “A”	0 dwelling units (0 DUA)
	PD-R – Development Area “B”	340 dwelling units (3.79 DUA)
	PD-R – Development Area “C”	N/A
	CSV	N/A
	TOTAL	340 dwelling units (± 3.06 DUA)
Max Floor Area:	PD-COMM – Development Area “A”	150,000 square feet (0.25 FAR)
	PD-R – Development Area “B”	15,000 square feet (0.004 FAR)
	PD-R – Development Area “C”	N/A
	CSV	N/A
	TOTAL	165,000 square feet (± 0.03 FAR)
Permitted Uses:	PD-COMM – Development Area “A”	▪ Amenity center¹; ▪ Recreational trails ▪ Parks; ▪ Stormwater management facilities; and, ▪ All allowed uses within the PD-COMM district as shown in Table 4.1-1, Table of Allowed Uses, of the City’s Land Development Regulations (Refer to Table 4.1-1 for a complete list.).
	PD-R – Development Area “B”	▪ Dwelling, single-family detached; ▪ Amenity center¹; ▪ Recreational trails; ▪ Parks; and, ▪ Stormwater management facilities.
	PD-R – Development Area “C”	▪ Low-intensity passive recreation or active recreation, such as: ▪ Nature trails; ▪ Wildlife viewing areas; ▪ Parks; ▪ Other recreation activities; and, ▪ Stormwater management facilities.
	CSV	▪ Park, private and public; ▪ Recreational trail; ▪ Resource-based recreation uses; ▪ Wireless communication antenna, collocation on existing tower/placement on existing building; and, ▪ Railroad right-of-way. (Permitted CSV uses from Table 4.1-1, Table of Allowed Uses, City of Alachua Land Development Regulations. Refer to Table 4.1-1 for more details.)
1. Amenity centers shall only be comprised of residential amenities that may include clubhouses, playgrounds, pools, athletic facilities, and passive or active recreation opportunities, etc.		

SURROUNDING USES

The existing uses, Future Land Use Map (FLUM) designations, and zoning districts of the surrounding area are identified in Table 2. Figure 4 provides an overview of the vicinity of the subject property. (NOTE: The information below is intended to provide a general overview of the area surrounding the subject property and to generally orient the reader. The information below is not intended to be all-inclusive, and may not identify all existing uses, FLUM designations, and/or zoning districts surrounding the subject property.)

Table 2. Surrounding Land Uses

Direction	Existing Use(s)	FLUM Designation(s)	Zoning District(s)
North	Single-Family Residential	Rural/Agriculture (County); Commercial	Agricultural (A) (County); Commercial Intensive (CI)
South	State Park	Agriculture; Conservation	Agricultural (A)
East	Municipal; Religious Institution	Industrial	Light and Warehouse Industrial (ILW)
West	Agriculture; Single-Family Residential	Rural/Agriculture (County); Industrial	Agricultural (A) (County); Residential Single Family (R-1A) (County); Planned Unit Development (PUD)

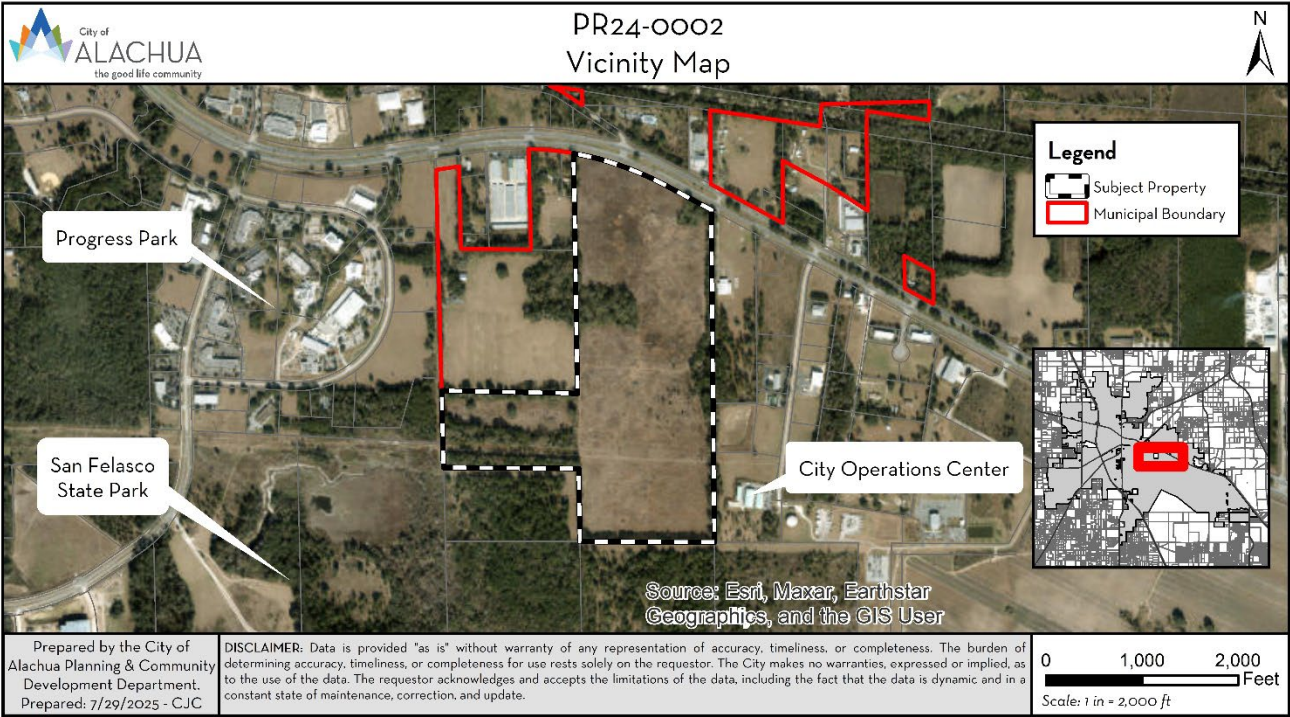


Figure 4. Vicinity Map

EXISTING USES

The subject property is undeveloped and has primarily been used for timberland and silviculture activities.

NEIGHBORHOOD MEETING

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

A neighborhood meeting was held on August 14, 2024, at 11801 Research Drive (CHW/NV5 offices). As required by Section 2.4.4 of the City's Land Development Regulations, all property owners within 400 feet of the subject property were notified and notice of the meeting was published in a newspaper of general circulation. The applicant was available to answer questions. Materials submitted by the applicant indicate that the meeting was attended by three members of the public. Discussion included concerns about wildlife, water quality of private wells, traffic, and employment creation. Neighborhood meeting minutes submitted by the applicant have been included in the application materials for review.

COMPREHENSIVE PLAN CONSISTENCY ANALYSIS

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

Future Land Use Element

Goal 1: Future Land Use Map 2035

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

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

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

Evaluation & Findings: The proposed PD-R district coincides with the Moderate Density Residential land use category. The proposed density of 3.79 dwelling units per acre is within the permitted range and the uses proposed to be allowed by the PD-R are all allowed within the land use category.

Policy 1.3.b: *Commercial*: The Commercial land use category is established to provide for general commercial uses, as well as more intense commercial and highway commercial uses. This is the land use category in which large-scale, regional commercial uses may locate. The following uses are allowed within the Commercial land use category:

1. Retail sales and services;
2. Personal services;
3. Financial institutions;
4. Recreation and entertainment;
5. Tourist-related uses;

6. Visitor accommodations;
7. Commercial shopping centers;
8. Auto-oriented uses;
9. Traditional Neighborhood Planned Developments;
10. Employment Center Planned Developments;
11. Commercial recreation centers;
12. Office/business parks;
13. Limited industrial services;
14. Eating establishments;
15. Single family attached units;
16. Apartments and townhomes;
17. Duplexes and quadplexes;
18. Single-family and multi-family residential above first floor commercial uses;
19. Convention centers; and,
20. Supporting community services such as schools, houses of worship, parks, and community centers.

Development in the Commercial land use category may occur as mixed-use or non-mixed-use.

Evaluation & Findings: The proposed PD-COMM district coincides with the Commercial land use category. The location is along a major highway, which supports the purpose of the Commercial land use category. The uses proposed to be allowed by the PD-COMM are all allowed within the land use category.

Policy 1.3.d: *Design and performance standards:* The following criteria shall apply when evaluating commercial development proposals in the commercial & mixed-use future land use categories:

1. Integration of vehicular and non-vehicular access into the site and access management features of site in terms of driveway cuts and cross access between adjacent sites, including use of frontage roads and/or shared access;
2. Buffering from adjacent existing/potential uses;
3. Open space provisions and balance of proportion between gross floor area and site size;
4. Adequacy of pervious surface area in terms of drainage requirements;
5. Placement of signage;
6. Adequacy of site lighting and potential impacts of lighting upon the surrounding area. Lighting should be designed to minimize impacts to preserve the ambiance and quality of the nighttime sky by reducing light trespass and light pollution on adjacent properties by utilizing lighting at

- appropriate intensities, directions and times to ensure light is not overused or impacting areas where it is not intended;
7. Safety of on-site circulation patterns (patron, employee, and delivery vehicles), including parking layout, drive aisles, and points of conflict;
 8. Landscaping, as it relates to the requirements and goals of the Comprehensive Plan and Land Development Regulations;
 9. Unique features and resources which may constrain site development such as soils, existing vegetation and historic significance; and,
 10. Performance based zoning requirements, which may serve as a substitute for or accompany land development regulations in attaining acceptable site design.

Evaluation & Findings: The PD zone districts have been reviewed for consistency with the design and performance standards in Policy 1.3.d. Proposed access points on US Highway 441 generally line up with existing median cuts and provides for the integration of vehicular and non-vehicular uses. Setback standards for adjacent existing and potential residential uses are proposed and the buffering standards of Section 6.2.2(D)(3) of the City's Land Development Regulations will apply within the PD. 10% of the entire PD has been allocated for common area/open space. Stormwater management facilities are proposed to handle impervious surface runoff. Signage, lighting, and landscaping will be evaluated at time of review for a final PD plan. The proposed PD Master Plan demonstrates on-site traffic circulation patterns that are appropriate for the type of development.

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 PD-COMM zone district coincides with the Commercial land use category and proposes a non-mixed-use district. The proposed maximum density and intensity are 0 dwelling units per acre and 0.25 floor area ratio, well within the allowable standards of the Commercial land use category.

Policy 1.3.g: The City shall pursue the establishment of activity centers and similar criteria to guide the placement and design of commercial and business areas.

1. The City shall establish and maintain a Gateway Activity Center at the interchange of US 441 and Interstate 75/ The boundaries of the Gateway Activity Center shall be based on the Generalized US 441/I-75 Activity Center Map provided in the Future Land Use Map Series. The intent of this activity center is to welcome existing and future residents and visitors to the City, and to promote Alachua as an attractive, vibrant, and economically prosperous community.
2. The City shall establish and maintain the US 441 corridor as a Corporate Corridor Activity Center. The intent of establishing this center is to implement economic development objectives and to promote a coordinated development plan to maximize existing and future land use patterns and preserve the function of the US 441 corridor.

Evaluation & Findings: The subject property is located in the Corporate Corridor Activity Center. The proposed PD-COMM district is consistent with the existing development pattern.

Objective 1.8: *Conservation*

The City shall create a Conservation land use category for lands on which certain identifiable features, such as flowing surface water bodies, wetland systems, flood plains, wellfield protection areas, unique geologic characteristics, and listed plant and wildlife habitat require enhanced oversight and regulatory protection. Land use regulations for designated conservation areas will consider the vulnerability of susceptible features and vary accordingly. Conservation areas will allow a diverse range of activities and opportunities, depending on the nature and degree of vulnerability and susceptible features present.

Evaluation & Findings: The proposed CSV zone district will follow the existing, 100-foot-wide Conservation land use category located at the south of the subject property.

Policy 2.7.a: The City shall discourage the proliferation of urban sprawl. Applications for an amendment to the land use category of a property shall include an analysis of the application's discouragement of the proliferation of urban sprawl. Such analysis shall consider the primary indicators or the urban form criteria as set forth in Chapter 163.317(6)(a)9.a. and b., Florida Statutes, respectively.

Evaluation & Findings: The companion large-scale amendment to the Comprehensive Plan application has been evaluated against the primary indicators and the urban form criteria as set forth in Chapter 163.317(6)(a)9.a. and b., Florida Statutes. Staff has concluded that the large-scale amendment does not constitute urban sprawl. As this companion application coincides with the large-scale amendment, there are no concerns related to urban sprawl criteria.

Objective 5.1: *Natural Features*

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

Policy 5.1.a: *Topography:* The City shall protect the natural topography of the City, including steep and seepage slopes, by requiring new development to include techniques to minimize negative impacts on the natural terrain. An emphasis will be placed on retaining the natural function of seepage slopes during development. Additionally, retention of existing native vegetation will be encouraged as one method of protecting slopes.

Policy 5.1.b: *Soils:* The City shall ensure soil protection and intervention measures are included in the development review process.

Policy 5.1.c: *Flood prone areas:* The City shall require as part of the development review process the identification of FEMA flood zone areas. Where necessary, base flood elevations and minimum finished floor elevations shall be established. The City shall also require finished floor elevations on subdivision plats, site plans and building permit plans when necessary to determine compliance with flood prone area regulations. The City shall establish standards for a limitation on filling in flood prone areas.

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

Policy 5.1.e: *Habitat*: The City shall require as part of the development review process, an inventory of listed species for all new developments in areas identified as known habitat for listed species if listed species are known to exist in close proximity to the development. The survey shall include detailed information regarding type, quantity, location, and habitat requirements for any listed species identified. A de minimus threshold for properties required to complete the inventory may be established in the City's Land Development Regulations.

Evaluation & Findings: There are no concerns related to on-site environmental features. An environmental conditions analysis has been included within this report.

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

Evaluation & Findings: The proposed zone districts are not anticipated to adversely impact the level of service standard for any public facilities. A full public facilities impact analysis has been included in this report. A PD is a preliminary development order and impacts will be reevaluated at time of final PD plan approval

Policy 9.1: Any new development or redevelopment within a Commercial or Industrial land use category within the corporate limits, where potable water and wastewater service are available, as defined in Policy 1.2.a and Policy 4.2.b of the Community Facilities Element of the City's Comprehensive Plan, shall connect to the City's potable water and wastewater system.

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

Evaluation & Findings: Development of the subject property will be required to comply with Policy 9.1 and 9.2 and connect to the City's potable water and wastewater systems as applicable. The PD Utility Plan included in the proposed PD Master Plan demonstrates generally where connections will occur and the on-site circulation of said utilities.

Transportation Element

Objective 1.5: *Linking Land Use and Transportation*

The City shall require that all traffic circulation improvements be consistent with and complement the future land uses on the Future Land Use Map.

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 types of land uses permitted by the proposed PD would promote an appropriate mix of land uses that facilitate multi-modal solutions.

Objective 1.7: *Right of Way*

The City shall provide for the protection of future right of ways and seek out right of ways for new corridors as necessary.

Policy 1.7.b: The City shall maintain a Future Traffic Circulation Map that delineates approximate locations for new roadway corridors to accommodate future growth and development, while enhancing the traffic circulation system.

Evaluation & Findings: Development of the subject property will be required to provide for proper right-of-way in the southern portion of the property, but north of the CSV zone district, to facilitate a new roadway corridor as outlined in the City of Alachua Future Traffic Circulation Map: 2035. The PD Master Plan is consistent with this policy and shows the general alignment of the right-of-way for this collector roadway.

Housing Element

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

Evaluation & Findings: The proposed PD would permit up to 340 single-family dwelling units on small- to mid-size lots in close proximity to an employment center.

Community Facilities Element

Policy 5.1.a: The City shall consider the best available hydrogeological information (e.g., Suwannee River Water Management District high aquifer recharge potential maps or site-specific data), and may require the collection of site-specific hydrogeological data, such as soil borings or electric resistivity tests, when addressing the impacts of proposed land use changes and developments in areas of high aquifer recharge potential. This information should be used in the determination of land use decisions on a case-by-case basis.

Evaluation & Findings: The Suwannee River Water Management District high aquifer recharge potential (HARP) map indicates that the subject property is not in an area of high aquifer recharge potential. An environmental conditions analysis has been included within this report.

Conservation and Open Space Element

Policy 1.1.a: The City shall establish a conservation land use category for publicly or privately owned lands on which certain identifiable features, such as flowing surface water bodies, wetlands, flood plains, wellfield protection areas, unique geologic characteristics, and listed plant and wildlife habitat that require enhanced oversight and regulatory protection. Land use regulations for designated conservation areas will consider the vulnerability and susceptible features and vary accordingly.

Evaluation & Findings: The subject property contains an existing, 100-foot-wide Conservation land use category along its southern boundary that the proposed CSV zone district will coincide with.

Objective 1.5: *Soils*

The City shall protect soil resources through erosion and sedimentation control, by requiring proper design criteria on specific soils.

Evaluation & Findings: There are no concerns related to soil resources or development limitations. An environmental conditions analysis has been included within this report.

ENVIRONMENTAL CONDITIONS ANALYSIS

Wetlands

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

Evaluation & Findings: There are no known delineated wetlands that exist on the subject property. Should a wetland be discovered, all applicable requirements of the City's Comprehensive Plan and Land Development Regulations must be complied with.

Strategic Ecosystems

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

Evaluation & Findings: The subject property is not within, nor adjacent to, any strategic ecosystem. As such, there are no concerns related to strategic ecosystems.

Regulated Plant & Animal Species

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

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

Evaluation & Findings: The subject property is not identified in the FNAI; however, land directly adjacent to the south of the subject property is identified. The CSV district will act in a buffer capacity to ensure the protection of the identified lands to the south.

Soil Survey

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

There are 10 soil types found within the subject property, shown in Table 3.

Table 3. Soil Types

Soil Type	Hydrologic Group	Drainage Class	Limitations		% of Subject Property (may not total to 100% due to rounding)
			Dwellings Without Basements	Small Commercial Buildings	
Arredondo Fine Sand; 0 - 5% Slopes	A	Well Drained	Slight	Slight	51.62%
Kendrick Sand; 2 - 5% Slopes	A	Well Drained	Slight	Slight	15.41%
Millhopper Sand; 0 - 5% Slopes	A	Moderately Well Drained	Slight	Slight	12.18%
Fort Meade Fine Sand; 0 - 5% Slopes	A	Well Drained	Slight	Slight	9.92%
Lochloosa Fine Sand; 5 - 8% Slopes	C	Somewhat Poorly Drained	Slight	Slight	4.32%
Lochloosa Fine Sand; 2 - 5% Slopes	C	Somewhat Poorly Drained	Slight	Slight	1.64%
Pomona Sand; 0 - 2% Slopes	B/D	Poorly Drained	Severe	Severe	1.52%
Gainesville Sand; 0-5% Slopes	A	Well Drained	Slight	Slight	1.07%
Millhopper Sand; 5 - 8% Slopes	A	Moderately Well Drained	Slight	Moderate (Slope)	0.26%
Arredondo Fine Sand; 5 - 8% Slopes	A	Well Drained	Slight	Moderate (Slope)	0.06%

Evaluation & Findings: The majority of the subject property is made up of Arredondo Fine Sand, which is a well-drained soil, and other well-drained soils with only slight limitations for urban development and land uses. A small percentage of the property has poorly draining Pomona Sand; however, this Pomona sand is primarily in the CSV district area that is proposed. The proposed zone districts and development areas appear to be generally consistent with the types of development that the soils on the subject property can support.

Flood Potential

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

Evaluation & Findings: As the subject property is located within Flood Zone X, there are no concerns related to flood potential.

Karst-Sensitive Features

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

Evaluation & Findings: The Suwannee River Water Management District high aquifer recharge potential (HARP) map indicates that the subject property is not in an area of high aquifer recharge potential. No potential sinkholes or depressional areas are known to exist on the subject property.

Wellfield Protection Zones

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

Evaluation & Findings: The subject property is not located within a wellfield protection zone; therefore, there are no concerns related to wellfield protection.

Historic Structures/Markers and Historic Features

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

Evaluation & Findings: The subject property does not contain any historical structures and is not located within the City's Historic Overlay District; therefore, there are no concerns related to historic structures or features.

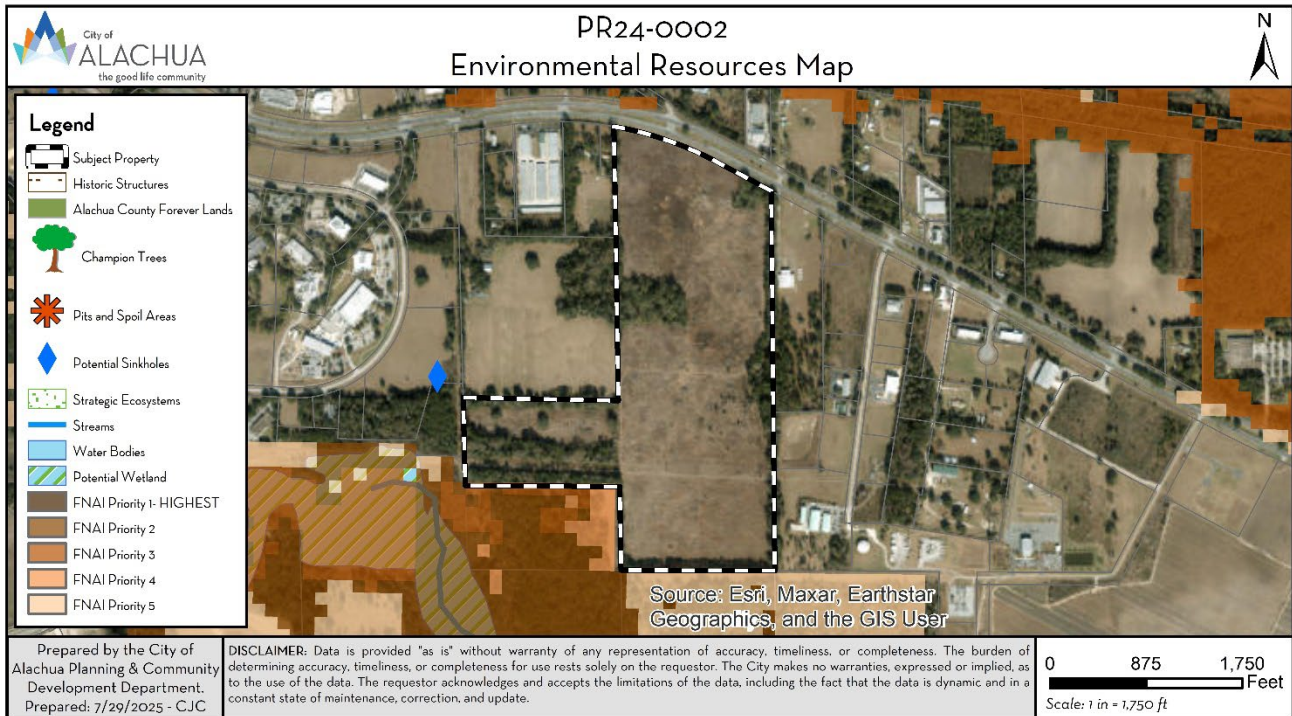


Figure 5. Environmental Resources Map

FINDINGS OF FACT: COMPLIANCE WITH LAND DEVELOPMENT REGULATIONS

Site-Specific Amendment to the Official Zoning Atlas

Section 2.4.2(E)(1) of the City's Land Development Regulations (LDRs) establishes the standards with which all planned developments must be found compliant. The application has been reviewed for compliance with the standards of Section 2.4.2(E)(1). An evaluation of the findings of the applicant's compliance with the standards of Section 2.4.2(E)(1) is provided below.

- (1) ***Competent substantial evidence provided.*** The applicant has provided competent substantial evidence that is made part of the record of the hearing that:
 - (a) ***Consistent with the Comprehensive Plan.*** The proposed amendment is consistent with and furthers the goals, objectives and policies of the Comprehensive Plan.

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

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

Evaluation & Findings: An analysis of the application's compliance with the LDRs has been provided in this report. The application is not in conflict with any of these LDRs or any other applicable law or ordinance.

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

Evaluation & Findings: The subject property is adjacent to Progress Park to the west, a religious institution and government facility to the east, and San Felasco Hammock Preserve State Park to the south with frontage on US Highway 441. The proposed organization of development areas in the planned development and location of the CSV district would taper higher intensity and density uses from US Highway 441 down as development moves south, before providing a conservation buffer adjacent to the state park. The proposed amendment would result in a logical and orderly development pattern.

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

Evaluation & Findings: The subject property is adjacent to an established PD to the west, Progress Park, which is an urban area. Additionally, the lands to the east already have an urban future land use classification and zone district. The proposed amendment would not create premature development in undeveloped or rural areas.

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

Evaluation & Findings: The proposed PD-COMM district would be located along US Highway 441, adjacent to the east by the ILW zone district and across US Highway 441 from the Commercial Intensive (CI) zone district. The uses and zone districts to the north and east are compatible with the PD-COMM district. Uses to the west include existing single-family residential structures in an enclave of Alachua County. Uses permitted in the PD-COMM district are generally compatible with the existing land uses and the uses permitted by the zone district classifications of adjacent lands; however, the proposed PD Master Plan and PD Ordinance include additional buffer restrictions when adjacent to existing single-family development or vacant single-family zone districts to ensure compatibility is maintained with all permitted uses.

The proposed PD-R district primarily permits single-family detached residential structures, with some recreational and accessory uses. These permitted uses are compatible with the existing uses adjacent on all sides of the PD-R district. Additional buffer requirements for existing single-family residential uses have been included in the PD Master Plan and PD Ordinance to ensure compatibility is maintained. The ILW district directly adjacent to the east does not currently contain any industrial uses; however, any industrial uses that locate in the adjacent ILW district would be required to maintain specific buffer requirements (the exact buffer to be determined by the proposed use) as required by the City's LDRs which would result in compatible uses and development patterns.

The CSV district only permits low intensity recreation and natural function type uses. As such, the CSV district is compatible with the existing and permitted land uses adjacent on all sides.

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

Evaluation & Findings: No adverse impacts from excessive traffic, density and/or intensities of use, building height and bulk, noise, lights or other physical effects or nuisances are anticipated. The proposed density and intensity of the PD are well within the maximums allowed by the future land use categories of Commercial and Moderate Density Residential. The applicant has provided a preliminary traffic generation based on the maximum build out potential of the PD and no negative impacts to the level of service standard of any roadway segments are anticipated. A condition of the proposed PD Master Plan and PD Ordinance is to provide a traffic impact analysis (TIA) at time of final PD plan application for further review of any improvements that may be necessary.

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

Evaluation & Findings: The proposed PD-COMM portion of the subject property would extend existing business zone districts from the east and north along US Highway 441. The PD-R district would act as a step down in intensity and density from US Highway 441 and the Progress Park PD to the west towards the state park, which is zoned A. The CSV district would border the proposed PD-R and the state park, providing an adequate buffer and transition between the two. Ultimately, the proposed zone districts will result in a more measured transition between the existing adjacent zone districts and would not deviate from the pattern of development.

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

Evaluation & Findings: Chapter 163.3164(51), Florida Statutes, defines “urban sprawl” as, “a development pattern characterized by low density, automobile-dependent development with either a single use or multiple uses that are not functionally related, requiring the extension of public facilities and services in an inefficient manner, and failing to provide a clear separation between urban and rural uses.”

The proposed zone districts would locate a functional mix of uses in close proximity to each other, spanning offices and employment, commercial and retail, residential and recreational, and other community services including the City of Alachua Operations Center and religious institutions.

The companion large-scale Comprehensive Plan amendment application has been reviewed against the 13 primary indicators of urban sprawl and eight urban form criteria as outlined in Florida Statutes and was determined by Staff to not constitute urban sprawl.

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

Evaluation & Findings: The proposed zone districts would locate a functional mix of uses in close proximity to each other, spanning offices and employment, commercial and retail, residential and recreational, and other community services including the City of Alachua Operations Center and religious institutions.

The proposed PD-COMM portion of the subject property would be located adjacent to existing business districts to the east, stepping the intensity down towards the west from the permitted intensities and densities in the ILW district. Additionally, across US Highway 441 is a CI zone district. The PD-R district is located adjacent to the existing Progress Park PD, which is primarily comprised of office uses, and adjacent to existing single-family residential uses to the west. The CSV district is directly adjacent to the state park to the south, although that portion of the state park is zoned A.

The general organization of the zone districts results in a taper of development potential from the most dense and intense to the north along US Highway 441, to the least dense and intense in the CSV district adjacent to the state park to the south. The application would not result in spot zoning.

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

Evaluation & Findings: Public facilities are available along US Highway 441 and from the adjacent Progress Park PD. The applicant has provided a PD Utility Plan as part of the proposed PD Master Plan which demonstrates the general location of which public facilities are to be extended into the subject property itself.

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

Evaluation & Findings: There are no significant environmental features located on the subject property and soils that correspond the location of the zone districts and development areas are generally suitable. The CSV district will act as a buffer between development and the state park to the south. An environmental conditions analysis has been included in this report.

Planned Development Standards

Section 2.4.3(D)(2) of the City's Land Development Regulations (LDRs) establishes the standards with which all planned developments must be found compliant.

- 2.4.3(D)(2) Planned development standards.** A PD zone district classification, PD Master Plan, and PD agreement shall comply with the standards in Subsection 2.4.2(E) of this section, Standards for site-specific amendments to Official Zoning Atlas and the standards for PD districts in Section 3.6, Planned development (PD) districts

Note that these standards only apply to the proposed PD-R and PD-COMM portions of the application. The application has been reviewed for compliance with Section 2.4.2(E), the findings of which were included in the above subsection of this report. The application has also been reviewed for compliance with the applicable portions of Section 3.6, the findings of which are provided below.

GENERAL STANDARDS FOR ALL PD DISTRICTS

Section 3.6.2(A) of the City's Land Development Regulations (LDRs) establishes the development parameters with which all planned developments must meet. The application has been reviewed for compliance with the Section 3.6.2(A), the findings of which are provided below.

(A) ***Development parameters.*** Prior to the approval of a PD zone district designation, the City Commission shall find the application for the PD zoning district designation and the required PD Master Plan complies with the following standards:

- (1) ***Master Plan.*** The PD Master Plan:
 - (a) Identifies the general location of land uses within individual development areas or development pods and the mix of land uses;
 - (b) Calculates the number, type, and mix of land uses, including the total number of residential units, residential densities, and nonresidential intensities within each development area or development pods and the total number, type, and mix of land uses for the entire PD Master Plan;
 - (c) Identifies the general location of open space;
 - (d) Identifies the location of environmentally sensitive lands, wildlife habitat, and stream corridors;
 - (e) Identifies the on-site transportation circulation system including arterial and collector roads, existing or projected transit corridors, and pedestrian and bicycle pathways;
 - (f) Identifies on-site potable water and wastewater facilities; and
 - (g) Identifies the general location of all public facility sites serving the development, including transportation, potable water, wastewater, parks, fire, police, EMS, stormwater, solid waste and schools.

Evaluation & Findings: A PD Master Plan has been submitted by the applicant. The proposed PD Master Plan identifies the general location of land uses within three development areas, including the densities and intensities permitted within those land use areas. 10.4-acres of open space is identified, which meets the minimum 10% of open space as required by Section 6.7.3 of the City's LDRs. There are no environmentally sensitive lands part of the PD. Two collector roadways are proposed, one travelling north-south and one travelling east-west. The east-west collector roadway is being provided for consistency with Objective 1.7 of the City of Alachua Comprehensive Plan, Transportation Element. A PD Utility Plan has been submitted as part of the proposed PD Master Plan which identifies the location of on-site potable water, wastewater, and stormwater facilities. No new public parks, fire, police, EMS, solid waste, or school facilities are proposed as part of this PD.

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

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

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

Evaluation & Findings: Uses to the west of the subject property include existing single-family residential structures in an enclave of Alachua County. Uses permitted in the PD-COMM district are generally compatible with the existing land uses and the uses permitted by the zone district classifications of adjacent lands; however, the proposed PD Master Plan and PD Ordinance include additional buffer restrictions when adjacent to existing single-family development or vacant single-family zone districts to ensure compatibility is maintained with all permitted uses. The proposed PD-R district primarily permits single-family detached residential structures, with some recreational and accessory uses. These permitted uses are compatible with the existing uses adjacent on all sides of the PD-R district. Additional buffer requirements for existing single-family residential uses have been included in the PD Master Plan and PD Ordinance to ensure compatibility is maintained.

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

Evaluation & Findings: The proposed PD is to be completed in two or more phases. The proposed PD Master Plan identifies the phases as the PD-COMM portion and the PD-R portion, both of which may be completed in potential sub phases as shown on the proposed PD Master Plan. The phasing plan is included as general note 3 on the proposed PD Master Plan and is included in the proposed PD Ordinance.

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

Evaluation & Findings: No conversion schedule is proposed; therefore, this standard is not applicable.

(6) ***Public facilities.***

- (a) The PD Master Plan shall include a transportation component that demonstrates there is or will be adequate capacity concurrent with impacts of development on the City's road system to accommodate the development proposed in the PD Master Plan.
- (b) The PD Master Plan shall include a potable water and wastewater component that demonstrates adequate capacity for potable water and wastewater is available or will be available concurrent with impacts of development at the time development occurs to accommodate the development proposed in the PD Master Plan.
- (c) The PD Master Plan shall include a parks component that demonstrates that adequate parks and recreation facilities are available or will be available concurrent with impacts of development to accommodate the development proposed in the PD Master Plan.
- (d) The PD Master Plan shall include a solid waste component that demonstrates that adequate capacity for solid waste is available or will be available concurrent with impacts of development to accommodate the development proposed in the PD Master Plan.
- (e) The PD Master Plan shall include a stormwater component that demonstrates that adequate capacity for treatment of stormwater runoff is available or will be available concurrent with impacts of development to accommodate the development proposed in the PD Master Plan.

Evaluation & Findings: The PD Utility Plan submitted as part of the proposed PD Master Plan demonstrates the locations of public facilities necessary to serve future development internal to the subject property. A public facilities impact analysis has been included in this report. Potential impacts from the proposed PD on transportation, potable water, wastewater, recreation, solid waste, public schools, and stormwater facilities are not anticipated to negatively impact the level of service standard of any public facilities.

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

Evaluation & Findings: A draft PD agreement has been included in Exhibit “B” of this staff report and will be adopted by the City Commission concurrent with the approval of the PD Master Plan and PD Ordinance should the application request be approved.

ADDITIONAL STANDARDS FOR PD DISTRICTS

Section 3.6.3 of the City’s Land Development Regulations (LDRs) establishes the standards with which specific planned developments must meet. Applicable to this application are Sections 3.6.3(A) and 3.6.3(D), which cover PD-R and PD-COMM respectively. The application has been reviewed for compliance with the applicable standards of Section 3.6.3, the findings of which are provided below.

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

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

Evaluation & Findings: The proposed PD-R district is ± 89.80-acres in size and exceeds the minimum size requirement of ten acres.

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

Evaluation & Findings: The only uses proposed to be permitted are dwelling, single-family detached; amenity center (accessory to the residential uses); recreational trails; parks; and stormwater management facilities. All of the uses proposed to be permitted in the PD-R district are allowed by Table 4.1-1 of the City's LDRs.

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

Evaluation & Findings: The density and intensity of the PD-R district development areas are identified on the proposed PD Master Plan and in the proposed PD Ordinance. In total, the proposed density is 3.79 dwelling units an acre for a total of 340 dwelling units, which is within the maximum of four dwelling units per acre provided by the Moderate Density Residential future land use category. The maximum non-residential intensity is a floor area ratio of 0.004 for a total of 15,000 square feet and is reserved for use by the amenity center only, which is considered a supporting community service as an allowed use by the Moderate Density Residential future land use category.

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

Evaluation & Findings: The proposed PD Master Plan and PD Ordinance contain the required minimum dimensional criteria and include minimum setbacks from adjoining residential development or zone districts.

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

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

TABLE 3.6-1: DEVELOPMENT STANDARDS APPLICABLE IN THE PD-R DISTRICT	
Development Standard	Procedure for Modification [1]
Off-Street Parking and Loading (Section 6.1)	Inclusion in a Master Parking Plan
Landscape/Tree Protection (Section 6.2)	Inclusion in an Alternative Landscaping Plan
Exterior Lighting (Section 6.4)	Inclusion in a Master Lighting Plan
Signage (Section 6.5)	Inclusion in a Master Sign Plan
Open Space (Section 6.7)	Modifications prohibited
Environmental Protection (Section 6.9)	
Concurrency Management (Section 2.4.14)	
NOTES:	
[1] Development standards shall only be modified in ways that are consistent with the general intent and purpose for the PD-R District.	

Evaluation & Findings: The proposed PD-R is not requesting any modifications to any of the sections listed in Table 3.6-1 and all development within the PD-R will be required to comply with the City's LDRs.

- (b) **Public facilities standards.** The PD Master Plan shall ensure that impacts from the development are addressed for the following public facilities:
- (i) **Potable water.** The PD Master Plan shall establish the general location of on-site potable water facilities and how they will connect to the City's potable water system consistent with City laws, and how dedication of land, easements, and/or on-site construction of all potable water facilities/improvements will occur in a manner that complies with City laws.
 - (ii) **Wastewater.** The PD Master Plan shall establish the general location of on-site wastewater facilities and how they will connect to the City's or other wastewater lines and mains and sewer interceptor lines consistent with City laws, and how dedication of land, easements, and/or on-site construction of all wastewater facilities/improvements will occur in a manner that complies with City laws.
 - (iii) **Streets.** The PD Master Plan District shall establish the design of public streets within the PD-R in ways that comply with all applicable City standards, except that right-of-way, pavement widths, street widths, required materials, turning radii, and other design standards may be modified or reduced by the City Commission where it is found that:

- a. The reduction or modification is necessary as a traffic-calming measure;
 - b. The PD Master Plan provides for separation of vehicular, pedestrian, and bicycle traffic;
 - c. Access for emergency service vehicles is not substantially impaired;
 - d. Adequate off-street parking is provided for the uses proposed; and
 - e. Adequate space for public utilities is provided within the right-of-way.
- (iv) **Stormwater.** The PD Master Plan District shall establish the design of a stormwater management system within the PD-R in ways that comply with all applicable City standards.
- (v) **Other.** The PD Master Plan shall establish the responsibility of the landowner/developer for providing right-of-way and easements and for constructing on-site facilities for all other infrastructure located on the site of the proposed PD-R district, including but not limited to, electrical utility lines, telephone lines, cable TV lines, or the underground conduit for such features. The PD Master Plan shall also establish the responsibility of the landowner/developer to make any other improvements as required by City ordinances, to guarantee construction of all required improvements, and, if requested by the City, to dedicate these improvements to the City in a form that complies with City laws. The PD Master Plan shall also specify the ownership, operation, and maintenance provisions for all on-site facilities not dedicated to the City.

Evaluation & Findings: The PD Utility Plan submitted as part of the proposed PD Master Plan demonstrates the locations of public facilities necessary to serve future development internal to the subject property. A public facilities impact analysis has been included in this report. Potential impacts from the proposed PD on transportation, potable water, wastewater, recreation, solid waste, public schools, and stormwater facilities are not anticipated to negatively impact the level of service standard of any public facilities.

Two collector roadways are proposed, one travelling north-south and one travelling east-west. The east-west collector roadway is being provided for consistency with Objective 1.7 of the City of Alachua Comprehensive Plan, Transportation Element. One modification has been requested regarding the design of public streets, which would allow the block length to exceed 600 feet when a 20-foot-wide easement for a pedestrian way through the block is provided to enhance pedestrian circulation and maintain emergency access. In no case will block lengths be permitted to exceed 1,000 feet.

(D) *PD-COMM, Planned Development-Commercial District.*

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

Evaluation & Findings: The proposed PD-COMM district is ± 14.04-acres in size and exceeds the minimum size requirement of ten acres.

- (2) **Uses.** The uses allowed in the PD-COMM district are identified in Table 4.1-1, Table of Allowed Uses. Allowed uses are subject to any use regulations applicable to the PD-COMM district. A mix of retail and office with moderate and higher density residential uses above street levels is encouraged.

Evaluation & Findings: The proposed permitted uses are all those allowed in the PD-COMM district by Table 4.1-1 of the City's LDRs.

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

Evaluation & Findings: The density and intensity of the PD-COMM district development areas are identified on the proposed PD Master Plan and in the proposed PD Ordinance. In total, the proposed density is 0 dwelling units an acre for a total of 0 dwelling units, which is within the maximum of 15 dwelling units per acre provided by the Commercial future land use category. The maximum non-residential intensity is a floor area ratio of 0.25 for a total of 150,000 square feet, which is within the 0.5 floor area ratio provided by the Commercial future land use category.

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

Evaluation & Findings: The proposed PD Master Plan and PD Ordinance contain the required minimum dimensional criteria and include minimum setbacks from adjoining residential development or zone districts.

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

(a) ***General development standards.*** The following Table 3.6-3, Development Standards Applicable in the PD-COMM District, specifies the development standards applicable to development in the PD-COMM district, and the procedure for modifying a development standard:

TABLE 3.6-3: DEVELOPMENT STANDARDS APPLICABLE IN THE PD-COMM DISTRICT	
Development Standard	Procedure for Modification [1]
Off-Street Parking and Loading (Section 6.1)	Inclusion in a Master Parking Plan
Landscape/Tree Protection (Section 6.2)	Inclusion in an Alternative Landscaping Plan
Exterior Lighting (Section 6.4)	Inclusion in a Master Lighting Plan
Signage (Section 6.5)	Inclusion in a Master Sign Plan
Open Space (Section 6.7)	Modifications prohibited
Environmental Protection (Section 6.9)	
Concurrency Management (Section 2.4.14)	
NOTES:	
[1] Development standards shall only be modified in ways that are consistent with the general intent and purpose for the PD-Comm District.	

Evaluation & Findings: The proposed PD-COMM is not requesting any modifications to any of the sections listed in Table 3.6-3 and all development within the PD-COMM will be required to comply with the City's LDRs.

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

(i) ***Potable water.*** The PD Master Plan shall establish the general location of on-site potable water facilities and how they will connect to the City's potable water system consistent with City laws, and how dedication of land, easements, and/or on-site construction of all potable water facilities/improvements will occur in a manner that complies with City laws.

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

Evaluation & Findings: The PD Utility Plan submitted as part of the proposed PD Master Plan demonstrates the locations of public facilities necessary to serve future development internal to the subject property. A public facilities impact analysis has been included in this report. Potential impacts from the proposed PD on transportation, potable water, wastewater, recreation, solid waste, public schools, and stormwater facilities are not anticipated to negatively impact the level of service standard of any public facilities.

Two collector roadways are proposed, one travelling north-south and one travelling east-west. The east-west collector roadway is being provided for consistency with Objective 1.7 of the City of Alachua Comprehensive Plan, Transportation Element. One modification has been requested regarding the design of public streets, which would allow the block length to exceed 600 feet when a 20-foot-wide easement for a pedestrian way through the block is provided to enhance pedestrian circulation and maintain emergency access. In no case will block lengths be permitted to exceed 1,000 feet.

PUBLIC FACILITIES IMPACT ANALYSIS

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

Traffic Impact

The following impacts are expected on the roadway segments identified in Table 4-1.

Table 4-1. Affected Comprehensive Plan Roadway Segments¹

Segment Number ²	Segment Description	Lanes	Functional Classification	Area Type	LOS
3	U.S. Hwy 441 from MPO Boundary to CR 25A East Int.	4/D	Principle Arterial	Comm	D
4	U.S. Hwy 441 from CR 25A East Int. to SR 235	4/D	Principle Arterial	Urban Trans	D
8	SR 235 from NW 143 rd Place to US 441	2/U Bays	Major Collector	Comm	D
9	SR 235 from US 441 to NW 140 th Street	2/U Bays	Major Collector	Comm	D
15	CR 2054 from SR 235 to US 441	2/U	Major Collector	Comm	D
¹ City of Alachua Comprehensive Plan, Transportation Element. ² For developments generating more than 1,000 trips, affected roadway segments are identified as all those on which the development's potential impacts are five percent or greater of the maximum service volume of the roadway; and those wholly or partially located within 1/2 mile of the development's ingress/egress, or to the nearest intersecting major street, whichever is greater [Section 2.4.14(H)(2)(b) of the LDRs].					

Table 4-2. Projected Impact on Affected Comprehensive Plan Roadway Segments 3 & 4

Traffic System Category	Segment 3 US 441		Segment 4 US 441	
	AADT	Peak Hour	AADT	Peak Hour
Maximum Service Volume ¹	43,000	3,870	45,700	4,110
Existing Traffic ²	21,000	2,002	17,700	1,559
Reserved Trips ³	1,325	212	4,482	445
Available Capacity ³	20,675	1,656	23,518	2,106
Increase/ Decrease in Trips Generated by Development ⁴	4,267	337	8,534	673
Residual Capacity	16,408	1,319	14,984	1,433
Residual Percentage of Permitted Design Capacity Utilized (%)	61.84%	64.92%	67.21%	65.13%
¹ AADT & Peak Hour MSVs calculated using LOSPLAN 2012. County Facilities reflect a 10 percent reduction in the MSV calculated within LOSPLAN 2012 as set forth in the Generalized Tables for AADT / Peak Hour Volumes, FDOT 2018 Q/LOS Handbook. ² Florida Department of Transportation. (2025). <i>2024 Count Data</i> . Accessed via Florida Traffic Online April 2025. ³ Source: City of Alachua July 2025 Development Monitoring Report. ⁴ Trip Generation Formula: ITE Trip Generation 11th edition, ITE Code 210 x 340 dwelling unit + ITE Code 821 x 150 (thousand sq ft); Trip Distribution: Segment 3 - 50%; Segment 4 - 100%.				

Table 4-3. Projected Impact on Affected Comprehensive Plan Roadway Segments 8, 9, & 15

Traffic System Category	Segment 8 SR 235		Segment 9 SR 235		Segment 15 CR 2054	
	AADT	Peak Hour	AADT	Peak Hour	AADT	Peak Hour
Maximum Service Volume ¹	14,400	1,290	14,400	1,290	15,120	1,359
Existing Traffic ²	11,000	830	9,400	675	3,211	286
Reserved Trips ³	0	0	316	38	450	64
Available Capacity ³	3,400	460	4,684	577	11,459	1,009
Increase/ Decrease in Trips Generated by Development ⁴	853	67	853	67	2,560	202
Residual Capacity	2,547	393	3,831	510	88,99	807
Residual Percentage of Permitted Design Capacity Utilized	82.31%	69.53%	73.40%	60.47%	58.86%	40.62%
¹ AADT & Peak Hour MSVs calculated using LOSPLAN 2012. County Facilities reflect a 10 percent reduction in the MSV calculated within LOSPLAN 2012 as set forth in the Generalized Tables for AADT / Peak Hour Volumes, FDOT 2018 Q/LOS Handbook. ² Florida Department of Transportation. (2025). <i>2024 Count Data</i> . Accessed via Florida Traffic Online April 2025. ³ Source: City of Alachua July 2025 Development Monitoring Report. ⁴ Trip Generation Formula: ITE Trip Generation 11th edition, ITE Code 210 x 340 dwelling unit + ITE Code 821 x 150 (thousand sq ft); Trip Distribution: Segment 8 - 10%; Segment 9 - 10%; Segment 15 - 30%.						

Evaluation & Findings: The potential impacts generated by this amendment are not expected to adversely affect the level of service of the roadway segments identified above. The impacts that will be generated by the development are acceptable. A PD is a preliminary development order and impacts will be reevaluated at time of final PD plan approval.

Potable Water Impacts

Table 5. Potable Water Impacts

System Category	Gallons Per Day
Current Permitted Capacity ¹	2,300,000
Less Actual Potable Water Flows ¹	1,548,250
Reserved Capacity ²	394,967
Available Capacity	339,533
Increase/Decrease in Potable Water Demand from Application ³	95,000
Residual Capacity	244,533
Residual Percentage of Permitted Design Capacity Utilized	89.37%
¹ City of Alachua Public Services Department, April 2025 ² City of Alachua July 2025 Development Monitoring Report ³ Formula: 0.1 GPD/ sq ft non-residential x 150,000 sf + (Per City of Alachua Comprehensive Plan, Community Facilities Element Policy 4.1.c(2)) 275 GPD / Unit x 340 dwelling units	

Evaluation & Findings: The potential impacts generated by this amendment are not expected to adversely affect the level of service of the City's potable water system. The impacts that will be generated by the development are acceptable. A PD is a preliminary development order and impacts will be reevaluated at time of final PD plan approval.

Sanitary Sewer Impacts

Table 6. Sanitary Sewer Impacts

System Category	Gallons Per Day
Treatment Plant Permitted Capacity ¹	1,500,000
Less Actual Treatment Plant Flows ¹	764,000
Reserved Capacity ²	365,723
Available Capacity	321,277
Increase/Decrease in Sanitary Sewer Demand from Application ³	86,500
Residual Capacity	234,777
Residual Percentage of Permitted Design Capacity Utilized	84.35%
¹ City of Alachua Public Services Department, April 2025 ² City of Alachua July 2025 Development Monitoring Report ³ Formula: 0.1 GPD/ sq ft non-residential x 150,000 sf + (Per City of Alachua Comprehensive Plan, Community Facilities Element Policy 4.1.c(2)) 250 GPD / Unit x 340 dwelling units	

Evaluation & Findings: The potential impacts generated by this amendment are not expected to adversely affect the level of service of the City's sanitary sewer system. The impacts that will be generated by the development are acceptable. A PD is a preliminary development order and impacts will be reevaluated at time of final PD plan approval.

Solid Waste Impacts

Table 7. Solid Waste Impacts

System Category	Pounds Per Day	Tons Per Year
Existing Demand ¹	44,060.00	8,040.95
Reserved Capacity ²	28,704.04	5,238.49
Increase/Decrease in Demand Generated by Application ³	973.82	177.72
New River Solid Waste Facility Anticipated Capacity ⁴	30+ Years	
1 Bureau of Economic & Business Research, University of Florida, Estimates of Population by County and City in Florida (2023); Policy 2.1.a, Community Facilities Element. Formula: 11,015 Persons x 0.73 tons per year. 2 City of Alachua July 2025 Development Monitoring Report 3 Formula: Per City of Alachua Comprehensive Plan, Community Facilities Element Policy 2.1.a: 0.73 tons / year per capita (340 dwelling units x 2.6 persons per dwelling unit) Non-residential formula: Scincero and Scincero; Environmental Engineering: A Design Approach. Prentice Hall, New Jersey, 1996: (12 lbs. / 1,000 sq ft / day) 4 New River Solid Waste Association, April 2025		

Evaluation & Findings: The potential impacts generated by this amendment are not expected to adversely affect the level of service of the City's solid waste facilities. The impacts that will be generated by the development are acceptable. A PD is a preliminary development order and impacts will be reevaluated at time of final PD plan approval.

Recreation Facilities

Table 8-1. Recreational Impacts

System Category	Acreage
Existing City of Alachua Recreation Acreage ¹	135.48
Acreage Required to Serve Existing Population ²	56.48
Reserved Capacity ¹	12.44
Available Capacity	66.56
Increase/Decrease in Recreation Acreage Demand by Development ³	4.42
Residual Capacity	62.14
Residual Percentage of Recreation Acreage Capacity Utilized	54.13%
¹ City of Alachua July 2025 Development Monitoring Report ² Bureau of Economic & Business Research, University of Florida, Estimates of Population by County and City in Florida (2023); Policy 1.2.b, Recreation Element. Formula: 11,015 Persons x (5 acres / 1,000 persons). ³ Formula: Per City of Alachua Comprehensive Plan, Recreation Element Policy 1.2.b: 2.6 persons per unit * 340 units * (5 acres / 1,000 persons)	

Table 8-2. Passive Recreational Impacts

System Category	Acreage
Existing Improved Passive Park Space ¹	34.82
Minimum Improved Passive Park Space Required to Serve Existing Population ^{1, 2}	11.02
Reserved Capacity ^{1, 2}	2.49
Available Improved Passive Park Space	21.04
Increase/Decrease in Improved Passive Park Space Demand by Development ³	0.88
Residual Capacity	20.16
Residual Percentage of Improved Passive Park Space Capacity Utilized	42.10%
¹ City of Alachua May 2024 Development Monitoring Report ² Formula: Per City of Alachua Comprehensive Plan, Recreation Element Policy 1.2.b: Acreage Required * 0.20 ³ Formula: Per City of Alachua Comprehensive Plan, Recreation Element Policy 1.2.b: 2.6 persons per unit * 340 units * (5 acres / 1,000 persons) * 0.20	

Evaluation & Findings: The potential impacts generated by this amendment are not expected to adversely affect the level of service of the City's recreation facilities. The impacts that will be generated by the development are acceptable. A PD is a preliminary development order and impacts will be reevaluated at time of final PD plan approval.

Public School Facilities

A School Capacity Review was submitted to The School Board of Alachua County (SBAC) in accordance with the City's Comprehensive Plan, specifically Policies 1.1.b, 1.1.c, 1.1.e, and 1.1.f of the Public School Facilities Element. According to the School Capacity Review report submitted to the City by the School Board of Alachua County on September 20, 2024, capacity is currently available at the elementary, middle, and high school levels to support the proposed development. A PD is a preliminary development order and impacts will be reevaluated at time of final PD plan approval.

EXHIBIT "A"
TO
PR24-0002
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STAFF REPORT

TABLE 4.1-1, TABLE OF ALLOWED USES
CITY OF ALACHUA LAND DEVELOPMENT REGULATIONS

Table 4.1-1. Table of Allowed Uses																								
P = Permitted use						S = Special exception permit					A = Allowed in the PD districts						Blank cell = Prohibited							
Use Category/Use Type	CSV	A	Residential								Business								Planned Development				Use Specific Standards (Sec. 4.3)	
			Single-Family (RSF)				Mobile Home (RMH)		Multiple Family (RMF)		OR	CN	CC	CBD	CI	CP	ILW	IG	GF	COMM	R	TND		EC
			1	3	4	6	5	P	8	15														
RESIDENTIAL USES																								
	Household living																							
	Dwelling, live/work		P						P	P	P	P	P	P		P	P			A	A	A	A	
	Cottage neighborhood															P								4.3.1(A)(5)
	Dwelling, manufactured home		P	P	P	P	P	P	P	P												A	A	4.3.1(A)(1), (2)
	Dwelling, mobile home		P					P	P															4.3.1(A)(1)
	Dwelling, multiple-family						S			P	P	P		P	P	P	P				A	A	A	4.3.1(A)(3)
	Dwelling, single-family attached						P			P	P	P			P	P	P				A	A		4.3.1(A)(3)
	Dwelling, single-family detached		P	P	P	P	P			P	P	P			P		P					A	A	4.3.1(A)(4)
	Dwelling, townhouse				S	S	S			P	P	P				P	P				A	A		4.3.1(A)(3)
	Dwelling, two-to four-family				S	S	P			P	P	P			P	P	P				A	A		4.3.1(A)(3)
	Mobile home park								P															4.3.1(A)(1)
	Upper story dwelling									P	P	P	P	P	P	P				A		A	A	

Group living																								
Co-housing		P				P	P	P																4.3.1(B)(1)
Community residential home (6 or fewer residents)		P	P	P	P	P	P	P	P	P	P			P								A	A	4.3.1(B)(2)(b)
Community residential home (7—14 residents)					S	S			P	P	P													4.3.1(B)(2)(c)
Dormitory		P							S	P			P				S					A	A	4.3.1(B)(3)
Group home (15 or more residents)		S				S			S	S	S											A		
Roominghouse				S	S	S			P	P														
PUBLIC AND INSTITUTIONAL USES																								
Community services																								
Community center		S				S	S	S	S	S		P		P					P	A	A	A		4.3.2(A)
Cultural facility									S	S	P	P	P	P		P			P	A	A	A	A	4.3.2(A)
Library						S			P	P	P	P	P	P					P	A	A	A	A	4.3.2(A)
Senior center						S	P	P	P	P		P	P	P					P		A	A		4.3.2(A)
Youth club facility						S	P	P	P	P		P	P	P					P		A	A		4.3.2(A)
Day care																								
Adult care center		S	S	S	S	S	S	S	S	S	S	S	S	S						A	A	A	A	
Child care center		S		S	S	S	S	S	P	P	P	P	P	P		P				A	A	A	A	4.3.2(B)(1)
Day care home (up to and including 6 persons)		S	S	S	S	S	S	S	S	S	P	P	P	P							A			
Overnight child care center		S				S	S	S	P	P	P	P	P	P									A	4.3.2(B)(1)

Educational facilities																								
College or university							S		P	P	S		P	P	P	P	P	P	P	A	A	A	A	
School		P	S	S	S	P	P	P	P	P			P	P					P	A	A	A		4.3.2(C)(1)
Vocational school						S	S	S	P	P	S	P	P	P	P	P	P	P	P	A	A	A	A	4.3.2(C)(1)
Government facilities																								
Government maintenance, storage, and distribution facility														S	S	P		P	P	A			A	4.3.2(D)
Government office											P		P	P	P	P			P	A		A	A	4.3.2(D)
Post office						S	S	S	S	S	P	P	P	P	P	P			P	A	A	A	A	4.3.2(D)
Health care facilities																								
Blood collection facility															P	P	P	P		A			A	
Birth center											P	S	P	P	P	P				A		A	A	
Hospital		S							S	S			P	P			P		P	A		A	A	4.3.2(E)(1)
Medical and dental clinic											P	S	P	P	P	P				A		A	A	
Medical and dental lab													P		P	P	P	P		A			A	
Medical marijuana dispensing																								
Outpatient facility									S	S		S	P	P	P					A		A	A	4.3.2(E)(2)
Institutions																								
Assisted living facility		S			S	S			P	P	S									A	A	A	A	
Auditorium												S	P	P	S	P	P		P	A			A	4.3.2(F)(1)

Convention center													S	P	P	S	P	S		P	A			A	4.3.2(F)(1)
Drug and alcohol treatment facility														P											
Nursing home		S								S	S	P		P	P						A		A		
Psychiatric treatment facility														P							A				
Religious institution, with seating capacity less than 300 in sanctuary or main activity area		P	S	S	S	P	P	P	P	P	P	P	P	P	P	P	P	P		P	A	A	A	A	4.3.2(F)(2)
Religious institution, with seating capacity of 300 or greater in sanctuary or main activity area, or with accessory schools, day care centers with more than 50 children, or recreational facilities		P	S	S	S	S	S	S	S	S	S	S	S	P	P	P	P	P		P	A	A	A	A	4.3.2(F)(2)
Parks and open areas																									
Arboretum		P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		P	A	A	A	A	
Botanical garden		P	P	P	P	P	P	P	P	P	P	P	P	P	P	P			P	A	A	A	A		
Cemetery, columbaria, mausoleum		P				S	S	S	S	S			P		P				P						

Community garden		P	P	P	P	P	P	P	P	P						P			P		A	A	A	
Golf course, public		P	P	P	P	P	P	P	P	P						P	P		P	A	A	A	A	
Park, private and public	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	A	A	A	A	
Public square		S	S	S	S	S	P	P	P	P	P	P	P	P	P	P	P	P	P	A	A	A	A	
Recreational trail	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	A	A	A	A	
Resource-based recreation uses, nonintensive	P	P	P	P	P	P	P	P	P	P	P	P				P	P		P	A	A	A	A	
Resource-based recreation uses	S	S	P	P	P	P	P	P	P	P						P			P	A	A	A	A	
Public safety																								
Fire and EMS		P		S	S	S	S	S	P	P	P	P	P	P	P	P	P		P	A	A	A	A	4.3.2(G)
Police station		P		S	S	S	S	S	P	P	P	P	P	P	P	P	P	P	P	A	A	A	A	4.3.2(G)
Substation for fire and City police		P			S	P	P	P	P	P	P	P	P	P	P	P	P	P	P	A	A	A	A	4.3.2(G)
Transportation																								
Airport		S											S		S			S	P				A	
Airplane landing strip		S											S		S			S	P	A	A		A	4.3.2(H)(1)
Helicopter landing facilities		S							S	S			S	S	S	S	S	S	P	A			A	4.3.2(H)(2)
Passenger terminal, surface transportation													S		P	P	P	P	P	A				
Utilities																								
Wireless communication tower and/or antenna, freestanding	S	P	S	S	S	S	S	S	S	S	S	S	P	S	P	P	P	P	P	A	A	A	A	4.3.2(I)(1)

Wireless communication antenna, collocation on existing tower	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	A	A	A	A	4.3.2(I)(1)
Wireless communication antenna, placement on existing building	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	A	A	A	A	4.3.2(I)(1)
Railroad right-of-way	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	A	A	A	A	
Utility, major		S	S	S	S	S	S	S	S	S			S	S	S	S	S	S	P		A	A	A	A	4.3.2(I)(3)
Utility, minor		P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		A	A	A	A	4.3.2(I)(4)
AGRICULTURE																									
Agriculture																									
General use category		P																							
Medical marijuana cultivation																									
Non-medical marijuana cultivation																									
Animal husbandry																									
General use category		P																							
Horticulture																									
General use category		P																							
Agriculture support and services (directly related)																									
Agricultural processing		P																							4.3.3(A)(1), (2)
Agri-education		P																							4.3.3(A)(1)

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Agriculture support and services (not directly related)																						
Agricultural research facility		P													P	P	P					4.3.3(B)(1)
Animal care business		P														P						
Auction arena for livestock		S														S	S					
Central farm distribution hub for agricultural products		P														P	P					4.3.3(B)(1)
Equestrian facility		P																				4.3.3(B)(2)
Fair grounds		S																	A			
Farm machinery repair		P												P		P						
Farm machinery sales, rental, and service		P												P		P			A			
Landscape services		S																				4.3.3(B)(4)
Stable		P																				4.3.3(B)(3)
Animal sales, service and care																						
Animal hospital		P										P		S					A			4.3.3(C)(1)
Animal shelter		S										S		P					A			4.3.3(C)(2)
Animal grooming		P										P	P	P			P		A			
Kennel, indoor		P						S	S		S	P		S	P	P			A		A	4.3.3(C)(3)
Kennel, outdoor		P									P			P		P	P		A			4.3.3(C)(4)
Veterinary clinic		P										P	P	P	P				A		A	4.3.3(C)(5)
BUSINESS																						
Eating establishments																						
Ice cream shop									S	S	S	P	P	P	P	P			A	A	A	

Mobile food dispensing vehicle														P		P	P	P	P		A	A	A	A	4.3.4(A)(3)
Restaurant, indoor seating only									S	S	S	P	P	P	P	P	P				A	A	A	A	
Restaurant, with outdoor seating									S	S	S	P	P	P	P	P	S				A	A	A	A	4.3.4(A)(1)
Restaurant, with drive-through or drive-in service													P		P	S	S				A			A	4.3.4(A)(2)
Specialty eating establishment									S	S	S	P	P	P	P	P					A	A	A	A	
Conference and training centers																									
Conference center		S							S	S				P	P	P	P	P		S	A		A	A	4.3.4(B)(1)
Rural agricultural corporate retreat		P																							4.3.4(B)(2)
Industrial services																									
Building, heating, plumbing, or electrical contractors																P	P	P			A				
Electric motor repair																		P							4.3.4(C)(1)
Fuel oil distributor																		P							
General industrial service													P	P	P	P	P						A		
Heavy equipment sales, rental, or repair															P			P							4.3.4(C)(2)

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Arena, amphitheater, auditorium, stadium		S												S	S	S		S	S	P	A	A	A	A	4.3.4(F)(1)
Commercial recreation, outdoor		S														P				P	A		A	A	
Golf course, private		P	P	P	P	P	P	P	P	P							P	P				A	A	A	
Retail sales and services																									
Auction house		P														P					A				4.3.4(G)
Bar, nightclub, or cocktail lounge												S	P	P	P						A		A		4.3.4(G)(1)
Convenience store									S	S		P	P	S	P	P	S				A	A	A		4.3.4(G)(2)
Department or discount store													P	P	P						A		A		4.3.4(G)
Drug store or pharmacy (stand alone)													P	P	P	P					A				4.3.4(G)(3)
Crematory		S													S		P	P						A	4.3.4(G)
Entertainment establishment													P	P	P	P					A				4.3.4(G)
Financial institution									S	S	P	P	P	P	P	P					A	A	A	A	4.3.4(G)(4)
Funeral home									S			P	P	P							A				4.3.4(G)
General media store												P	P	P	P						A	A	A		4.3.4(G)
Liquor store												S	P	P	P						A		A		4.3.4(G)
Laundromat														P	P						A				4.3.4(G)(5)
Microbrewery														P	P	P	P				A		A		4.3.4(G)(11)
Non-medical marijuana dispensing																									

Pawn shop															P						A				4.3.4(G)(8)
Precious metals dealer															P						A				4.3.4(G)(9)
Personal services establishment								S	S		P	P	P	P	P						A		A		4.3.4(G)(6)
Repair establishment											S	P	P	P							A				4.3.4(G)
Sales establishment								S	S		S	P	P	P	P						A	A	A		4.3.4(G)
Tattoo parlor/Body-piercing studio															P						A				4.3.4(G)(10)
Large-scale retail establishments ≥ 20,000 sf, but < 80,000 sf													P		P						A		A		4.3.4(G)(7)
Large-scale retail establishments ≥ 80,000 sf												S			S						A				4.3.4(G)(7)
Cigar/hookah bar															P						A				4.3.4(G)(12)
Smoke shop															P						A				4.3.4(G)(12)
Self-service storage																									
All uses														P		P	S	P	P						4.3.4(H)
Sexually oriented business																									
Sexually oriented cabaret															P										4.3.4(I)
Sexually oriented media store															P										4.3.4(I)
Sexually oriented motion picture theater															P										4.3.4(I)
Sex shop															P										4.3.4(I)

Vehicles, sales and services																							
Automobile body shop															P		P	P					4.3.4(J)(1)
Automobile parts sales												S		P		P	P		A				
Automobile rental and sales												S		P					A				4.3.4(J)(2)
Automobile repair and servicing		S												S		P	P		A				4.3.4(J)(3)
Automobile service station										S	S	P	P		P	P		A					
Automobile service station with wash and detail														P					A				
Boat and marine rental and sales												P		P					A				4.3.4(J)(4)
Carwash or auto detailing														P					A				4.3.4(J)(5)
Gasoline sales										S	P	P	P		S	S		A			A		4.3.4(J)(6)
Recreational vehicle rental and sales														P			P		A				4.3.4(J)(2)
Taxicab service											P	P	P						A				
Tire sales and mounting											P		P						A				4.3.4(J)(7)
Towing service														P					A				4.3.4(J)(8)
Transmission or muffler shop														P					A				4.3.4(J)(7)
Truck or tractor rental or sales														P			P						4.3.4(J)(2)
Visitor accommodations																							
Bed and breakfast		P	S	S	S	S			S	S	S	S		P		P			A	A	A		4.3.4(K)(1)

Bed and breakfast inn									S	S	S	S		S		P				A		A		4.3.4(K)(2)
Hotel or motel												S	P	P	P	P				A		A	A	4.3.4(K)(4)
Warehouse and freight movement																								
Cold storage plant																	P							
Parcel services															P	P	P	P		A				4.3.4(L)(1)
Truck or freight terminal																	S	P						4.3.4(L)(1)
Warehouse (distribution)																P	P	P						4.3.4(L)(1)
Warehouse (storage)																P	P	P		A				4.3.4(L)(1)
Outdoor storage (as a principal use)																	S	S						4.3.4(L)(2)
Waste-related services																								
Energy recovery plant		S																						
Hazardous waste collection sites																	P							
Incinerator		S																S						
Landfill		S																S	S					
Landspreading of wastes		S																S						
Recycling dropoff center														S		S	S			A		A	A	4.3.4(M)(1)
Recycling and salvage center		S															P							4.3.4(M)(2)
Salvage and junkyard																	P							4.3.4(M)(3)
Tire disposal or recycling																	S							4.3.4(M)(3)

Waste composting		S															P						
Wholesale sales																							
All uses															S	P	P	P					
¹ This use type prohibits petroleum refining, rendering, mining and manufacture of chemicals, fertilizers, paint, turpentine, etc., but allows manufacture of automobiles and computers. See definitions for further details. Asphalt/concrete batch plants are considered a subuse type of manufacturing, heavy.																							

EXHIBIT “B”
TO
PR24-0002
THE HAMMOCK REZONING
STAFF REPORT

DRAFT ORDINANCE 25-XX
AND DRAFT PD AGREEMENT

ORDINANCE 25-XX

AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA, RELATING TO THE AMENDMENT OF THE OFFICIAL ZONING ATLAS FROM AGRICULTURAL (“A”) (COUNTY) TO PLANNED DEVELOPMENT – RESIDENTIAL (“PD-R”), PLANNED DEVELOPMENT – COMMERCIAL (“PD-COMM”), AND CONSERVATION (“CSV”) ON A ± 111.25-ACRE SUBJECT PROPERTY; GENERALLY LOCATED SOUTH OF THE INTERSECTION AT US HIGHWAY 441 AND RACHEL BOULEVARD (CR 2054); TAX PARCEL 03957-000-000; REPEALING ALL ORDINANCES IN CONFLICT; PROVIDING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, an application for a site-specific amendment to the Official Zoning Atlas (“Amendment”), as described below, has been filed with the City by CHW, LLC (“Agent”) on behalf of San Felasco Research Ventures, LLC, a Florida corporation (“Owner”); and,

WHEREAS, the Owner desires to obtain approval for a Planned Development – Residential (“PD-R”) and a Planned Development – Commercial (“PD-COMM”) in the City, together known as The Hammock Planned Development (“Project”); and,

WHEREAS, the Owner wishes to construct the Project, consisting of a maximum of 340 residential units and a maximum of 150,000 square feet of non-residential uses on the subject property, the legal description of which is attached hereto as Exhibit “A” and is referred to as the “Property”; and,

WHEREAS, the Owner also desires to obtain approval for a Conservation (“CSV”) zone district on the subject property, the legal description of which is attached hereto as Exhibit “B”; and,

WHEREAS, a duly advertised quasi-judicial public hearing was conducted on the Amendment on August 12, 2025, by the City of Alachua Planning and Zoning Board, sitting as the Local Planning Agency (“LPA”), and the LPA reviewed and considered comments received during the quasi-judicial public hearing concerning the application and made its recommendation for _____ to the City Commission; and,

WHEREAS, the City Commission considered the recommendations of the LPA at duly advertised quasi-judicial public hearings on _____, 2025, and _____, 2025, and provided for and received public participation at both public hearings; and,

WHEREAS, the City Commission has determined and found the proposed Amendment to be consistent with the City of Alachua Comprehensive Plan and Land Development Regulations; and,

WHEREAS, for reasons set forth in this Ordinance that is hereby adopted and incorporated as findings 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. Findings of Fact and Conclusions of Law

1. The above recitals are true and correct and incorporated herein by reference.
2. The proposed Amendment is in compliance with the City of Alachua Land Development Regulations.
3. The amendment will not cause a reduction in the adopted level of service standards for transportation, potable water, sanitary sewer, solid waste, stormwater, recreation, or public schools.

Section 2. Official Zoning Atlas Amended

The Official Zoning Atlas is hereby amended from Agricultural (“A”) (County) to Planned Development – Residential (“PD-R”), Planned Development – Commercial (“PD-COMM”), and Conservation (“CSV”) for the Property in accordance with the legal descriptions found in Exhibit “A” and Exhibit “B” and map found in Exhibit “C” attached hereto and incorporated herein.

Section 3. Planned Development Master Plan and Planned Development Agreement

The Planned Development Master Plan (“PD Master Plan”) found in Exhibit “D” and the Planned Development Agreement (“PD Agreement”) found in Exhibit “E” of this PD Ordinance are hereby approved and adopted concurrent with the approval of this PD Ordinance for a period of 10 years from the date of final approval by the City Commission.

Section 4. Development Parameters

These development parameters shall apply to any development proposed within the PD-R or PD-COMM zone districts as adopted by Section 2 of this Ordinance and as described by Exhibits “A” and “C”. These development parameters shall not apply to the CSV zone district as adopted by Section 2 of this Ordinance and as described by Exhibits “B” and “C”.

1. The development shall be developed in two or more phases. This PD Ordinance and the PD Agreement found in Exhibit “D” shall be valid for a period of 10 years from the date of final approval by the City Commission, unless otherwise extended by the City Commission through an amendment to this PD Ordinance.
2. The development shall consist of uses including single-family detached, uses consistent with the PD-COMM zoning district, and buffer/common areas as shown on the PD Master Plan in Exhibit “C”. The density, intensity, allowable uses, and acreage, where applicable, for each development area are as follows:

Maximum Development Area & Density/ Intensity	Allowable Uses	Maximum Potential Development	Acres	Percentage of PD
Development Area ‘A’ o DUA o.25 FAR	• Amenity center¹; • Recreational trails; • Parks; • Stormwater management facilities; and, • All allowed uses within the PD-COMM district as shown in Table 4.1-1, Table of	o dwelling units 150,000 square feet non-residential	± 14.0	± 12.5%

Maximum Development Area & Density/ Intensity	Allowable Uses	Maximum Potential Development	Acres	Percentage of PD
Development Area 'A' (Continued)	Allowed Uses, of the City's Land Development Regulations, including, but not limited to: • Child care center; • School; • Post office; • Assisted living facility; • Golf course, public; • Restaurant, indoor seating only; • Restaurant, with outdoor seating; • Restaurant, with drive-through or drive-in service; • Specialty eating establishment; • Offices; • Commercial recreation, indoor; • Commercial recreation, outdoor; • Bar, nightclub, or cocktail lounge; • Drug store or pharmacy (stand alone); • Entertainment establishment; • Financial institution; • Microbrewery; and, • Hotel or motel.			
Development Area 'B' 3.79 DUA² 0.004 FAR	• Dwelling, single-family detached; • Amenity center¹; • Recreational trails; • Parks; and • Stormwater management facilities.	340 dwelling units 15,000 square feet non-residential	± 79.4	± 77.5%

Maximum Development Area & Density/ Intensity	Allowable Uses	Maximum Potential Development	Acres	Percentage of PD
Development Area 'C' (Buffer/Common Area) N/A	• Low-intensity passive recreation or active recreation, such as: • Nature trails; • Wildlife viewing areas; • Parks; • Other recreation activities; and, • Stormwater management facilities	N/A	± 10.4	± 10%
1. Amenity centers shall only be comprised of residential amenities that may include clubhouses, playgrounds, pools, athletic facilities, and passive or active recreation opportunities, etc. 2. Residential density in area B is based on the gross acreage of the PD-R portion of the Project (the acreage of area B plus area C for a total of ± 97.8-acres), not the net area of area B, which is an area calculate exclusive of buffer/common area.				

3. The dimensional standards for the allowable uses, where applicable, for the Project are as follows:

Allowable Use	Min. Lot Area (Sq. Ft.)	Min. Lot Width (Ft.)	Max. Lot Coverage	Min. Setbacks (Ft.)			Max. Height
				Front ³	Side ⁴	Rear	
Dwelling, single-family detached ¹	4,800	40	60%	10	3	10	35
All other uses ^{1,2}	22,000	None	None	5	5	5	45
1. Residential structures shall be set back a minimum 25-feet from adjacent lands containing existing residential uses or vacant lands classified as RSF-1, RSF-3, RSF-4, or RSF-6. 2. Non-residential buildings shall be set back a minimum 15', if parking is adjacent to lands containing existing residential uses or vacant lands classified as RSF-1, RSF-3, RSF-4, or RSF-6. 3. For street-facing garages, the garage portion of the structure shall be set back a minimum of 20 feet. 4. The side setback may be reduced to 0; on one side of the lot as long as a minimum separation consistent with Florida Building Code is maintained. This provision shall not apply to street-facing side yards.							

4. A final PD plan shall consist of a site plan or preliminary plat.
5. A final PD plan shall for development on the Property shall be consistent with the City of Alachua Comprehensive Plan, the City's Land Development Regulations, approved PD Master Plan, PD Agreement, and this PD Ordinance, and includes the following requirements:
 - a. General Requirements:
 - i. The Owner, their successors and/or assigns, shall be responsible for the provision of infrastructure for the project. This shall include all on-site and off-site improvements, including transportation system or utility improvements, deemed necessary to support the development by the City in the City's sole discretion. Off-site improvements deemed necessary to support the development by the City in the City's sole discretion shall be consistent with the City of Alachua Comprehensive Plan and in compliance with the City's Land Development Regulations in existence at the time the development requiring the infrastructure is proposed and shall be supported by appropriate data and analysis that identifies a specific impact from the proposed development. If off-site improvements are required by the City, it shall be limited to the areas or infrastructure impacted by the proposed development. The data and analysis used to justify the requirement for off-site improvements will be provided by traffic study data, reports, or other infrastructure analysis that identify proportional impacts from the proposed development. The data and analysis will be provided by the Owner, their successors and/or assigns, and reviewed by the City. The Owner, their successors and/or assigns, shall pay for any consultants or experts the City deems necessary to review the data and analysis provided.
 - ii. Facilities constructed on-site that are not dedicated to the City for maintenance shall be the responsibility of a legally established property owners' association in compliance with Section 7.7 of the City's Land Development Regulations. The property owners' association shall have the transponibility of maintenance of all common areas. In the event common areas and required open space areas, as mandated by Sections 6.7.6, 6.9.3, and 7.8.1 of the City's Land Development Regulations are not owned by a property owners' association, such areas shall be burdened by an easement that requires a property owners' association or another entity approved by the City to maintain such areas, and that restricts such areas in accordance with the City's requirements for such areas.
 - iii. The Owner, their successors and/or assigns, shall submit a utility system plan as part of the construction plans for the proposed site plan or preliminary plat.
 - iv. Utilities shall be extended throughout the Project within areas designated as public rights-of-way to the maximum extent practicable. Utility infrastructure which must run outside a public right-of-way, and which will be maintained by the City, shall be located in easements approved and accepted by the City granting access and maintenance of such infrastructure.
 - v. A final PD plan shall include the exact number of residential dwelling units, as well as precise information regarding the layout of open space, traffic and pedestrian circulation, and stormwater management.
 - b. Transportation Requirements:
 - i. The ingress/egress points to the Property shall be located as depicted on the approved PD Master Plan. The design of all proposed roadways shall be consistent with the applicable standards of Article 7 of the City's Land Development Regulations, the City's Design and Construction Requirements (latest edition at the time of review of site plan or construction plans), and the approved PD Master Plan.

- ii. Roadway shifts of less than 75 feet (measured centerline to centerline) shall be permitted as minor deviations from the approved PD Master Plan per Section 2.4.3(D)(8) of the City's Land Development Regulations.
 - iii. The design of proposed roadways shall be reviewed and approved as part of construction plans submitted for the subdivision review process, as further described in Section 2.4.10 of the City's Land Development Regulations, or site plan review or infrastructure plan review process, as further described in Section 2.4.9 of the City's Land Development Regulations.
 - iv. A traffic impact analysis ("TIA") shall be required as part of an application for final PD plan approval.
 - v. Residential lots fronting a collector roadway with a right-of-way greater than 60-feet in width, specifically, the east-west collector as shown on the approved PD Master Plan, or any arterial roadway, shall not be granted driveway access from said collector or arterial roadway and may only be rear loaded. Common alleyways, no less than 12-feet in width, may be used to accomplish rear loading, trash collection, and other service delivery if the proper easements or rights-of-way have been provided.
 - vi. The east-west collector roadway with a right-of-way greater than 60-feet in width as shown on the approved PD Master Plan shall be designed in general conformance with the San Felasco Parkway Corridor Analysis: Parkway Alignment Study Report, except for that said collector shall be designed for travel speeds of 35 miles per hour, unless otherwise determined to be infeasible or undesirable to the City in its sole discretion.
 - vii. A 100-foot right-of-way to accommodate a future roadway connection in general conformance with the City of Alachua Comprehensive Plan, City of Alachua Future Traffic Circulation Map, and San Felasco Parkway Corridor Analysis: Parkway Alignment Study Report shall be provided and dedicated to the City no later than such time of Development Parameter 5.e.v of this PD Ordinance. The location of such right-of-way shall generally be between the westernmost proposed future secondary access point as shown on the PD Master Plan and the right-of-way known as Research Circle.
- c. Pedestrian and Street Improvements:
- i. The Owner, their successors and/or assigns, shall be responsible to design, obtain all applicable permits, and construct all pedestrian and street improvements in accordance with Article 7 and any other pertinent section of the City's Land Development Regulations, subject to the following:
 - 1. Block lengths in area B may exceed 600-feet in length. Block lengths greater than 600' in length shall include a minimum 20-foot-wide easement for a pedestrian way through the block. In no case shall block lengths exceed 1,000-feet.
 - 2. Traffic calming measures shall be used to connect mid-block cuts with each other or other elements of the pedestrian circulation network and may include raised pedestrian crossings, change in materials, bulb-outs, or other similar measures approved by the City in its sole discretion. These pedestrian ways shall be privately maintained, unless a separate agreement is made between the Owner, their successors and/or assigns, and the City of Alachua Public Services Department.

d. Electric System Requirements:

- i. The Owner, their successors and/or assigns, shall be responsible for all costs associated with connection to the electric system of the electric service provide as necessary to serve the Project.

e. Potable Water and Wastewater System Requirements:

- i. The Owner, their successors and or/assigns, shall be responsible for all costs associated with connection to the City's potable water and wastewater systems as necessary to serve the project.
- ii. No new wells will be allowed in the Project. No new septic or other self-contained waste water systems will be allowed in the Project. All development within the Project will be required to connect to the City's potable water and wastewater systems.
- iii. Water systems shall be designed to provide fire flow rates that conform to the current standards of the Florida Fire Prevention Code, the Florida Building Code, and Chapter 633, Florida Statutes.
- iv. The locations of proposed lift stations are approximate as depicted in the PD Utility Plan as part of the approved PD Master Plan. The applicant will be required to coordinate exact location and design of future lift stations with the City of Alachua Public Services Department.
- v. A 100-foot right-of-way to accommodate necessary utility connections between Research Circle and the Property as shown on the PD Utility Plan as part of the approved PD Master Plan shall be provided and dedicated to the City no later than such time that said utilities are proposed to be installed. The location of such right-of-way shall generally be between the westernmost proposed future secondary access point as shown on the PD Master Plan and the right-of-way known as Research Circle.

f. Landscape and Open Space Requirements

- i. The Owner, their successors and/or assigns, shall submit a landscaping and buffering plan as part of any final PD plan. The landscaping and buffering plan shall meet the requirements established by the approved PD Master Plan and Sections 6.2 and 6.3 of the City's Land Development Regulations.
- ii. The Owner, their successors and/or assigns, shall submit an open space plan as part of any final PD plan. The open space plan shall meet the minimum requirements established by Section 6.7 of the City's Land Development Regulations.

g. Stormwater and Environmental Requirements:

- i. The Owner, their successors and/or assigns, shall design, obtain all applicable permits, and construct a stormwater management system necessary to serve the development. Stormwater management facilities shall be constructed concurrent with development of the Project. Sufficient stormwater capacity consistent with Section 6.9.3 of the City's Land Development Regulations must be provided concurrent with site improvements of the Project. On-site soil shall be appropriately prepared so as to alleviate any drainage issues.
- ii. Any final PD plan shall include detailed geotechnical mapping and evaluation to identify and address any potential karst features or active ground loss areas.
- iii. The Owner, their successors and/or assigns, shall provide a listed species and habitat survey as part of any final PD plan for the Project, including a 100% gopher tortoise and burrowing owl survey. Standard measures of protection for eastern indigo snakes

are required, if documented. The survey shall document if any listed species are observed on the Property. If a listed species is observed on the Property, the updated survey shall provide recommendations to address potential impacts to the listed species and to identify any permitting requirements of any local, state, or federal governmental agencies. Any submitted listed species and habitat survey shall be acceptable to the City for a period of no more than three years from the original date of the survey.

- iv. If any wetlands are identified on the Property, such areas shall be field-delineated using professionally accepted methodology. All development in and/or near wetland areas shall be consistent with the City of Alachua Comprehensive Plan and in compliance with the City of Alachua Land Development Regulations and shall grant conservation easements or other appropriate mechanisms, as determined by the City, to protect wetland areas. Any submitted wetland delineations shall be acceptable to the City for a period of no more than three years from the original date of delineation.
 - v. All final PD plans shall be consistent with the goals, objectives, and policies of the City of Alachua Comprehensive Plan including, but not limited to, those goals, objectives, and policies related to the eradication of invasive exotic plant species.
 - vi. The Owner, or their successors and/or assigns, shall, concurrent with development of the Project, remove and destroy all Category I and II exotic plant species, as published in the most current version of the Florida Exotic Plant Council's List of Invasive Plant Species, located on the Property. Thereafter, the Owner, or their successors and/or assigns, shall assure long-term implementation of an exotic plants management approved with a final development order and which shall be included in covenants and restrictions to be implemented by a property owner's association in conformance with Section 7.7 of the City's Land Development Regulations or other mechanism acceptable to the City.
 - vii. The planting of any species identified in the most current version of the Florida Exotic Pest Plant Council's List of Invasive Plant Species shall be prohibited. Grasses and sods shall be certified free of noxious weeds by the Florida Department of Agriculture and Consumer Services, Division of Plant Industry.
6. The Owner, their successors and/or assigns, shall obtain all applicable permits from the Suwannee River Water Management District, Alachua County, the Florida Department of Environmental Protection, the Florida Fish and Wildlife Commission, the Florida Department of Transportation, and any other local, state, or federal agency before the commencement of any development on the Property for the Project.
 7. The development parameters defined herein do not inordinately burden the Owner, their successors and/or assigns, or the development of the Property or the Project.
 8. The rezoning of the Property and adoption of this PD Ordinance does not reserve concurrency for the Project or Property.
 9. The adoption of this PD Ordinance does not guarantee the approval of any development permits, including, but not limited to, preliminary plats, construction plans, final plats, infrastructure plans, or site plans for the Project, or for any section thereof, for the Owner, their successor and/or assigns.
 10. All development, including, but not limited to, any final PD plan for the Project shall be governed by the laws, regulations, comprehensive plan, and ordinances in effect at the time of the specific proposed development and not as of the date of this ordinance.

Section 5. Ordinance to be Construed Liberally

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

Section 6. Repealing Clause

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

Section 7. Providing for Severability

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

Section 8. Effective Date

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

PASSED on first reading on the _____ day of _____, 2025.

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

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

Walter Welch, Mayor
SEAL

ATTEST:

APPROVED AS TO FORM

Rodolfo Valladres, City Manager/Clerk

Marian B. Rush, City Attorney

EXHIBIT "A"

LEGAL DESCRIPTIONS:

DESCRIPTION FOR: Planned Development – Residential District ("PD-R")

A PARCEL OF LAND SITUATED IN SECTION 24, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHEAST CORNER OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 24, THENCE NORTH 1°34'30" WEST, ALONG THE EAST LINE OF SAID SECTION 24, A DISTANCE OF 100.01 FEET TO THE POINT OF BEGINNING; THENCE DEPARTING THE EAST LINE OF SAID SECTION 24, SOUTH 89°15'02" WEST, A DISTANCE OF 1118.42 FEET; THENCE NORTH 2°00'58" WEST, A DISTANCE OF 660.84 FEET; THENCE SOUTH 89°18'19" WEST, A DISTANCE OF 1222.82 FEET; THENCE NORTH 2°25'01" WEST, A DISTANCE OF 123.07 FEET; THENCE SOUTH 89°18'19" WEST, A DISTANCE OF 100.05 FEET TO THE WEST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 24; THENCE NORTH 2°25'01" WEST, ALONG THE WEST LINE OF SAID SECTION 24, A DISTANCE OF 439.97 FEET TO THE NORTHWEST CORNER OF THE SOUTHEAST 1/4 OF SAID SECTION 24; THENCE NORTH 89°24'05" EAST, ALONG THE NORTH LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 24, A DISTANCE OF 1227.15 FEET TO THE SOUTHWEST CORNER OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 24; THENCE NORTH 2°00'21" WEST, ALONG THE WEST LINE OF THE EAST 1/4 OF SAID SECTION 24, A DISTANCE OF 1508.52 FEET; THENCE, DEPARTING SAID WEST LINE, NORTH 89°59'35" EAST, A DISTANCE OF 832.89 FEET; THENCE SOUTH 63°28'10" EAST, A DISTANCE OF 460.46 FEET TO AFOREMENTIONED EAST LINE OF SECTION 24; THENCE SOUTH 1°34'30" EAST, ALONG THE EAST LINE OF SAID SECTION 24, A DISTANCE OF 2508.10 FEET TO THE POINT OF BEGINNING.
CONTAINING 89.80 ACRES, MORE OR LESS

DESCRIPTION FOR: Planned Development – Commercial ("PD-COMM")

A PARCEL OF LAND SITUATED IN SECTION 24, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHEAST CORNER OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 24, THENCE NORTH 1°34'30" WEST, ALONG THE EAST LINE OF SAID SECTION 24, A DISTANCE OF 100.01 FEET; THENCE DEPARTING THE EAST LINE OF SAID SECTION 24, SOUTH 89°15'02" WEST, A DISTANCE OF 1118.42 FEET; THENCE NORTH 2°00'58" WEST, A DISTANCE OF 660.84 FEET; THENCE SOUTH 89°18'19" WEST, A DISTANCE OF 1222.82 FEET; THENCE NORTH 2°25'01" WEST, A DISTANCE OF 123.07 FEET; THENCE SOUTH 89°18'19" WEST, A DISTANCE OF 100.05 FEET TO THE WEST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 24; THENCE NORTH 2°25'01" WEST, ALONG THE WEST LINE OF SAID SECTION 24, A DISTANCE OF 439.97 FEET TO THE NORTHWEST CORNER OF THE SOUTHEAST 1/4 OF SAID SECTION 24; THENCE NORTH 89°24'05" EAST, ALONG THE NORTH LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 24, A DISTANCE OF 1227.15 FEET TO THE SOUTHWEST CORNER OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 24; THENCE NORTH 2°00'21" WEST, ALONG THE WEST LINE OF THE EAST 1/4 OF SAID SECTION 24, A DISTANCE OF 1508.52 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 2°00'21" WEST, ALONG SAID WEST LINE, A DISTANCE OF 658.70 FEET TO THE INTERSECTION OF THE WEST LINE OF THE EAST 1/4 OF SAID SECTION 24, WITH THE SOUTH RIGHT OF WAY LINE FOR US HIGHWAY NO. 441 (HAVING A RIGHT OF WAY WIDTH OF 200 FEET), SAID POINT BEING THE BEGINNING OF A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 2764.93 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 72°06'27" EAST, 882.85 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE AND ALONG SAID SOUTH RIGHT OF WAY LINE, THROUGH A CENTRAL ANGLE OF 18°22'24", AN ARC LENGTH OF 886.64 FEET TO THE END OF SAID CURVE; THENCE SOUTH 62°59'07" EAST, ALONG SAID SOUTH RIGHT OF WAY LINE, A DISTANCE OF 468.43 FEET TO THE INTERSECTION OF SAID SOUTH RIGHT OF WAY LINE WITH THE EAST LINE OF SAID SECTION 24; THENCE DEPARTING SAID SOUTH RIGHT OF WAY LINE, SOUTH 1°34'30" EAST, ALONG THE EAST LINE OF SAID SECTION 24, A DISTANCE OF 380.00 FEET; THENCE, DEPARTING SAID EAST LINE, NORTH 63°28'10" WEST, A DISTANCE OF 460.46 FEET; THENCE SOUTH 89°59'35" WEST, A DISTANCE OF 832.89 FEET TO THE POINT OF BEGINNING.

CONTAINING 14.04 ACRES, MORE OR LESS

EXHIBIT “B”

DESCRIPTION FOR: Conservation (“CSV”)

THE SOUTHERLY 100.00 FEET (MEASURED PERPENDICULAR) OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 24, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA.

TOGETHER WITH

THE WESTERLY 100.00 FEET (MEASURED PERPENDICULAR) OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 24, TOWNSHIP 7 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA.

TOGETHER WITH

THE SOUTHERLY 100.00 FEET (MEASURED PERPENDICULAR) OF THE WESTERLY 100.00 FEET (MEASURED PERPENDICULAR) OF THE NORTH 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 24, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA.

TOGETHER WITH

THE SOUTHERLY 100.00 FEET (MEASURED PERPENDICULAR) OF THE NORTH 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 24, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA.

TOGETHER WITH

THE WESTERLY 100.00 FEET (MEASURED PERPENDICULAR) OF THE NORTH 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 24, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA, LYING SOUTHERLY OF THE EASTERLY PROJECTION OF THE SOUTH LINE OF “REPLAT OF PROGRESS CENTER” A SUBDIVISION AS PER PLAT THEREOF, RECORDED IN PLAT BOOK “P”, PAGES 48 AND 49 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA.

CONTAINING 7.40 ACRES (IN AGGREGATE), MORE OR LESS.

EXHIBIT "C"
OFFICIAL ZONING ATLAS ADOPTED

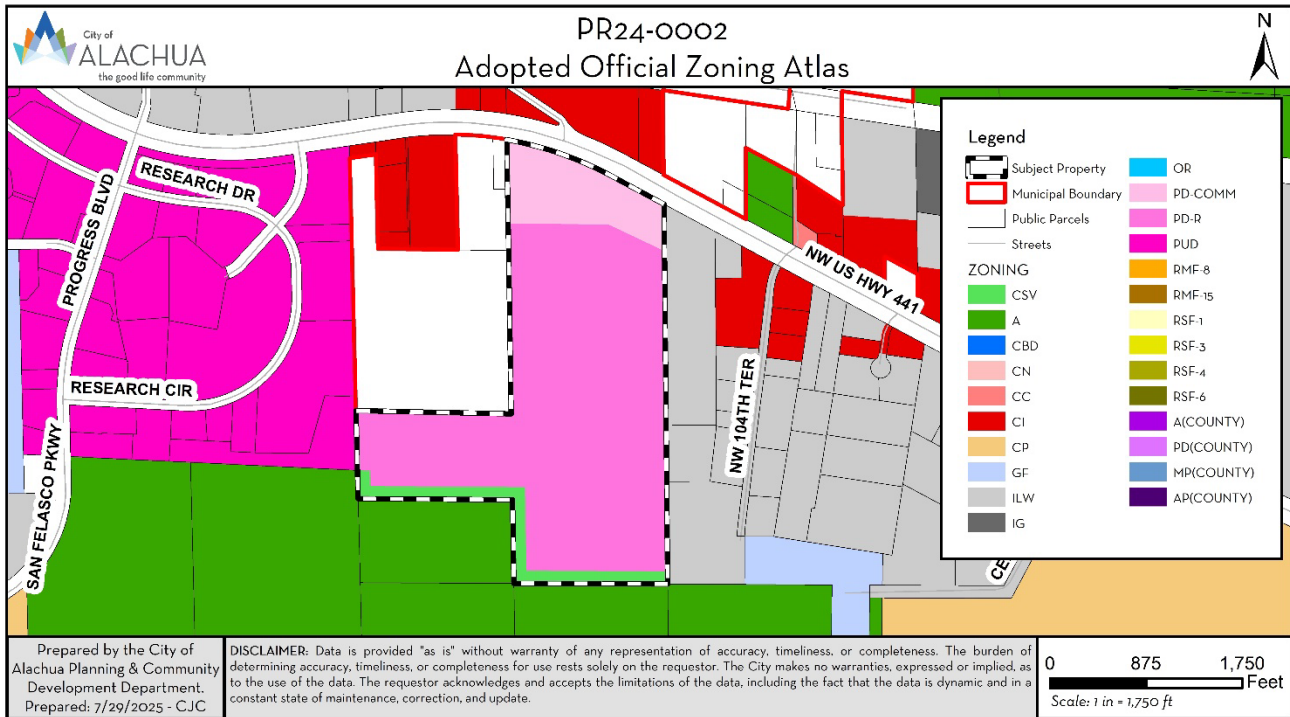
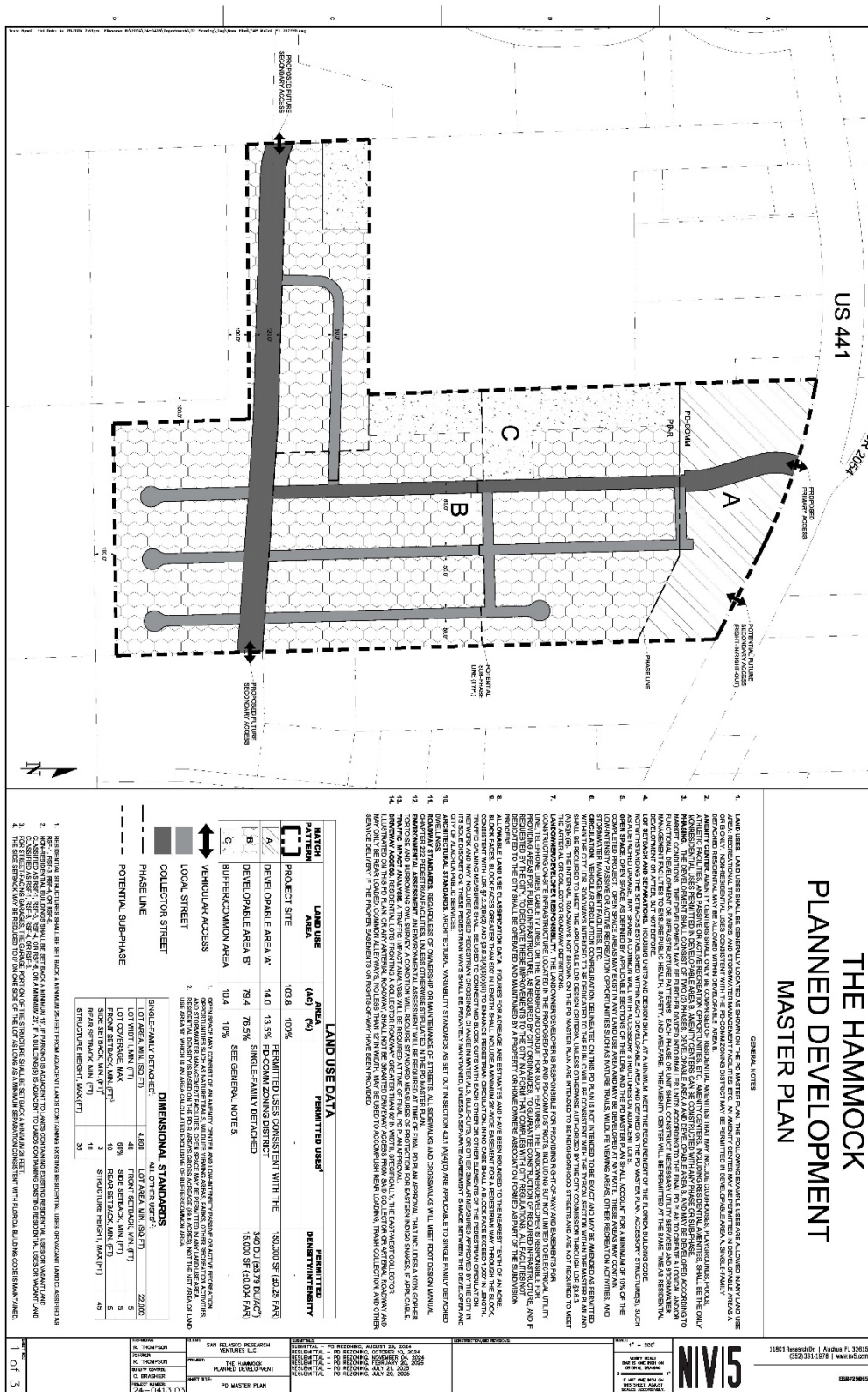
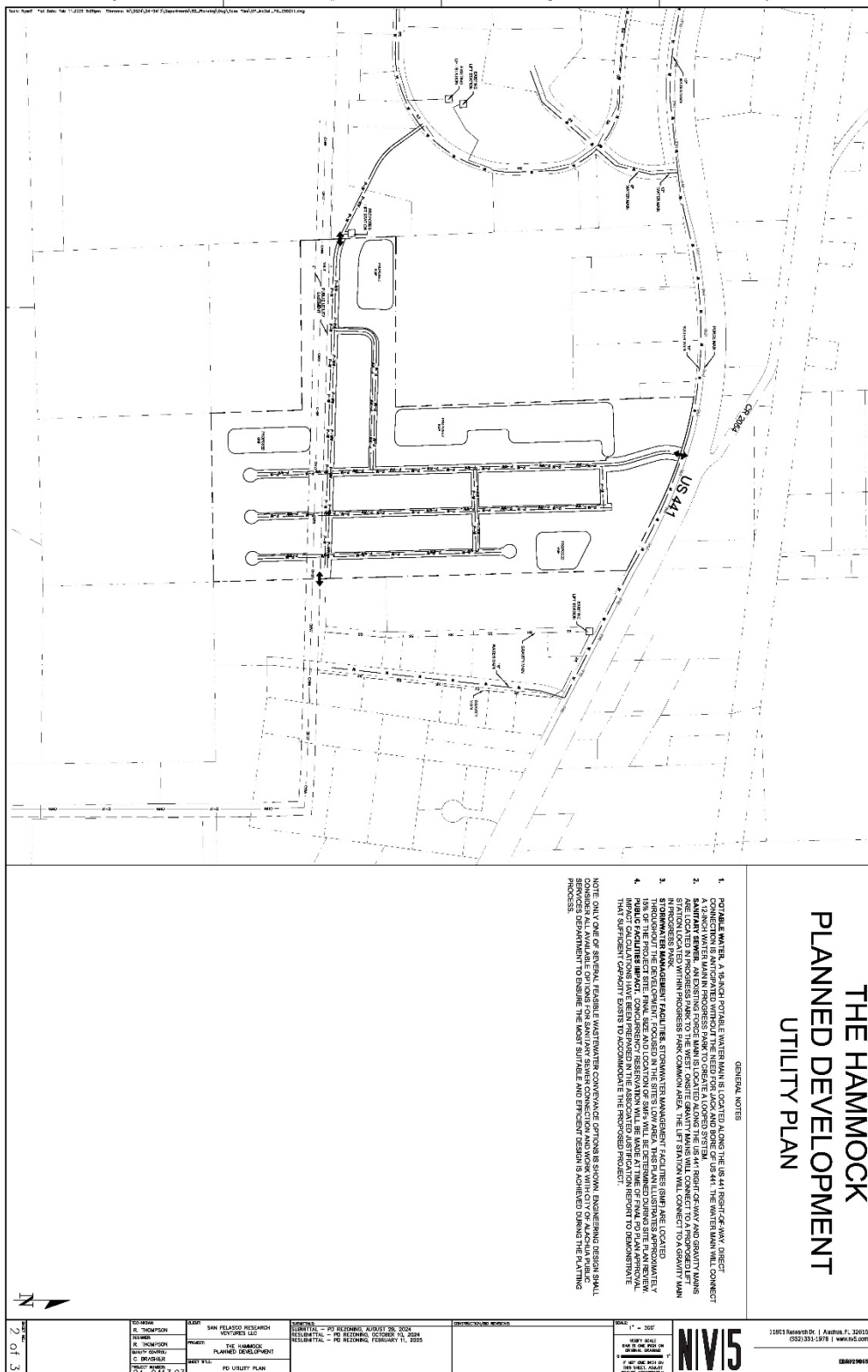


EXHIBIT “D”

PD MASTER PLAN





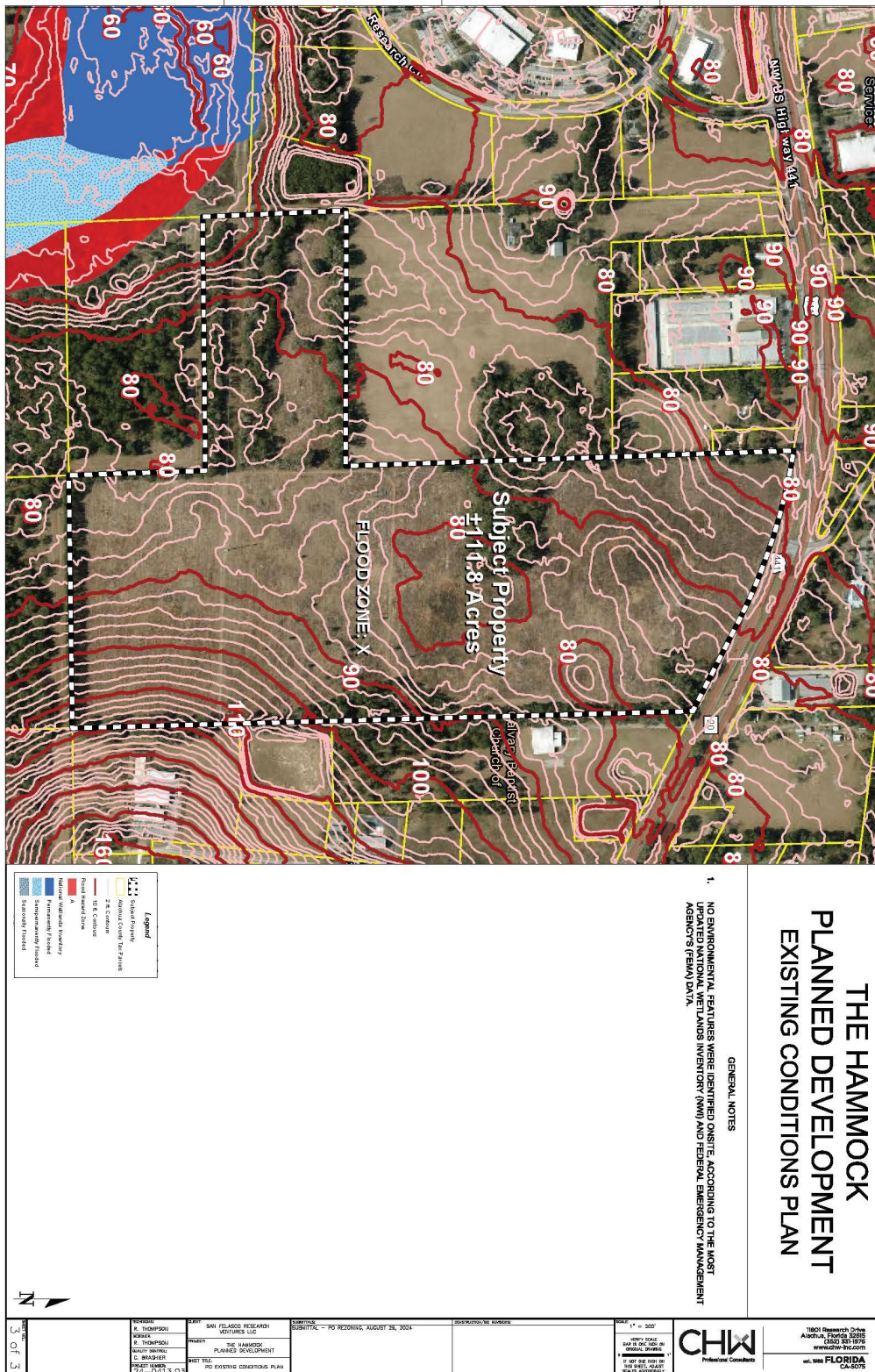


EXHIBIT “E”
PD AGREEMENT

DRAFT

PLANNED DEVELOPMENT REGULATORY AGREEMENT FOR THE HAMMOCK PD PROJECT

THIS PLANNED DEVELOPMENT REGULATORY AGREEMENT ("PD Agreement") is made as of _____, 20____, by and between the **CITY OF ALACHUA, FLORIDA** ("City"), a political subdivision of the State of Florida, and **SAN FELASCO RESEARCH VENTURES, LLC**, a Florida corporation, their successors or assigns ("Owner/Developer"). The City and the Owner/Developer may jointly be referred to as the "Parties."

RECITALS

WHEREAS, the Owner/Developer desires to obtain approval for a **Planned Development ("PD")** in the City known as **The Hammock ("Project")**, which is proposed to consist of ±103.84 acres; and,

WHEREAS, the Owner/Developer wishes to improve the land comprising the PD, the legal description for which is described hereto in Exhibit "A," which is incorporated herein by reference ("Property"); and,

WHEREAS, as part of the approval process for the planned development required by the City of Alachua Land Development Regulation Section 2.4.3, an application to rezone the Property from Agricultural ("A") (County) to Planned Development-Residential ("PD-R"), Planned Development-Commercial ("PD-Comm"), and Conservation ("CSV") has been filed with the City; and,

WHEREAS, the Planning & Zoning Board, serving as the Local Planning Agency ("LPA"), recommended approval of the proposed rezoning from Agricultural ("A") (County) to Planned Development-Residential ("PD-R"), Planned Development-Commercial ("PD-Comm"), and Conservation ("CSV") at a quasi-judicial public hearing held on _____, 20____; and,

WHEREAS, the City Commission held the first of two required quasi-judicial public hearings on _____, 20____, to consider the proposed rezoning of the Property pursuant to Ordinance Number 25-XX; and,

WHEREAS, the City and the Owner/Developer desire to proceed to the second and final reading on the proposed rezoning of the Property pursuant to Ordinance Number 25-XX; and,

WHEREAS, concurrent with the second and final reading of the proposed rezoning for the Property, a PD Agreement and a PD Master Plan are required to be approved.

NOW, THEREFORE, in consideration of the foregoing premises, the Parties hereby agree as follows:

1. The above RECITALS are true and correct and incorporated as material portions of this PD Agreement by reference.
2. The Owner/Developer shall plan and construct, at the Owner/Developer's sole expense, the Project according to the specifications set forth in the City's LDRs; Ordinance Number 25-XX, which is attached hereto as Exhibit "B" and agreed to by the Owner/Developer; and the PD Master Plan documents, which are attached hereto as Exhibit "C."
3. A **Final PD Plan** for the Project (a **Preliminary Plat** or a **Site Plan**) must be submitted to the City within one (1) year from the City Commission's approval of this PD Agreement, Ordinance Number 25-XX, and the PD Master Plan, for any part or section of the plan for development shown in the PD Master Plan. If a **Final PD Plan** for the Project is not submitted within the required one (1) year period, it shall result in the expiration of the PD zone district classifications of the Project. If the PD zoning expires, the City shall have the right, but not the obligation, in the City's sole discretion, to conduct any hearings necessary to rezone the lands included within the Project to the previous zoning district of Agricultural ("A").
4. The Owner/Developer shall construct the Project in accordance with its approved PD Master Plan. Deviations from the PD Master Plan that constitute substantial changes as described in Section 2.4.3 of the City's LDRs must be approved in advance by the City Commission.
5. The approval and execution of this PD Agreement does not guarantee the approval of any development permits, including but not limited to a Preliminary Plat, Construction Plans, Final Plat, or a Site Plan for the Project, or for any part or section thereof, for the Owner/Developer or its successors or assigns.
6. Nothing contained in this PD Agreement shall relieve the Owner/Developer, or its successors, assigns, or anyone acting on the Owner/Developer's behalf, from obtaining all local, regional, state, or federal permits or complying with any applicable ordinance, law, rule, or regulation necessary for the development of the Project. In the event that the Owner/Developer, and its contractors, subcontractors, or anyone for whose acts the Owner/Developer or its contractors or subcontractors may be liable or responsible, fails to

comply with any applicable ordinance, law, rule, or regulation and such failure tends to or does pose an imminent threat or danger to life or of great bodily injury to any person, the City, through its City Manager or designee, shall have the right to stop work until appropriate corrective measures are taken, in addition to any other remedies available to the City.

7. The Owner/Developer, or its successors and/or assigns, shall indemnify and hold harmless the City, and its officers, agents, employees, or anyone acting directly or indirectly on behalf of the City, from and against all claims, damages, losses, and expenses, including reasonable attorney's fees, arising out of or resulting from a loss in the performance of work, down time of equipment, or any claim that may arise from bodily injury, sickness, disease or death, or the injury to or destruction of tangible property, including the loss of use resulting therefrom, caused in whole or in part by a negligent or wrongful act or omission on the part of the Owner/Developer, or its successors and/or assigns, and its contractor, subcontractors, or anyone directly or indirectly employed or working on behalf of the Owner/Developer for whose acts the Owner/Developer, or its contractors or subcontractors, may be liable or responsible. The Owner/Developer, or its successors and/or assigns, further agrees that the Owner/Developer, or its successors and/or assigns, shall not insulate itself from liability or responsibility to the City for a default in or failure to perform any of the terms of this PD Agreement, or from responsibility under the indemnification clause contained herein by employment of independent contractors or subcontractors or other entities. The Owner/Developer, or its successors and/or assigns, shall remain liable to the City notwithstanding any attempt by the Owner/Developer, or its successors and/or assigns, to pass any responsibility stated herein to its contractor, subcontractor, or other agent or employee at all times during the existence of this PD Agreement.
8. The Owner/Developer shall pay all costs for the recording of this PD Agreement, the PD Master Plan, and Ordinance Number 25-XX.
9. The City may, in its sole discretion, withhold any and all inspections, permits, certificates, or approvals for the Project if such action is deemed necessary by the City to secure the Owner/Developer's compliance with the terms of this PD Agreement, including all documents attached hereto or referenced herein.
10. Except as otherwise provided in this PD Agreement, any notice, request, or approval from either party to the other party must be in writing and sent by certified mail, return receipt requested; overnight delivery with proof of delivery; or by personal delivery. Such notice shall be deemed to have been

received when either deposited in the United States Postal Service mailbox, delivered by the United States Postal Service, delivered to the courier, or personally delivered with a signed proof of delivery. For purposes of notice, the Parties and their respective representatives and addresses are:

City:

City of Alachua
ATTN: Department of Planning & Community Development
P.O. Box 9
Alachua, Florida 32616

Owner/Developer:

San Felasco Research Ventures, LLC
P.O. Box 238
Lake Butler, FL 32054

11. The Parties each bind the other and their respective successors and assigns in all respects to all of the terms, conditions, covenants, and provisions of this PD Agreement.
12. If any section, sentence, clause, phrase, or provision of this PD Agreement 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 PD Agreement, and the remainder of the PD Agreement after the exclusions of such part or parts shall be deemed to be valid.
13. The failure of any of the Parties to exercise any right in this PD Agreement shall not constitute a waiver of such right in the event of any future default or noncompliance with it.
14. This PD Agreement is entered into by the City pursuant to the City's home rule powers, including police powers, as set forth in the Florida Constitution and the laws of the State of Florida to regulate the development of land. The City and the Owner/Developer expressly acknowledge and agree that this PD Agreement constitutes a regulatory document, and nothing herein, expressed or implied, is intended or shall be construed as establishing a contract upon which a cause of action for breach, monetary damages, or otherwise may be based. Further, no term or condition of this PD Agreement shall be construed as to proscribe, limit, or affect the ability of the City to enforce its Comprehensive Plan, its Land Development Regulations, or any other authority granted by law with respect to The Project, and nothing herein,

expressed or implied, contracts away any of the City's police powers, regulatory authority, and/or immunities.

15. The Parties may amend this PD Agreement only by mutual written agreement of the Parties and including the City Commission.
16. This PD Agreement shall not be construed more strictly against one party than against the other party merely by virtue of the fact that it may have been prepared by one of the Parties. It is recognized that all Parties have contributed to the preparation of this PD Agreement and have had the opportunity to consult with legal counsel before signing it.
17. The Owner/Developer agrees that the terms and requirements of this PD Agreement, PD Master Plan, and Ordinance Number 25-XX do not inordinately burden the Property described in Exhibit "A", the PD, or the Project.
18. This PD Agreement constitutes the entire agreement of the Parties and supersedes all prior written or oral agreements, understandings, or representations.
19. In the event of any question or dispute arising out of or related to this PD Agreement or action to interpret this PD Agreement, the Owner/Developer shall exhaust any and all administrative remedies under the City's Land Development Regulations. Thereafter, Owner/Developer's remedies in filing a lawsuit shall be limited solely to an action for declaratory judgment. In no event shall the Owner/Developer have any cause of action for monetary damages against the City for any question or dispute arising out of or related to this PD Agreement or any action to interpret this PD Agreement, and nothing herein, expressed or implied, waives or should be construed as a waiver or attempted waiver by the City of its sovereign immunity under the Florida Constitution and the laws of the State of Florida.
20. This PD Agreement is governed in accordance with the laws of the State of Florida. Venue for any action arising out of or related to this PD Agreement shall be in the Circuit Court of Alachua County, Florida.

[SIGNATURES BEGIN NEXT PAGE]

IN WITNESS WHEREOF, City and Developer have hereunto set their hands and seals the day and year last written below.

WITNESSES

(Witness No. 1 - Signature)

(Witness No. 1 - Printed)

(Witness No. 1 – Address)

(Witness No. 2 - Signature)

(Witness No. 2 - Printed)

(Witness No. 2 – Address)

STATE OF _____
COUNTY OF _____

Sworn to (or affirmed) and subscribed before me by means of ☐ physical presence or ☐ online notarization this ____ day of _____, 20____ by _____, as _____ of San Felasco Research Ventures, LLC, ☐ who is personally known to me or ☐ who has produced _____ as identification.

(Notary Stamp)

OWNER/DEVELOPER

By: _____

Its: _____

Date: _____

Signature of Notary Public

Printed Name of Notary: _____

Commission Number: _____

Commission Expiration: _____

[SIGNATURES CONTINUE ON NEXT PAGE]

ATTEST:

CITY OF ALACHUA

Rodolfo Valladares, City Manager/Clerk

Walter Welch, Mayor

APPROVED AS TO FORM:

Marian Rush, City Attorney

STATE OF _____
COUNTY OF _____

Sworn to (or affirmed) and subscribed before me by means of ☐ physical presence or ☐ online notarization this _____ day of _____, 20__ by Walter Welch, Mayor of the City of Alachua, ☐ who is personally known to me or ☐ who has produced _____ as identification.

(Notary Stamp)

Signature of Notary Public
Printed Name of Notary: _____
Commission Number: _____
Commission Expiration: _____

[END SIGNATURES]

EXHIBIT "A"

LEGAL DESCRIPTION FOR: Planned Development – Residential District ("PD-R")

A PARCEL OF LAND SITUATED IN SECTION 24, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHEAST CORNER OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 24, THENCE NORTH 1°34'30" WEST, ALONG THE EAST LINE OF SAID SECTION 24, A DISTANCE OF 100.01 FEET TO THE POINT OF BEGINNING; THENCE DEPARTING THE EAST LINE OF SAID SECTION 24, SOUTH 89°15'02" WEST, A DISTANCE OF 1118.42 FEET; THENCE NORTH 2°00'58" WEST, A DISTANCE OF 660.84 FEET; THENCE SOUTH 89°18'19" WEST, A DISTANCE OF 1222.82 FEET; THENCE NORTH 2°25'01" WEST, A DISTANCE OF 123.07 FEET; THENCE SOUTH 89°18'19" WEST, A DISTANCE OF 100.05 FEET TO THE WEST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 24; THENCE NORTH 2°25'01" WEST, ALONG THE WEST LINE OF SAID SECTION 24, A DISTANCE OF 439.97 FEET TO THE NORTHWEST CORNER OF THE SOUTHEAST 1/4 OF SAID SECTION 24; THENCE NORTH 89°24'05" EAST, ALONG THE NORTH LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 24, A DISTANCE OF 1227.15 FEET TO THE SOUTHWEST CORNER OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 24; THENCE NORTH 2°00'21" WEST, ALONG THE WEST LINE OF THE EAST 1/4 OF SAID SECTION 24, A DISTANCE OF 1508.52 FEET; THENCE, DEPARTING SAID WEST LINE, NORTH 89°59'35" EAST, A DISTANCE OF 832.89 FEET; THENCE SOUTH 63°28'10" EAST, A DISTANCE OF 460.46 FEET TO AFOREMENTIONED EAST LINE OF SECTION 24; THENCE SOUTH 1°34'30" EAST, ALONG THE EAST LINE OF SAID SECTION 24, A DISTANCE OF 2508.10 FEET TO THE POINT OF BEGINNING. CONTAINING 89.80 ACRES, MORE OR LESS

LEGAL DESCRIPTION FOR: Planned Development – Commercial ("PD-COMM")

A PARCEL OF LAND SITUATED IN SECTION 24, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHEAST CORNER OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 24, THENCE NORTH 1°34'30" WEST, ALONG THE EAST LINE OF SAID SECTION 24, A DISTANCE OF 100.01 FEET; THENCE DEPARTING THE EAST LINE OF SAID SECTION 24, SOUTH 89°15'02" WEST, A DISTANCE OF 1118.42 FEET; THENCE NORTH 2°00'58" WEST, A DISTANCE OF 660.84 FEET; THENCE SOUTH 89°18'19" WEST, A DISTANCE OF 1222.82 FEET; THENCE NORTH 2°25'01" WEST, A DISTANCE OF 123.07 FEET; THENCE SOUTH 89°18'19" WEST, A DISTANCE OF 100.05 FEET TO THE WEST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 24; THENCE NORTH 2°25'01" WEST, ALONG THE WEST LINE OF SAID SECTION 24, A DISTANCE OF 439.97 FEET TO THE NORTHWEST CORNER OF THE SOUTHEAST 1/4 OF SAID SECTION 24; THENCE NORTH 89°24'05" EAST, ALONG THE NORTH LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 24, A DISTANCE OF 1227.15 FEET TO THE SOUTHWEST CORNER OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 24; THENCE NORTH 2°00'21" WEST, ALONG THE WEST LINE OF THE EAST 1/4 OF SAID SECTION 24, A DISTANCE OF 1508.52 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 2°00'21" WEST, ALONG SAID WEST LINE, A DISTANCE OF 658.70 FEET TO THE INTERSECTION OF THE WEST LINE OF THE EAST 1/4 OF SAID SECTION 24, WITH THE SOUTH RIGHT OF WAY LINE FOR US HIGHWAY NO. 441 (HAVING A RIGHT OF WAY WIDTH OF 200 FEET), SAID POINT BEING THE BEGINNING OF A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 2764.93 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 72°06'27" EAST, 882.85 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE AND ALONG SAID SOUTH RIGHT OF WAY LINE, THROUGH A CENTRAL ANGLE OF 18°22'24", AN ARC LENGTH OF 886.64 FEET TO THE END OF SAID CURVE; THENCE SOUTH 62°59'07" EAST, ALONG SAID SOUTH RIGHT OF WAY LINE, A DISTANCE OF 468.43 FEET TO THE INTERSECTION OF SAID SOUTH RIGHT OF WAY LINE WITH THE EAST LINE OF SAID SECTION 24; THENCE DEPARTING SAID SOUTH RIGHT OF WAY LINE, SOUTH 1°34'30" EAST, ALONG THE EAST LINE OF SAID SECTION 24, A DISTANCE OF 380.00 FEET; THENCE, DEPARTING SAID EAST LINE, NORTH 63°28'10" WEST, A DISTANCE OF 460.46 FEET; THENCE SOUTH 89°59'35" WEST, A DISTANCE OF 832.89 FEET TO THE POINT OF BEGINNING.

CONTAINING 14.04 ACRES, MORE OR LESS

EXHIBIT “B”
EXECUTED/SIGNED PD ORDINANCE 25-XX

EXHIBIT "C"
PD MASTER PLAN

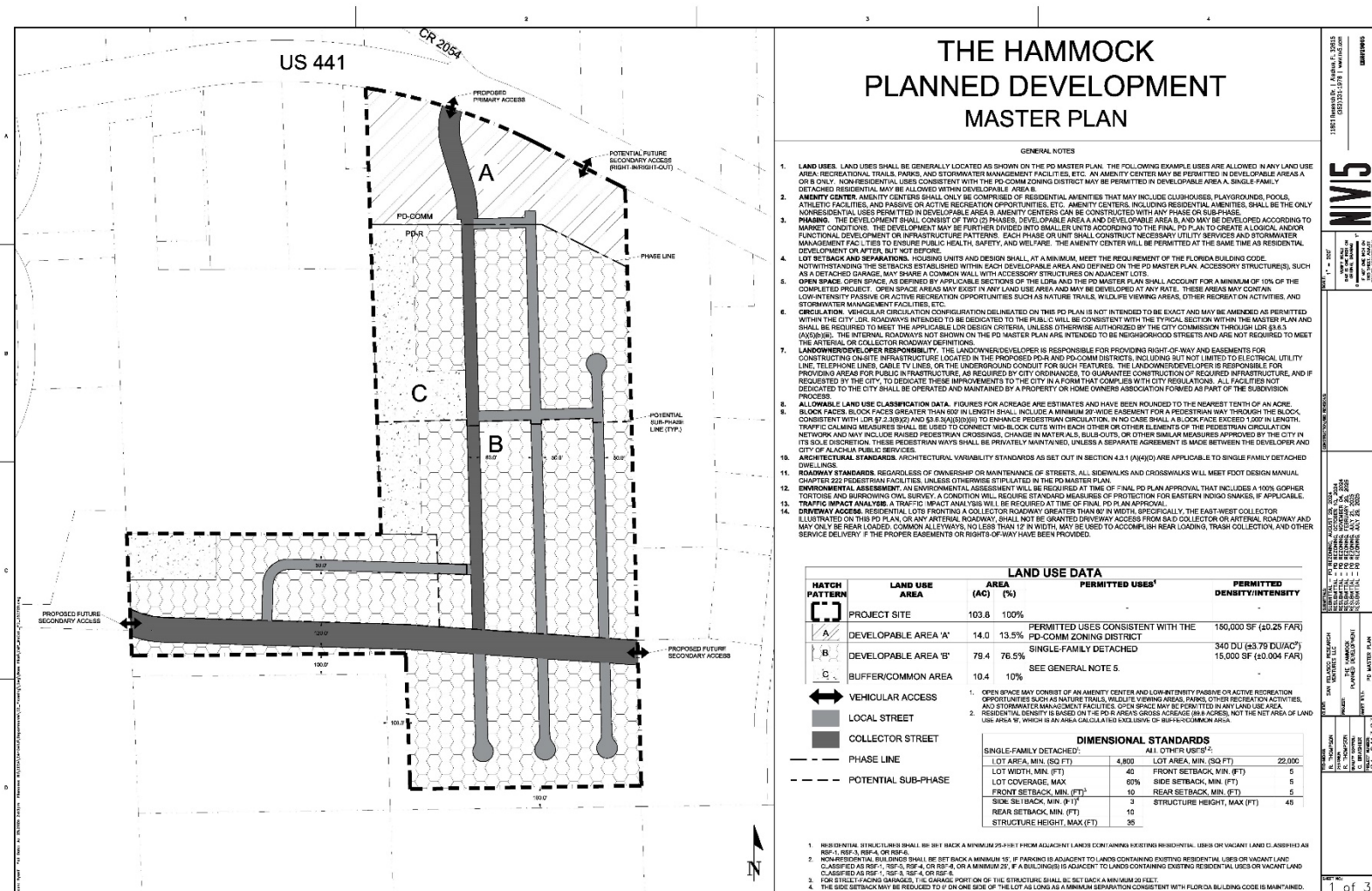


EXHIBIT “C”
TO
PR24-0002
THE HAMMOCK REZONING
STAFF REPORT

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

July 23, 2025

Submitted electronically to Gerry.Dedenbach@nv5.com

Gerry Dedenbach, AICP, LEED AP
CHW, LLC
11801 Research Drive
Alachua, Florida 32615

Application #: PR24-0002

RE: Notice of Hearing to be Scheduled for The Hammock Rezoning

Dear Gerry Dedenbach,

On July 22, 2025, the City of Alachua received your revised site-specific amendment to the Official Zoning Atlas (rezoning) application for The Hammock project, which proposes to rezone the subject property from Agricultural (County) to Planned Development-Residential (PD-R), Planned Development-Commercial (PD-COMM), and Conservation (CSV) on a ± 111.25-acre subject property (Tax Parcel(s) 03957-000-000).

The application has been scheduled for the **August 12, 2025** Planning & Zoning Board meeting.

You must provide two *double sided, three-hole punched, color sets* of each **complete** application package, four full size sets of PD master plans, and a digital copy of all materials in PDF format on a CD or by emailing a Cloud/FTP link to download the materials to planning@cityofalachua.org *no later than 10 business days prior to the Planning & Zoning Board meeting at which your application is scheduled to be heard*; therefore, the above referenced materials must be submitted to the City no later than **Monday, July 28, 2025**. Materials may be submitted earlier than this date.

Additionally, Section 2.2.9(D) of the Land Development Regulations requires the applicant to place posted notice signs on the subject property at least 14 days prior to the public hearing; therefore, posted notice signs must be placed on the property no later than **Monday, July 28, 2025**. These signs will be ready for pickup after 12:00 PM on Thursday, July 24, 2025. You will be notified again when the signs are available.

If you plan to utilize a PowerPoint presentation or would like other materials to be available for reference during the public hearing, please submit the presentation or materials no later than 12:00 PM on the last business day prior to the Planning & Zoning Board meeting; therefore, the presentation or materials must be submitted no later than 12:00 PM on **Monday, August 11, 2025**. Any presentation or materials may be submitted electronically by emailing them to planning@cityofalachua.org.

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

Sincerely,

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

Carson J. Crockett, AICP
Planner

CC: Rodolfo Valladares, City Manager *(by electronic mail)*
Marian Rush, City Attorney *(by electronic mail)*
Bryan Thomas, AICP, Planning & Community Development Director *(by electronic mail)*
Bernadette Fisher, Principal Planner *(by electronic mail)*
Brenda Flieger, Planning Assistant *(by electronic mail)*
Ryan Thompson, AICP, CHW, LLC *(by electronic mail)*
Project File

June 17, 2025

Submitted electronically to Gerry.Dedenbach@nv5.com

Gerry Dedenbach, AICP, LEED AP
CHW, LLC
11801 Research Drive
Alachua, FL 32615

Application #: PR24-0002

RE: Project Assistance Team (PAT) Comments for The Hamock Rezoning

Dear Gerry Dedenbach,

On February 21, 2025, the City of Alachua received your revised site-specific amendment to the Official Zoning Atlas (rezoning) application for The Hammock project, which proposes to rezone the subject property from Agricultural (County) to Planned Development-Residential (PD-R), Planned Development-Commercial (PD-COMM), and Conservation (CSV) on a ± 111.25-acre subject property (Tax Parcel(s) 03957-000-000).

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

Please address all insufficiencies in writing and provide an indication as to how they have been addressed by **5:00 PM on July 7, 2025**. A total of four copies of the application package, plans, and a digital copy of all materials in PDF format on a CD or sent by emailing a Cloud/FTP link must be provided by this date. Upon receipt of your revised application, Staff will notify you of any remaining insufficiencies which must be resolved, if any, before the item may be scheduled for a public hearing before the Planning & Zoning Board. Please note that if Staff determines that the revised submission requires outside technical review by the City, your application may be delayed in order to allow for adequate review time. If all comments are addressed by the resubmission date above, the application may be scheduled for the **August 12, 2025, Planning & Zoning Board (PZB) Meeting**.

Address the following insufficiencies:

Deficiencies to be Addressed

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

1. Comprehensive Plan Consistency

- a. The new proposed roadway alignment of the east-west collector roadway does not substantially meet the future roadway corridor alignment as shown in the Future Traffic Circulation Map: 2035 as adopted in the Future Land Use Element of the City's Comprehensive Plan. The roadway should connect to the adjacent eastern property south of the location of the City's Operations Center, not north. This adjustment would allow for further connectivity to the east which is a compelling interest of the City and its residents.

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

Sincerely,



Carson J. Crockett, AICP
Planner

CC: Bryan Thomas, AICP, Planning & Community Development Director *(by electronic mail)*
Bernadette Fisher, Principal Planner *(by electronic mail)*
Brenda Flieger, Planning Assistant *(by electronic mail)*
Ryan Thompson, AICP, NV5 *(by electronic mail)*
Project File



City of Alachua

MIKE DAROZA
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN

November 27, 2024

Submitted electronically to Gerry.Dedenbach@nv5.com

Gerry Dedenbach, AICP, LEED AP
CHW, LLC
11801 Research Drive
Alachua, FL 32615

Application #: PLSC24-0001; PR24-0002

RE: Project Assistance Team (PAT) Comments for The Hammock Large Scale
Comprehensive Plan Amendment (LSCPA) and Amendment to the Official Zoning
Atlas (Rezoning) Applications

Dear Gerry Dedenbach,

On November 18, 2024, the City of Alachua received your revised applications for a Large Scale Comprehensive Plan Amendment (LSCPA) and an Amendment to the Official Zoning Atlas (Rezoning) on behalf of San Felasco Research Ventures, LLC. The applications propose to amend the future land use categories of a $\pm$ 111.25-acre subject property from Commercial, Industrial, and Conservation to Commercial, Moderate Density Residential, and Conservation and to rezone the subject property from Agricultural (County) to Planned Development-Residential (PD-R), Planned Development-Commercial (PD-COMM), and Conservation (CSV).

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

Please address all insufficiencies in writing and provide an indication as to how they have been addressed by **5:00 PM on Monday, December 9, 2024**. A total of three copies of each application package, plans, and a digital copy of all materials in PDF format on a CD or sent by emailing a Cloud/FTP link must be provided by this date. Upon receipt of your revised application, Staff will notify you of any remaining insufficiencies which must be resolved, if any, before the item may be scheduled for a public hearing before the Planning & Zoning Board. Please note that if Staff determines that the revised submission requires outside technical review by the City, your application may be delayed in order to allow for adequate review time. If all comments are addressed by the resubmission date above, the applications may be scheduled for the **January, 2025, Planning & Zoning Board (PZB) Meeting**.

Pursuant to Resolution 24-05, application fees include two (2) PAT reviews, and the reviews associated with each resubmittal to confirm that comments were addressed. **Please note, if an additional PAT review is required, a surcharge of 25% of the application fees will be assessed for the additional PAT review (LSCPA and Rezoning to PD fee - \$9,500; 25% surcharge - \$2,375).** You will be notified if an additional PAT review is required, and the surcharge must be paid prior to any further review of the application.

Address the following insufficiencies:

Rezoning Application

Remaining Deficiencies to be Addressed

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

8. Miscellaneous

- b. Application materials reference a conversion schedule. Provide the conversion schedule on the PD Master Plan in accordance with Section 3.6.2(A)(5).

Applicant Response: The conversion table reference has been removed.

Remaining Deficiency: Page 34 of the resubmitted justification report contains references to a conversion schedule. Remove references.

Applicant Response: The response has been appropriately modified. A conversion schedule is included in this application request.

Remaining Deficiency: Include the conversion schedule on the PD Master Plan sheet set.

1. PD Master Plan Sheet 1

b. Land Use Data Table

- i. The sum of developable area 'A', 'B', and the buffer/common area exceed the project site area. Staff believes the error is in the acreage of developable area 'B'. Review and revise.

- 1. Additionally, review and revise permitted intensity calculations once the acreage has been corrected.

Applicant Response: The acreage for Developable Areas 'A' and 'B' are accurate, as they comprise the entire site. Rights-of-way and the buffer/common area are within these two (2) areas, not excluded from these areas. Land Use Area table footnote 2 clarifies the 10% buffer/common area is a portion of the two (2) developable areas.

Remaining Deficiency: No land use areas should overlap. Exclude the buffer/common area and rights-of-way area from the acreage total of Developable Areas 'A' and 'B'. The density in a given development area may exceed that of the future land use, given that the entire portion of the project in said future land use category does not exceed the density of that future land use category in total (i.e., clustering of development is permitted and removing the overlapping acreage from the development areas should not impact the total development potential of the site).

3. Miscellaneous

- a. Staff is proposing a condition to be included in the PD Ordinance and as a general note on the PD Master Plan. Review the following condition:

Driveway Access. Residential lots fronting a collector roadway greater than 60' in width, or any arterial roadway, shall not be granted driveway access from said collector or arterial roadway and may only be rear loaded. Common alleyways, no less than 12' in width, may be used to accomplish rear loading, trash collection, and other service delivery if the proper easements or rights-of-way have been provided.

Remaining Deficiency: Previous response was unrelated to the proposed condition. Acknowledge receipt of the proposed condition and provide a response.

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

Sincerely,



Carson J. Crockett, AICP Candidate
Planner

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



City of Alachua

MIKE DAROZA
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN

October 17, 2024

Submitted electronically to Gerry.Dedenbach@nv5.com

Gerry Dedenbach, AICP, LEED AP
CHW, LLC
11801 Research Drive
Alachua, FL 32615

Application #: PLSC24-0001; PR24-0002

RE: Project Assistance Team (PAT) Comments for The Hammock Large Scale
Comprehensive Plan Amendment (LSCPA) and Amendment to the Official Zoning
Atlas (Rezoning) Applications

Dear Gerry Dedenbach,

On October 15, 2024, the City of Alachua received your revised applications for a Large Scale Comprehensive Plan Amendment (LSCPA) and an Amendment to the Official Zoning Atlas (Rezoning) on behalf of San Felasco Research Ventures, LLC. The applications propose to amend the future land use categories of a $\pm$ 111.25-acre subject property from Commercial, Industrial, and Conservation to Commercial, Moderate Density Residential, and Conservation and to rezone the subject property from Agricultural (County) to Planned Development-Residential (PD-R), Planned Development-Commercial (PD-COMM), and Conservation (CSV).

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

Please address all insufficiencies in writing and provide an indication as to how they have been addressed by **5:00 PM on Monday, November 4, 2024**. A total of three copies of each application package, plans, and a digital copy of all materials in PDF format on a CD or sent by emailing a Cloud/FTP link must be provided by this date. Upon receipt of your revised application, Staff will notify you of any remaining insufficiencies which must be resolved, if any, before the item may be scheduled for a public hearing before the Planning & Zoning Board. Please note that if Staff determines that the revised submission requires outside technical review by the City, your application may be delayed in order to allow for adequate review time. If all comments are addressed by the resubmission date above, the applications may be scheduled for the **December, 2024, Planning & Zoning Board (PZB) Meeting**.

Pursuant to Resolution 24-05, application fees include two (2) PAT reviews, and the reviews associated with each resubmittal to confirm that comments were addressed. **Please note, if an additional PAT review is required, a surcharge of 25% of the application fees will be assessed for the additional PAT review (LSCPA and Rezoning to PD fee - \$9,500; 25% surcharge - \$2,375).** You will be notified if an additional PAT review is required, and the surcharge must be paid prior to any further review of the application.

Address the following insufficiencies:

LSCPA Application

Remaining Deficiencies to be Addressed

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

2. Comprehensive Plan Consistency Analysis

- a. For consistency with comment 1.a, remove any references to roadway segments not affected by the development.

Applicant Response: Referenced roadway sections in comment 1.a have been removed from the justification report.

Remaining Deficiency: Pages 11 and 21 of the resubmitted justification report contain references to roadway segment 6. Revise report to remove references to segment 6.

3. Urban Sprawl Analysis

- a. Primary Indicator 10 of 13 – The proposed map amendment does not meet the statutory definition of infill. Revise response.

Applicant Response: The response to Primary Indicator 10 of 13 has been modified.

Remaining Deficiency: Resubmitted response was not revised. Revise response.

Additional Deficiencies to be Addressed

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

1. Public School Student Generation Form

- a. Alachua County Public Schools has returned the attached executed Public School Student Generation Form. Include this executed form in the application package, replacing the unexecuted form.

Rezoning Application

Remaining Deficiencies to be Addressed

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

5. Comprehensive Plan Consistency Analysis

- a. For consistency with comment 4.a, remove any references to roadway segments not affected by the development.

Applicant Response: Referenced roadway sections in comment 1.a have been removed from the justification report.

Remaining Deficiency: Page 11 of the resubmitted justification report contains references to roadway segment 6. Revise report to remove references to segment 6.

6. PD Master Plan Sheet 1

- c. An amenity center is included as permitted in the general notes on sheet 1. Include the amenity center in the permitted uses column of the land use data table. Additionally, amenity center is not identified in Table 4.1-1. Please clarify intended use.

Applicant Response: The following general note has been added to the PD Master Plan:

General note: RESIDENTIAL AMENITIES. RESIDENTIAL AMENITIES MAY INCLUDE CLUBHOUSES, PLAYGROUNDS, POOLS, ATHLETIC FACILITIES, AND PASSIVE OR ACTIVE RECREATION OPPORTUNITIES. RESIDENTIAL AMENITIES SHALL BE THE ONLY NONRESIDENTIAL USE PERMITTED IN DEVELOPMENT AREA B.

Remaining Deficiency: Include amenity center in the permitted uses column of the land use data table on Sheet 1. Additionally, the general note as submitted on Sheet 1 contains the following typo: "Development Area A". Revise general note 2 for consistent language as follows: ~~RESIDENTIAL AMENITIES~~AMENITY CENTER. AMENITY CENTERS SHALL ONLY BE COMPRISED OF RESIDENTIAL AMENITIES THAT MAY INCLUDE CLUBHOUSES, PLAYGROUNDS, POOLS, ATHLETIC FACILITIES, AND PASSIVE OR ACTIVE RECREATION OPPORTUNITIES. AMENITY CENTER, INLCUDING RESIDENTIAL AMENITIES, SHALL BE THE ONLY NONRESIDENTIAL USES PERMITTED IN DEVELOPMENT AREA AB.

8. Miscellaneous

- b. Application materials reference a conversion schedule. Provide the conversion schedule on the PD Master Plan in accordance with Section 3.6.2(A)(5).

Applicant Response: The conversion table reference has been removed.

Remaining Deficiency: Page 34 of the resubmitted justification report contains references to a conversion schedule. Remove references.

Additional Deficiencies to be Addressed

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

1. PD Master Plan Sheet 1

a. General Notes

- i. General note 1 references allowable land uses that are not shown in the permitted uses column of the land use data table (such as recreational trails, parks, and stormwater management facilities, etc.). For consistency, any allowed use in the general notes must also be listed in the land use data table. Update land use data table.
- ii. General note 5 references allowable land uses that are not shown in the permitted uses column of the land use data table (such as nature trails, wildlife viewing areas, etc.). For consistency, any allowed use in the general notes must also be listed in the land use data table. Update land use data table.
- iii. General note 7 references “on-site infrastructure located in the proposed PD-R district” only. Revise to include the proposed PD-COMM district.
- iv. General note 8 states “Figures for acreage are estimates and have been rounded to the nearest tenth of an acre.” Figures provided are rounded to the nearest hundredth of an acre. Revise note.
- v. The last sentence in general note 9 appears to have relic language. Revise: “These pedestrian ways shall be privately maintained, unless a separate ~~has been reached with~~ agreement is made between the developer and City of Alachua Public Services.”

b. Land Use Data Table

- i. The sum of developable area ‘A’, ‘B’, and the buffer/common area exceed the project site area. Staff believes the error is in the acreage of developable area ‘B’. Review and revise.
 1. Additionally, review and revise permitted intensity calculations once the acreage has been corrected.
- ii. For consistency, any allowed use in the general notes must also be listed in the land use data table. Update land use data table.
- iii. Footnote 1 appears to be unrelated to its reference point. Review and revise.
- iv. The general notes permit the amenity center use in developable area ‘A’ and ‘B’; however, developable area ‘B’ does not list a floor area allowance/permitted intensity. Provide a permitted intensity in area ‘B’. Similarly, review any other uses that may need floor area in the table.

c. Dimensional Standards Table

- i. Footnote 1 should apply to both single-family detached and all other uses.
- ii. Revise the language in footnote 1 as follows: “~~Proposed~~ Residential structures shall be set back a minimum 25-feet from adjacent ~~residential development lands containing existing residential uses~~ or ~~zone districts for the single family detached residential vacant land classified as RSF-1, RSF-3, RSF-4, or RSF-6.~~”

- iii. Revise the language in footnote 2 as follows: “~~Proposed~~ Non-residential buildings shall be set back a minimum 15’, if parking is ~~proposed~~ adjacent to ~~adjacent residential development lands containing existing residential uses~~ or ~~zone districts for the single family detached residential~~ vacant land classified as RSF-1, RSF-3, RSF-4, or RSF-6, or a minimum 25’, if a building(s) is ~~proposed~~ adjacent to ~~adjacent residential development lands containing existing residential uses~~ or ~~zone districts for the single family detached residential~~ vacant land classified as RSF-1, RSF-3, RSF-4, or RSF-6.”

2. Public School Student Generation Form

- a. Alachua County Public Schools has returned the attached executed Public School Student Generation Form. Include this executed form in the application package, replacing the unexecuted form.

3. Miscellaneous

- a. Staff is proposing a condition to be included in the PD Ordinance and as a general note on the PD Master Plan. Review the following condition:

Driveway Access. Residential lots fronting a collector roadway greater than 60’ in width, or any arterial roadway, shall not be granted driveway access from said collector or arterial roadway and may only be rear loaded. Common alleyways, no less than 12’ in width, may be used to accomplish rear loading, trash collection, and other service delivery if the proper easements or rights-of-way have been provided.

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

Sincerely,



Carson J. Crockett, AICP Candidate
Planner

Attachments: Executed Public School Student Generation Form (dated 9/20/2024)

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

City of Alachua

PUBLIC SCHOOL STUDENT GENERATION CALCULATION FORM

PROJECT #

APPLICATION DATE

August 29, 2024

NAME & DESCRIPTION OF PROJECT

The Hammock

Large Scale Comprehensive Plan Amendment and Rezoning

PROJECT ADDRESS (Contact 911 Addressing @ 352.338.7361)

N/A

Tax Parcel Numbers

03957-000-000

Acreage

-111.249 acres

DEVELOPMENT DATA (check all that apply)

☒ Single Family

☐ Multi Family

☐ Exempt (See exemptions on page 2)

Number of Units

340

Number of Units

Level of Review

☐ Pre-Application Conference

☒ Preliminary

☐ Final

☐ Revised

☐ Staff Administrative Review

A determination that there is adequate school capacity for a specific project will satisfy requirements for review for school concurrency for the periods of time consistent with the Interlocal Agreement and specified in local government land development regulations; an agreement by the School Board with the developer and local government is required to extend the period for approvals for phased projects beyond the generally applicable time period

EXPLANATION OF STUDENT GENERATION CALCULATION

Student Generation is calculated based on the type of residential development and the type of schools. The number of student stations (by school type - Elementary, Middle and High School) used for calculating the school concurrency impacts is equal to the number of dwelling units by housing type multiplied by the student generation multiplier (for housing type & school type) established by the School Board. Calculations are rounded to the nearest whole number. Student Generation for each school type is calculated individually to assess the impact on the **School Concurrency Service Area (SCSA)** for each school type (Elementary, Middle and High School).

SCHOOL CONCURRENCY SERVICE AREAS (SCSA) FOR PROJECT LOCATION

Based on the project location, please identify the corresponding School Concurrency Service Areas for each school type. Maps of the SCSAs may be viewed on the Alachua County Public Schools website.

SCHOOL CONCURRENCY SERVICE AREAS (SCSA)

Elementary

Northwest Alachua

Middle

Mebane

High

Santa Fe

SINGLE FAMILY RESIDENTIAL DEVELOPMENT STUDENT GENERATION CALCULATIONS

ELEMENTARY	340	units X 0.12 Elementary School Multiplier	41	Student Stations
MIDDLE	340	units X 0.06 Middle School Multiplier	20	Student Stations
HIGH	340	units X 0.09 High School Multiplier	31	Student Stations

MULTI FAMILY RESIDENTIAL DEVELOPMENT STUDENT GENERATION CALCULATIONS

ELEMENTARY		units X 0.06 Elementary School Multiplier		Student Stations
MIDDLE		units X 0.03 Middle School Multiplier		Student Stations
HIGH		units X 0.03 High School Multiplier		Student Stations

Source: School Board of Alachua County 2021 Student Generation Multiplier Analysis

EXEMPT DEVELOPMENTS (click all that apply)

- ☐ Existing legal lots eligible for a building permit
- ☐ Development that includes residential uses that has received final development plan approval prior to the effective date for public school concurrency, or has received development plan approval prior to June 24, 2008, provided the development approval has not expired
- ☐ Amendments to final development orders for residential development approved prior to the effective date for public school concurrency, and which do not increase the number of students generated by the development
- ☐ Age-restricted developments that prohibit permanent occupancy by persons of school age, provided this condition is satisfied in accordance with the standards of the Public School Facilities Element or the ILA
- ☐ Group quarters that do not generate public school students, as described in the ILA

AUTHORIZED AGENT

Name:

Mailing Address:

Phone:

Email:

PROPERTY OWNER

Name:

Mailing Address

Phone:

Email

CERTIFICATION

PROJECT NAME : The Hammock

PROJECT #:

This application for a determination of the adequacy of public schools to accommodate the public school students generated by the subject development has been reviewed for compliance with the school concurrency management program and in accordance with the ILA. The following determinations have been made:

☒ **Approved** based upon the following findings (see 09.14.2022 Capacity Table)

Elementary SCSA

Northwest

Capacity Required

41

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

Available Capacity 368

Available Capacity

Available Capacity

Middle SCSA

Mebane

Capacity Required

20

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

Available Capacity 406

Available Capacity

Available Capacity

High SCSA

Santa Fe

31

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

Available Capacity 142

Available Capacity

Available Capacity

☐ **Denial** for reasons stated

Approved by

School Board Staff Certification


Suzanne M. Wynn

Director, Facilities Planning and Construction
Alachua County Public Schools
352.955.7400 x 1445

Date:

09.20.2024

City of Alachua Staff

A complete application for the
development project was accepted on

Date:

Signed:

Printed Name:



City of Alachua

MIKE DAROZA
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN

October 1, 2024

Submitted electronically to Gerry.Dedenbach@nv5.com

Gerry Dedenbach, AICP, LEED AP
CHW, LLC
11801 Research Drive
Alachua, FL 32615

Application #: PLSC24-0001; PR24-0002

RE: Project Assistance Team (PAT) Comments for The Hammock Large Scale
Comprehensive Plan Amendment (LSCPA) and Amendment to the Official Zoning
Atlas (Rezoning) Applications

Dear Gerry Dedenbach,

On September 11, 2024, the City of Alachua received your revised applications for a Large Scale Comprehensive Plan Amendment (LSCPA) and an Amendment to the Official Zoning Atlas (Rezoning) on behalf of San Felasco Research Ventures, LLC. The applications propose to amend the future land use categories of a $\pm$ 111.25-acre subject property from Commercial, Industrial, and Conservation to Commercial, Moderate Density Residential, and Conservation and to rezone the subject property from Agricultural (County) to Planned Development-Residential (PD-R), Planned Development-Commercial (PD-COMM), and Conservation (CSV).

The applications have been reviewed by the City's Planning Assistance Team (PAT). Upon review of the application materials, the following insufficiencies must be addressed. A meeting is scheduled for **2:00 PM on Wednesday, October 2, 2024**, to review these comments.

Please address all insufficiencies in writing and provide an indication as to how they have been addressed by **5:00 PM on Monday, November 4, 2024**. A total of four copies of each application package, plans, and a digital copy of all materials in PDF format on a CD or sent by emailing a Cloud/FTP link must be provided by this date. Upon receipt of your revised application, Staff will notify you of any remaining insufficiencies which must be resolved, if any, before the item may be scheduled for a public hearing before the Planning & Zoning Board. Please note that if Staff determines that the revised submission requires outside technical review by the City, your application may be delayed in order to allow for adequate review time. If all comments are addressed by the resubmission date above, the applications may be scheduled for the **December, 2024, Planning & Zoning Board (PZB) Meeting**.

Address the following insufficiencies:

Deficiencies to be Addressed – LSCPA Application

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

1. Concurrency Impact Analysis

- a. Per Section 2.4.14(H)(2)(b), affected roadway segments should only include those on which the development's impacts are five percent or greater of the maximum service volume of the roadway; and the study area for proposed developments generating greater than 1,000 external average daily trips (ADT) shall include all roadway segments located partially or wholly within one-half mile of the development's ingress/egress, or to the nearest major intersection, whichever is greater. Remove segments 1, 2, 6, 7, and 11 as affected roadway segments.

2. Comprehensive Plan Consistency Analysis

- a. For consistency with comment 1.a, remove any references to roadway segments not affected by the development.

3. Urban Sprawl Analysis

- a. Primary Indicator 10 of 13 – The proposed map amendment does not meet the statutory definition of infill. Revise response.

Deficiencies to be Addressed – Rezoning Application

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

4. Concurrency Impact Analysis

- a. Per Section 2.4.14(H)(2)(b), affected roadway segments should only include those on which the development's impacts are five percent or greater of the maximum service volume of the roadway; and the study area for proposed developments generating greater than 1,000 external average daily trips (ADT) shall include all roadway segments located partially or wholly within one-half mile of the development's ingress/egress, or to the nearest major intersection, whichever is greater. Remove segments 1, 2, 6, 7, and 11 as affected roadway segments.
- b. Note, a full traffic analysis may be required during the Final PD Plan review process given the potential traffic impact and proposed limited access ways. May be dependent on the proposed phasing plan (see comment 6.a).

5. Comprehensive Plan Consistency Analysis

- a. For consistency with comment 4.a, remove any references to roadway segments not affected by the development.

6. PD Master Plan Sheet 1

- a. General Note 2 references phasing in two phases, development area 'A' and 'B'; however, it states that development could occur in smaller units. Define these smaller units and provide a preliminary phasing plan in more detail. Note, phasing may dictate the need for an additional external roadway connection.

- b. General Note 8 discusses block lengths and mid-block pedestrian crossings. Revise the note to read as follows: "... Traffic calming measures ~~that may shall~~ be used to connect mid-block cuts with each other or other elements of the pedestrian circulation network ~~and may~~ include raised pedestrian crossings, change in materials, bulb-outs, ~~etc. or other similar measures approved by the City in its sole discretion. These~~ pedestrian ways shall be privately maintained, unless a separate ~~understanding has been reached with~~ agreement is made between the developer and City of Alachua Public Services."
- c. An amenity center is included as permitted in the general notes on sheet 1. Include the amenity center in the permitted uses column of the land use data table. Additionally, amenity center is not identified in Table 4.1-1. Please clarify intended use.
- d. All uses permitted in the Community Commercial district are proposed to be permitted in development area 'A'; however, not all uses in the Community Commercial district are permitted within a PD-COMM. Revise.
- e. The density calculations on sheet 1 for development area 'B' should exclude the site area of development area A as development area 'A' has a Commercial future land use category. Remove the area to be zoned as Conservation as part of the site on the Master PD Plan as it is outside the proposed PD.
- f. Per Section 3.6.3(A)(4)(b), provide setback standards from adjacent residential development or zone districts for the single-family detached residential.
- g. Relatively narrow minimum widths are being proposed for residential lots. Elaborate on how the proposed dimensional standards are consistent with the general intent and goals for development of the PD-R and the scale and character of development in the City.
- h. Provide minimum lot standards for the amenity center.
- i. Per Section 3.6.3(D)(4)(b), provide setback standards from adjacent residential development or zone districts for non-residential uses (suggest revising non-residential to all other uses).
- j. Provide minimum lot standards for the non-residential uses (suggest revising non-residential to all other uses).
- k. Per Section 3.6.2(A)(1)(e), identify all proposed streets with an arterial, collector, or local designation (two roads are shown as wider and appear to qualify as collector roads). Identify any streets that would include bicycle lanes.
- l. Show the eastern proposed future secondary access point connecting to a roadway corridor. Note, as currently shown, the proposed future secondary access point on US 441 may be too close to the primary access point and existing intersections.

7. PD Master Plan Sheet 2

- a. The proposed lift station and associated utility lines shown on sheet 2 are located outside of the project site. Ensure that adjacent property owners will grant any necessary easements at time of platting.

8. Miscellaneous

- a. Road layout on sheet 1 and sheet 2 are different. Clarify which layout is proposed and ensure the PD Master Plan is consistent.

- b. Application materials reference a conversion schedule. Provide the conversion schedule on the PD Master Plan in accordance with Section 3.6.2(A)(5).
- c. Remove the area to be zoned as Conservation as part of the site on the Master PD Plan as it is outside the proposed PD.
- d. The City's San Felasco Parkway Corridor Parkway Alignment Study Report calls for a right-of-way width of 120 feet. As the southernmost road running east-west on the PD Master Plan follows the alignment of this future parkway corridor, provide 120-foot right-of-way on the PD Master Plan. Ensure the turning radii of the curves in the road shown will be able to accommodate the selected design speed of 55 mph.
- e. The PD Master Plan shows development areas fronting the southernmost road running east-west that follows the alignment of the future parkway corridor. The City's San Felasco Parkway Corridor Parkway Alignment Study Report calls for limited access, primarily treated as FDOT Access Class 3. Note, the City may require rear loading of driveways on lots fronting this roadway to ensure proper access management.

9. Outside Review

- a. Review and address comments from City of Alachua Public Services dated 10/01/2024 (attached).

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

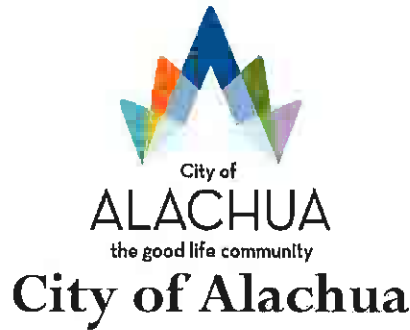
Sincerely,



Carson J. Crockett, AICP Candidate
Planner

Attachments: Comments from City of Alachua Public Services 10/01/2024

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



MIKE DAROZA
CITY MANAGER

MICHAEL CARRILLO, P.E.
PUBLIC SERVICES DIRECTOR

INTER-OFFICE COMMUNICATION

DATE: Oct 01, 2024

TO: Kathy Winburn, AICP
Planning & Community Development Director

FROM: Michael Carrillo, P.E.
Assistant City Manager
Tom Ridgik, P.E.
Engineering Supervisor

TR
10/01/2024
[Signature]

RE: Hammock PD Rezoning

Public Services has reviewed the subject project (September Documents) and offer the following comments. Review was specific to the Public Services Utilities.

NO.	COMMENTS
1	Comment on September Documents 3-foot side setbacks are very narrow, which could be problematic in regard to water meter, wastewater cleanouts and electric transformer installation. Strong COA preference is for water meters and cleanouts not to be under driveways. With such narrow lots and side setbacks, C-inlet stormwater installation will further impede locating water meters, wastewater cleanouts and electric transformers in City-preferred locations. 10-foot front setbacks are also very narrow. Because the normal width of a PUE is 10 feet, accessing certain utilities could prove problematic. This is a FYI, but please note that one possible solution that has been used on a past project is to privatize both the water and wastewater infrastructure within the development. This would likely necessitate a master water meter(s) for the development. FYI

NO.	COMMENTS
2	Comment on September Documents The lift station is shown outside the project limits. Please confirm that such a location is realistic. Submit response.
3	Comment on September Documents It is assumed that the lift station will be public. Please note that such a lift station shall conform to the COA Public Services Design and Construction Manual, including a Generator. It appears that the force main will discharge into an existing manhole. A corrosion-resistant liner will be required for at least two existing manholes in series. The existing manhole/gravity WW piping system discharges into an existing lift station. Both capacity and condition of this existing lift station will need to be evaluated. If an upgrade is necessary, the developer shall bear a portion of the cost of upgrading this lift station. This is a FYI – the City is willing to discuss the above requirements with the developer and Engineer.
4	Comment on September Documents If ground slope conditions permit, City preference is to locate the lift station near US-441 for easier access by wastewater staff. This is a FYI – the City is willing to discuss the above requirements with the developer and Engineer.
END OF COMMENTS	

Please advise if you have any questions or require additional information.

cc: Justin Tabor – AICP Principal Planner

Adam Hall – AICP Principal Planner



City of Alachua

MIKE DAROZA
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN

September 12, 2024

Submitted electronically to Gerry.Dedenbach@nv5.com

Gerry Dedenbach, AICP, LEED AP
CHW, LLC
11801 Research Drive
Alachua, FL 32615

Application #: PLSC24-0001; PR24-0002

RE: Completeness Review for The Hammock Large Scale Comprehensive Plan Amendment (LSCPA) and Amendment to the Official Zoning Atlas (Rezoning) Applications

Dear Gerry Dedenbach,

On September 11, 2024, the City of Alachua received your revised applications for a Large Scale Comprehensive Plan Amendment (LSCPA) and an Amendment to the Official Zoning Atlas (Rezoning) on behalf of San Felasco Research Ventures, LLC. The applications propose to amend the future land use categories of a $\pm$ 111.25-acre subject property from Commercial, Industrial, and Conservation to Commercial, Moderate Density Residential, and Conservation and to rezone the subject property from Agricultural (County) to Planned Development-Residential (PD-R), Planned Development-Commercial (PD-COMM), and Conservation (CSV).

According to Section 2.2.6 of the Land Development Regulations, upon receipt of an application, a completeness review shall be conducted to determine that the application contains all the necessary information and materials, is in proper form and of sufficient detail, and is accompanied by the appropriate fee. The Planning Department has reviewed the aforementioned applications for completeness and finds that **the applications are complete**.

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

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

Sincerely,

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

Carson J. Crockett, AICP Candidate
Planner

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



City of Alachua

MIKE DAROZA
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN

September 4, 2024

Submitted electronically to Gerry.Dedenbach@nv5.com

Gerry Dedenbach, AICP, LEED AP
CHW, LLC
11801 Research Drive
Alachua, FL 32615

Application #: PLSC24-0001; PR24-0002

RE: **Completeness Review for The Hammock Large Scale Comprehensive Plan Amendment (LSCPA) and Amendment to the Official Zoning Atlas (Rezoning) Applications**

Dear Gerry Dedenbach,

On August 29, 2024, the City of Alachua received your applications for a Large Scale Comprehensive Plan Amendment (LSCPA) and an Amendment to the Official Zoning Atlas (Rezoning) on behalf of San Felasco Research Ventures, LLC. The applications propose to amend the future land use categories of a $\pm$ 111.25-acre subject property from Commercial, Industrial, and Conservation to Commercial, Moderate Density Residential, and Conservation and to rezone the subject property from Agricultural (County) to Planned Development-Residential (PD-R), Planned Development-Commercial (PD-COMM), and Conservation (CSV).

According to Section 2.2.6 of the Land Development Regulations, upon receipt of an application, a completeness review shall be conducted to determine that the application contains all the necessary information and materials, is in proper form and of sufficient detail, and is accompanied by the appropriate fee. The Planning Department has reviewed the aforementioned applications for completeness and find that **the applications are incomplete**. Please address the following deficiencies.

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

Please address the following:

1. **LSCPA**

- a. **Application Attachment 4, Needs Analysis** - Provide a needs analysis which demonstrates the necessity for the proposed Future Land Use Map Designation amendment.

- b. **Provide electronic copies** of all application materials in digital (PDF) format. Application materials may be submitted on a compact disc (CD) or by emailing a Cloud or FTP link to download the materials to planning@cityofalachua.com.

2. Rezoning

- a. **Provide electronic copies** of all application materials in digital (PDF) format. Application materials may be submitted on a compact disc (CD) or by emailing a Cloud or FTP link to download the materials to planning@cityofalachua.com.

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

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

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

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

Sincerely,



Carson J. Crockett, AICP Candidate
Planner

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

~~August 29, 2024~~

~~RESUBMITTED September 11, 2024~~

~~RESUBMITTED October 10, 2024~~

RESUBMITTED November 4, 2024

Prepared on behalf of:
San Felasco Research Ventures, LLC

Prepared by:
CHW, an NV5 Company

PN# 24-0413

N:\2024\24-0413\Departments\02_Planning\Reports\Justification Report\RPT 241104 The Hammock
Rezoning.docx

Application Package
Table of Contents

- 1. Response Letter**
- 2. Rezoning Application**
- 3. Property Owner Affidavit**
- 4. Legal Description**
- 5. Deed, Property Appraiser Datasheets, and Tax Records**
- 6. Neighborhood Meeting Materials**
- 7. Justification Report**
- 8. Public School Student Generation Form**
- 9. Map Set**
- 10. PD Plan Set: PD Master Plan, Existing Conditions Plan, and Utilities Plan**

Application Package
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November 4, 2024

Ms. Kathy Winburn, AICP
City of Alachua, Planning & Community Development Director
Post Office Box 9
Alachua, Florida 32616

RE: The Hammock – Large-scale Comprehensive Plan Amendment (LsCPA) and PD Rezoning
(Alachua County Tax Parcel # 03957-000-000) **RESPONSE TO COMMENTS**

Dear Kathy:

This letter is in response to City of Alachua Planning Assistance Team (PAT) comments received on October 17, 2024, regarding applications for a Large-Scale Comprehensive Plan Amendment (LsCPA) and an Amendment to the Official Zoning Atlas (Rezoning) submitted to the City on behalf of San Felasco Research Ventures, LLC. These applications request (1) a LsCPA to the Future Land Use Map, amending the Future Land Use (FLU) of the property from Commercial, Industrial, and Conservation to Commercial, Moderate Density Residential, and Conservation; and (2) a site-specific amendment to the official zoning atlas, amending the zoning of the property from Agriculture (A) to Planned Development-Commercial (PD-Comm), Planned Development-Residential (PD-R), and Conservation (CSV).

The content of this correspondence and accompanying documents are in direct response to the City's comments and provide responses to the Request for Additional Information (RAI).

PAT Comments and Applicant Responses (in **bold**): Address the following insufficiencies:

2. *Comprehensive Plan Consistency Analysis*

- a. *For consistency with comment 1.a, remove any references to roadway segments not affected by the development.*

Applicant Response: Referenced roadway sections in comment 1.a have been removed from the justification report.

Remaining Deficiency: Pages 11 and 21 of the resubmitted justification report contain references to roadway segment 6. Revise report to remove references to segment 6.

Response: References to roadway segment 6 have been removed from the justification report.

3. *Urban Sprawl Analysis*

- a. *Primary Indicator 10 of 13 – The proposed map amendment does not meet the statutory definition of infill. Revise response.*

Applicant Response: The response to Primary Indicator 10 of 13 has been modified.

Remaining Deficiency: Resubmitted response was not revised. Revise response.

Response: The response to Primary Indicator 10 of 13 has been revised.

1. *Public School Student Generation Form*

- a. *Alachua County Public Schools has returned the attached executed Public School Student Generation Form. Include this executed form in the application package, replacing the unexecuted form.*

Response: The executed Public School Student Generation Form is included in the application package, replacing the unexecuted form.

Rezoning Application

5. Comprehensive Plan Consistency Analysis

- a. For consistency with comment 4.a, remove any references to roadway segments not affected by the development.

Applicant Response: Referenced roadway sections in comment 1.a have been removed from the justification report.

Remaining Deficiency: Page 11 of the resubmitted justification report contains references to roadway segment 6. Revise report to remove references to segment 6.

Response: References to roadway segment 6 have been removed from the justification report.

6. PD Master Plan Sheet 1

- c. An amenity center is included as permitted in the general notes on sheet 1. Include the amenity center in the permitted uses column of the land use data table. Additionally, amenity center is not identified in Table 4.1-1. Please clarify intended use.

Applicant Response: The following general note has been added to the PD Master Plan:

General note: RESIDENTIAL AMENITIES. RESIDENTIAL AMENITIES MAY INCLUDE CLUBHOUSES, PLAYGROUNDS, POOLS, ATHLETIC FACILITIES, AND PASSIVE OR ACTIVE RECREATION OPPORTUNITIES. RESIDENTIAL AMENITIES SHALL BE THE ONLY NONRESIDENTIAL USE PERMITTED IN DEVELOPMENT AREA B.

Remaining Deficiency: Include amenity center in the permitted uses column of the land use data table on Sheet 1. Additionally, the general note as submitted on Sheet 1 contains the following typo: "Development Area A". Revise general note 2 for consistent language as follows: ~~RESIDENTIAL AMENITIES~~ AMENITY CENTER. AMENITY CENTERS SHALL ONLY BE COMPRISED OF RESIDENTIAL AMENITIES THAT MAY INCLUDE CLUBHOUSES, PLAYGROUNDS, POOLS, ATHLETIC FACILITIES, AND PASSIVE OR ACTIVE RECREATION OPPORTUNITIES. AMENITY CENTER, INCLUDING RESIDENTIAL AMENITIES, SHALL BE THE ONLY NONRESIDENTIAL USES S PERMITTED IN DEVELOPMENT AREA AB.

Response: PD Master Plan general note 2 has been revised as requested.

8. Miscellaneous

- d. Application materials reference a conversion schedule. Provide the conversion schedule on the PD Master Plan in accordance with Section 3.6.2(A)(5).

Applicant Response: The conversion table reference has been removed.

Remaining Deficiency: Page 34 of the resubmitted justification report contains references to a conversion schedule. Remove references.

Response: The response has been appropriately modified. A conversion schedule is included in this application request.

1. PD Master Plan Sheet 1

a. General Notes

- i. General note 1 references allowable land uses that are not shown in the permitted uses column of the land use data table (such as recreational trails, parks, and stormwater management facilities, etc.). For consistency, any allowed use in the general notes must also be listed in the land use data table. Update land use data table.

Response: Land Use Data table footnote 1 was added to reflect the proposed uses in general note 1.

- ii. General note 5 references allowable land uses that are not shown in the permitted uses column of the land use data table (such as nature trails, wildlife viewing areas, etc.). For consistency, any allowed use in the general notes must also be listed in the land use data table. Update land use data table.

Response: Land Use Data table footnote 1 was added to reflect the proposed uses in general note 5.

- iii. General note 7 references “on-site infrastructure located in the proposed PD-R district” only. Revise to include the proposed PD-COMM district.

Response: General note 7 was revised to reflect the proposed PD-COMM district.

- iv. General note 8 states “Figures for acreage are estimates and have been rounded to the nearest tenth of an acre.” Figures provided are rounded to the nearest hundredth of an acre. Revise note.

Response: General note 8 was revised to state “the nearest hundredth.”

- v. The last sentence in general note 9 appears to have relic language. Revise: “These pedestrian ways shall be privately maintained, unless a separate has been reached with agreement is made between the developer and City of Alachua Public Services.”

Response: General note 9 was revised to remove relic language.

- b. Land Use Data Table
 - i. The sum of developable area ‘A’, ‘B’, and the buffer/common area exceed the project site area. Staff believes the error is in the acreage of developable area ‘B’. Review and revise.

Response: The acreage for Developable Areas ‘A’ and ‘B’ are accurate, as they comprise the entire site. Rights-of-way and the buffer/common area are within these two (2) areas, not excluded from these areas. Land Use Area table footnote 2 clarifies the 10% buffer/common area is a portion of the two (2) developable areas.

- 1. Additionally, review and revise permitted intensity calculations once the acreage has been corrected.

Response: No corrections are necessary.

- ii. For consistency, any allowed use in the general notes must also be listed in the land use data table. Update land use data table.

Response: All allowed uses in the general notes are reflected in the Land Use Data table, including footnotes.

- iii. Footnote 1 appears to be unrelated to its reference point. Review and revise.

Response: Land Use Data table footnote 1 reference point was revised.

- iv. The general notes permit the amenity center use in developable area ‘A’ and ‘B’; however, developable area ‘B’ does not list a floor area allowance/permitted intensity. Provide a permitted intensity in area ‘B’. Similarly, review any other uses that may need floor area in the table.

Response: Land Use Data table was revised to include a floor area for the amenity center in Developable Area ‘B’.

- c. Dimensional Standards Table
 - i. Footnote 1 should apply to both single-family detached and all other uses.

Response: Dimensional Standards table footnote 1 was added to ‘all other uses’.

- ii. Revise the language in footnote 1 as follows: “~~Proposed~~ Residential structures shall be set back a minimum 25-feet from adjacent ~~residential development lands containing existing residential uses~~ or ~~zone districts for the single-family detached residential~~ vacant land classified as RSF-1, RSF-3, RSF-4, or RSF-6.”

Response: Dimensional Standards table footnote 1 was revised per request.

- iii. Revise the language in footnote 2 as follows: “**Proposed** Non-residential buildings shall be set back a minimum 15’, if parking is **proposed** adjacent to **adjacent residential development lands containing existing residential uses** or **zone districts for the single family detached residential vacant land classified as RSF-1, RSF-3, RSF- 4, or RSF-6**, or a minimum 25’, if a building(s) is **proposed** adjacent to **adjacent residential development lands containing existing residential uses** or **zone districts for the single family detached residential-vacant land classified as RSF-1, RSF-3, RSF- 4, or RSF-6.**”

2. Public School Student Generation Form

- a. Alachua County Public Schools has returned the attached executed Public School Student Generation Form. Include this executed form in the application package, replacing the unexecuted form.

Response: The executed Public School Student Generation Form is included in the application package, replacing the unexecuted form.

3. Miscellaneous

- a. Staff is proposing a condition to be included in the PD Ordinance and as a general note on the PD Master Plan. Review the following condition:

Driveway Access. Residential lots fronting a collector roadway greater than 60’ in width, or any arterial roadway, shall not be granted driveway access from said collector or arterial roadway and may only be rear loaded. Common alleyways, no less than 12’ in width, may be used to accomplish rear loading, trash collection, and other service delivery if the proper easements or rights-of-way have been provided.

Response: The applicant is proposing a local roadway connecting the project to Progress Park, across the project site, which is proposed as a low-speed transportation facility. It is the applicant’s intent to create the transportation facility, but in a much safer and traffic-calmed manner.

The applicant is also proposing a reduced design and posted speed, well below 55 mph, and recommend the City consider a 45 mph design speed and a 35 mph posted speed this close to San Felasco.

Hammock State Preserve and the increasingly populated Progress Corporate Park. Much of Progress Corporate Park has a 25mph speed limit. To go from 55 mph directly to 25 mph creates safety concerns.

We trust you will find this letter sufficiently responds to PAT comments. Please contact me at (352) 331-1976 or at Gerry.dedenbach@nv5.com should you have any questions or require any additional information to complete your review.

Sincerely,
CHW



Gerry Dedenbach, AICP + LEED AP
Vice President of Infrastructure Florida

\\fs01.chw-inc.local\jobs2\2024\24-0413\departments\02_planning\city-county\241010 resubmittal\letter 241010 pat response hammock mcall.docx

Application Package
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1. Response Letter
- 2. Rezoning Application**
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4. Legal Description
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9. Map Set
10. PD Plan Set: PD Master Plan, Existing Conditions Plan, and Utilities Plan

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Authorized Agent Affidavit

A. PROPERTY INFORMATION

Address of Subject Property: Approximately 14000 NW US HWY 441, Alachua, FL 32615

Parcel ID Number(s): 03957-000-000

Acreage: ±111.25

B. PERSON PROVIDING AGENT AUTHORIZATION

Name: Brian Crawford

Title: Title Manager

Company (if applicable): San Felasco Research Ventures LLC

Mailing Address: PO Box 238

City: Lake Butler

State: FL

ZIP: 32054

Telephone: Contact agent

FAX: _____

e-mail: _____

C. AUTHORIZED AGENT

Name: Gerry Dedenbach, AICP

Title: Vice President of Florida Infrastructure

Company (if applicable): CHW, an NV5 Company

Mailing address: 11801 Research Drive

City: Alachua

State: FL

ZIP: 32615

Telephone: (352) 331-1976

FAX: N/A

e-mail: Gerry.Dedenbach@NV5.com

D. REQUESTED ACTION:

To obtain approvals from the City of Alachua, Alachua County, Suwannee River Water Management District, Florida Department of Transportation, Florida Department of Environmental Protection, and all other pertinent agencies.

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

Signature of Applicant

Signature of Co-applicant

Brian S Crawford

Typed or printed name and title of applicant

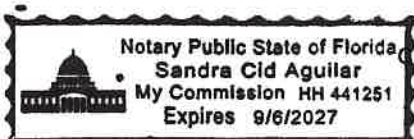
Typed or printed name of co-applicant

State of Florida County of Alachua

The foregoing application is acknowledged before me this 14 day of August, 2024, by Brian

Crawford, who is/are personally known to me, or who has/have produced N/A as identification.

Signature of Notary Public, State of Florida



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

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DATE: AUGUST 22, 2024

PROJECT NAME: The Hammock

PROJECT NO: 24-0413.03

DESCRIPTION FOR: PLANNED DEVELOPMENT/REZONING SERVICES (COMMERCIAL PD-COMM)

A PARCEL OF LAND SITUATED IN SECTION 24, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 24, THENCE NORTH 1°34'30" WEST, ALONG THE EAST LINE OF SAID SECTION 24, A DISTANCE OF 100.01 FEET; THENCE DEPARTING THE EAST LINE OF SAID SECTION 24, SOUTH 89°15'02" WEST, A DISTANCE OF 1118.42 FEET; THENCE NORTH 2°00'58" WEST, A DISTANCE OF 660.84 FEET; THENCE SOUTH 89°18'19" WEST, A DISTANCE OF 1222.82 FEET; THENCE NORTH 2°25'01" WEST, A DISTANCE OF 123.07 FEET; THENCE SOUTH 89°18'19" WEST, A DISTANCE OF 100.05 FEET TO THE WEST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 24; THENCE NORTH 2°25'01" WEST, ALONG THE WEST LINE OF SAID SECTION 24, A DISTANCE OF 439.97 FEET TO THE NORTHWEST CORNER OF THE SOUTHEAST 1/4 OF SAID SECTION 24; THENCE NORTH 89°24'05" EAST, ALONG THE NORTH LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 24, A DISTANCE OF 1227.15 FEET TO THE SOUTHWEST CORNER OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 24; THENCE NORTH 2°00'21" WEST, ALONG THE WEST LINE OF THE EAST 1/4 OF SAID SECTION 24, A DISTANCE OF 1508.52 FEET TO THE **POINT OF BEGINNING**; THENCE CONTINUE NORTH 2°00'21" WEST, ALONG SAID WEST LINE, A DISTANCE OF 658.70 FEET TO THE INTERSECTION OF THE WEST LINE OF THE EAST 1/4 OF SAID SECTION 24, WITH THE SOUTH RIGHT OF WAY LINE FOR US HIGHWAY NO. 441 (HAVING A RIGHT OF WAY WIDTH OF 200 FEET), SAID POINT BEING THE BEGINNING OF A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 2764.93 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 72°06'27" EAST, 882.85 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE AND ALONG SAID SOUTH RIGHT OF WAY LINE, THROUGH A CENTRAL ANGLE OF 18°22'24", AN ARC LENGTH OF 886.64 FEET TO THE END OF SAID CURVE; THENCE SOUTH 62°59'07" EAST, ALONG SAID SOUTH RIGHT OF WAY LINE, A DISTANCE OF 468.43 FEET TO THE INTERSECTION OF SAID SOUTH RIGHT OF WAY LINE WITH THE EAST LINE OF SAID SECTION 24; THENCE DEPARTING SAID SOUTH RIGHT OF WAY LINE, SOUTH 1°34'30" EAST, ALONG THE EAST LINE OF SAID SECTION 24, A DISTANCE OF 380.00 FEET; THENCE, DEPARTING SAID EAST LINE, NORTH 63°28'10" WEST, A DISTANCE OF 460.46 FEET; THENCE SOUTH 89°59'35" WEST, A DISTANCE OF 832.89 FEET TO THE **POINT OF BEGINNING**.

CONTAINING 14.04 ACRES, MORE OR LESS

DATE: AUGUST 22, 2024

PROJECT NAME: The Hammock

PROJECT NO: 24-0413.03

DESCRIPTION FOR: PLANNED DEVELOPMENT/REZONING SERVICES (MODERATE RESIDENTIAL PD-R)

A PARCEL OF LAND SITUATED IN SECTION 24, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 24, THENCE NORTH 1°34'30" WEST, ALONG THE EAST LINE OF SAID SECTION 24, A DISTANCE OF 100.01 FEET TO THE **POINT OF BEGINNING**; THENCE DEPARTING THE EAST LINE OF SAID SECTION 24, SOUTH 89°15'02" WEST, A DISTANCE OF 1118.42 FEET; THENCE NORTH 2°00'58" WEST, A DISTANCE OF 660.84 FEET; THENCE SOUTH 89°18'19" WEST, A DISTANCE OF 1222.82 FEET; THENCE NORTH 2°25'01" WEST, A DISTANCE OF 123.07 FEET; THENCE SOUTH 89°18'19" WEST, A DISTANCE OF 100.05 FEET TO THE WEST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 24; THENCE NORTH 2°25'01" WEST, ALONG THE WEST LINE OF SAID SECTION 24, A DISTANCE OF 439.97 FEET TO THE NORTHWEST CORNER OF THE SOUTHEAST 1/4 OF SAID SECTION 24; THENCE NORTH 89°24'05" EAST, ALONG THE NORTH LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 24, A DISTANCE OF 1227.15 FEET TO THE SOUTHWEST CORNER OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 24; THENCE NORTH 2°00'21" WEST, ALONG THE WEST LINE OF THE EAST 1/4 OF SAID SECTION 24, A DISTANCE OF 1508.52 FEET; THENCE, DEPARTING SAID WEST LINE, NORTH 89°59'35" EAST, A DISTANCE OF 832.89 FEET; THENCE SOUTH 63°28'10" EAST, A DISTANCE OF 460.46 FEET TO AFOREMENTIONED EAST LINE OF SECTION 24; THENCE SOUTH 1°34'30" EAST, ALONG THE EAST LINE OF SAID SECTION 24, A DISTANCE OF 2508.10 FEET TO THE **POINT OF BEGINNING**.

CONTAINING 89.80 ACRES, MORE OR LESS

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Prepared by and return to:
John M. Athanaselos, Esq.
Athanaselos & Associates, P.A.
8217 Massachusetts Ave
New Port Richey, FL 34654
(727) 967-0263
File Number: 2021-16
Will Call No.:

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this 14th day of January, 2022 between McCall Family Limited Liability Limited Partnership, a Florida Partnership whose post office address is 5045 Westshore Drive, New Port Richey, FL 34652, grantor, and San Felasco Research Ventures, LLC, a Florida Limited Liability Company whose post office address is P.O. Box 238, Lake Butler, FL 32054, grantee:

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

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

REVISED:

THOSE LANDS SITUATED IN SECTION 24, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA, AS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

NORTH HALF OF SOUTHEAST QUARTER (N 1/2 OF SE 1/4), LESS SOUTH HALF OF NORTHWEST QUARTER OF SOUTHEAST QUARTER (S 1/2 OF NW 1/4 OF SE 1/4) OF SECTION 24, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA.

ALSO:

THAT PART OF NE 1/4 OF NE 1/4, LYING SOUTH OF STATE ROAD NO. 25 A/K/A NW US HWY 441, OF SECTION 24, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA.

ALSO:

NORTH HALF OF SOUTHEAST QUARTER OF NORTHEAST QUARTER (N 1/2 OF SE 1/4 OF NE 1/4) OF SECTION 24, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA.

ALSO:

SOUTH HALF OF SOUTHEAST QUARTER OF NORTHEAST QUARTER (S 1/2 OF SE 1/4 OF NE 1/4) OF SECTION 24, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA.

Parcel Identification Number: 03957-000-000

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

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

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to 12/30/2021.

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

Signed, sealed and delivered in our presence:

McCall Family Limited Liability Limited Partnership, a
Florida Partnership

By: Margaret Miller
Margaret Miller, Partner

Witness

Printed Name: John Athanaselos

Witness

Printed Name: Tiffany Athanaselos

State of Florida
County of Pasco

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 14th day of January, 2022 by Margaret Miller, Partner of McCall Family Limited Liability Limited Partnership, a Florida Partnership who ☒ is personally known or ☐ has produced a drivers license as identification.

[Seal]



John Athanaselos
NOTARY PUBLIC
STATE OF FLORIDA
Comm# GG337563
Expires 5/22/2023

Notary Public

Print Name: John Athanaselos

My Commission Expires: _____

Sign Up for Property Watch

Parcel Summary

Parcel ID	03957-000-000
Prop ID	15742
Location Address	13932 NW US HWY 441 ALACHUA, FL 32615
Neighborhood/Area	233200.00
Subdivision	
Legal Description	S1/2 OF NE1/4 OF NE1/4 & SE1/4 OF NE1/4 & N1/2 OF NE1/4 OF NE1/4 S OF RD LESS 2 ACRES TO CHURCH & N1/2 OF SE1/4 LESS 1/2 OF NW1/4 OF SE1/4 OR 4968/2468 (Note: *The Description above is not to be used on legal documents.)
Property Use Code	TMBR SI 80-89 (05500)
Sec/Twp/Rng	24-08-18
Tax Area	ALACHUA (1700)
Acres	114.58
Homesteaded	False

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

No Image Available

[View Map](#)

Millage Rate Value

Millage Rate: 21.8298

Owner Information

SAN FELASCO RESEARCH VENTURES LLC
PO BOX 238
LAKE BUTLER, FL 32054

Valuation

	2023 Certified Values	2022 Certified Values	2021 Certified Values	2020 Certified Values	2019 Certified Values
Improvement Value	\$121,880	\$109,547	\$111,192	\$102,228	\$104,142
Land Value	\$21,000	\$2,000	\$2,000	\$2,000	\$2,000
Land Agricultural Value	\$41,457	\$41,457	\$44,300	\$44,300	\$44,300
Agricultural (Market) Value	\$2,385,180	\$227,160	\$227,160	\$227,160	\$227,160
Just (Market) Value	\$2,528,060	\$338,707	\$340,352	\$331,388	\$333,302
Assessed Value	\$184,337	\$153,004	\$157,492	\$148,528	\$150,442
Exempt Value	\$0	\$0	\$0	\$0	\$0
Taxable Value	\$184,337	\$153,004	\$157,492	\$148,528	\$150,442
Maximum Save Our Homes Portability	\$0	\$0	\$0	\$0	\$0

"Just (Market) Value" description - This is the value established by the Property Appraiser for ad valorem purposes. This value does not represent anticipated selling price.

TRIM Notice

2023 TRIM Notice (PDF)

Land Information

Land Use	Land Use Desc	Acres	Square Feet	Eff. Frontage	Depth	Zoning
0100	SFR	1.00	43560	0	0	A
5500	TIMBER 2	113.58	4947544.8	0	0	

Building Information

Type	SINGLE FAMILY	Heat	ELECTRIC
Total Area	2,365	HC&V	FORCED AIR
Heated Area	1,474	HVAC	CENTRAL
Exterior Walls	CONCRETE BLOCK; FACE BRICK	Bathrooms	2.0-Baths
Interior Walls	DRYWALL	Bedrooms	3 BEDROOMS
Roofing	ASPHALT	Total Rooms	
Roof Type	GABLE/HIP	Stories	1.0
Frame		Actual Year Built	1974
Floor Cover	CARPET; CLAY TILE	Effective Year Built	1994

Type	SOH MISC	Heat	
Total Area	1,200	HC&V	
Heated Area		HVAC	
Exterior Walls		Bathrooms	
Interior Walls		Bedrooms	
Roofing		Total Rooms	
Roof Type		Stories	1.0
Frame		Actual Year Built	0
Floor Cover		Effective Year Built	2007

Sub Area

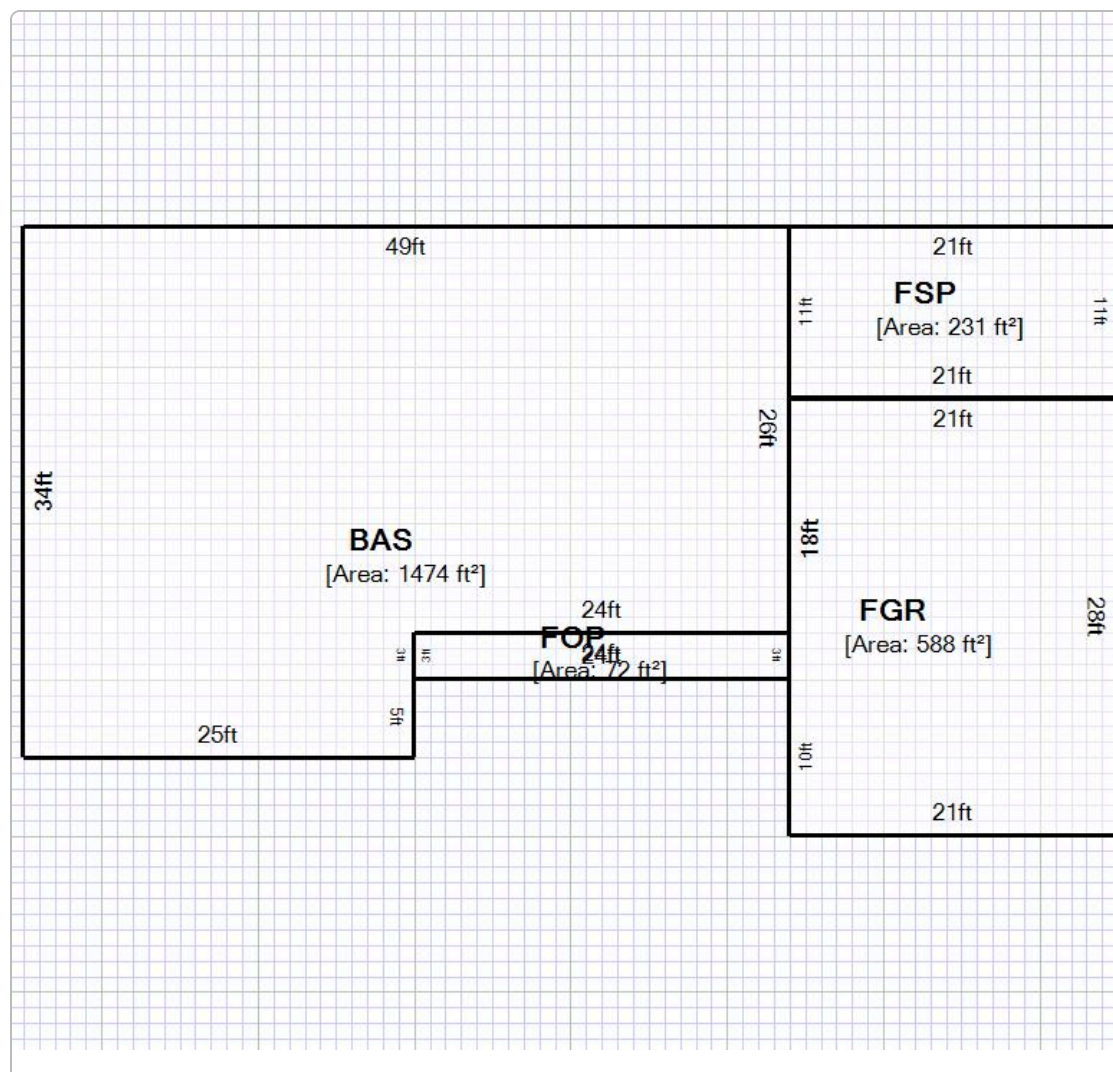
Type	Description	Sq. Footage	Quality	Imprv Use	Imprv Use Descr
BAS	BASE AREA	1,474	3	0100	SINGLE FAMILY
FGR	FINISHED GARAGE	588	3	0100	SINGLE FAMILY
FOP	FINISHED OPEN PORCH	72	3	0100	SINGLE FAMILY
FSP	FIN SCREENED PORCH	231	3	0100	SINGLE FAMILY

Type	Description	Sq. Footage	Quality	Imprv Use	Imprv Use Descr
0800	DRIVE/WALK	378		R1	RES
0959	FP 2	1		R7	RES
2021	SHED 1	540		R2	RES
2221	STG 1	280		R2	RES
2402	WELL IRR	1		R5	RES

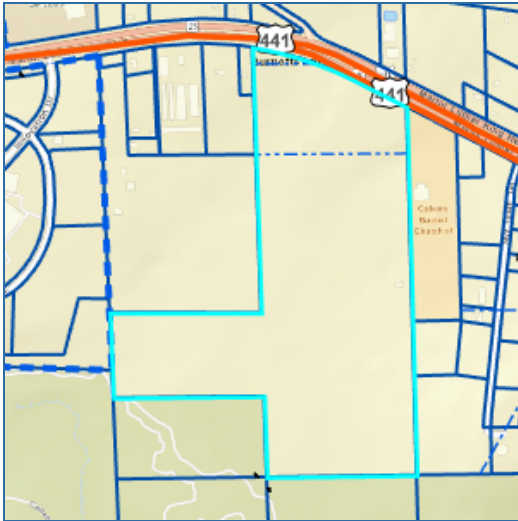
**Link to Official
Records**

Sale Date	Sale Price	Instrument	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee	Link to Official Records
1/14/2022	\$2,870,000	WD	4968	2468	Qualified (Q)	Improved	MCCALL FAMILY LIMITED LIABILITY	SAN FELASCO RESEARCH VENTURES	Link (Clerk)
2/7/2006	\$100	DD	3315	1396	Unqualified (U)	Improved	* MCCALL FAMILY LIMITED LIABILITY	MCCALL FAMILY LIMITED LIABILITY	Link (Clerk)
12/29/2005	\$1,030,000	DD	3288	1039	Unqualified (U)	Improved	* MCCALL GERTRUDE TRUSTEE MARG	* MCCALL FAMILY LIMITED LIABILITY	Link (Clerk)
10/20/2003	\$100	WD	2805	519	Unqualified (U)	Improved	* MCCALL JAMES E GERTRUDE E	* MCCALL GERTRUDE TRUSTEE MARG	Link (Clerk)

Permit Number	Type	Primary	Active	Issue Date	Value
07-10998	SERVICE UPGRADE	Yes	No	4/25/2007	\$500
7720	MECHANICAL	Yes	No	2/21/2001	\$1,000
96-00000	OVER THE COUNTER INSPECT	Yes	No	10/30/1996	\$0
95-00000	OVER THE COUNTER INSPECT	Yes	No	1/25/1995	\$0



Map



No data available for the following modules: Extra Features, Photos.

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

| [User Privacy Policy](#) | [GDPR Privacy Notice](#)

[Last Data Upload: 8/8/2024, 6:44:30 AM](#)

[Contact Us](#)

Developed by





[Search](#) > Account Summary

Real Estate Account #03957 000 000

Owner:

SAN FELASCO RESEARCH VENTURES LLC

Situs:

13932 NW US HWY 441
ALACHUA 32615

[Parcel details](#)

[Property Appraiser](#)



[Get bills by email](#)

Amount Due

Your account is **paid in full**. There is nothing due at this time.
Your last payment was made on **12/29/2023** for **\$4,209.27**.

Account History

BILL	AMOUNT DUE	STATUS			ACTION
2023 Annual Bill ⓘ	\$0.00	Paid	\$4,209.27	12/29/2023	Receipt #23-0075908 Print (PDF)
2022 Annual Bill ⓘ	\$0.00	Paid	\$3,433.82	11/21/2022	Receipt #22-0028233 Print (PDF)
2021 Annual Bill ⓘ	\$0.00	Paid	\$3,615.73	11/17/2021	Receipt #21-0027161 Print (PDF)
2020 Annual Bill ⓘ	\$0.00	Paid	\$3,411.46	11/10/2020	Receipt #20-0010661 Print (PDF)
2019 Annual Bill ⓘ	\$0.00	Paid	\$3,545.78	11/18/2019	Receipt #19-0022193 Print (PDF)
2018 Annual Bill ⓘ	\$0.00	Paid	\$3,408.74	11/29/2018	Receipt #18-0039010 Print (PDF)
2017 Annual Bill ⓘ	\$0.00	Paid	\$2,889.14	11/13/2017	Receipt #17-0013841 Print (PDF)
2016 Annual Bill ⓘ	\$0.00	Paid	\$2,579.00	11/15/2016	Receipt #16-0016036 Print (PDF)
2015 Annual Bill ⓘ	\$0.00	Paid	\$2,659.67	11/13/2015	Receipt #15-0015476 Print (PDF)
2014 Annual Bill ⓘ	\$0.00	Paid	\$2,623.76	11/06/2014	Receipt #14-0006454 Print (PDF)
2013 Annual Bill ⓘ	\$0.00	Paid	\$2,968.91	11/07/2013	Receipt #13-0008020 Print (PDF)
2012 Annual Bill ⓘ	\$0.00	Paid	\$2,986.43	11/14/2012	Receipt #12-0022478 Print (PDF)
2011 Annual Bill ⓘ	\$0.00	Paid	\$3,154.04	11/17/2011	Receipt #2011-3008152 Print (PDF)
2010 Annual Bill ⓘ	\$0.00	Paid	\$3,504.84	11/12/2010	Receipt #2010-3005042 Print (PDF)
2009 Annual Bill ⓘ	\$0.00	Paid	\$4,089.55	11/12/2009	Receipt #2009-1000788 Print (PDF)
2008 Annual Bill ⓘ	\$0.00	Paid	\$4,140.11	11/07/2008	Receipt #2008-9001566 Print (PDF)
2007 Annual Bill ⓘ	\$0.00	Paid	\$3,389.37	11/13/2007	Receipt #2007-9015308 Print (PDF)
2006 Annual Bill ⓘ	\$0.00	Paid	\$3,569.01	11/09/2006	Receipt #2006-9074440 Print (PDF)
2005 Annual Bill ⓘ	\$0.00	Paid	\$3,125.22	11/07/2005	Receipt #2005-9034027 Print (PDF)
2004 Annual Bill ⓘ	\$0.00	Paid	\$2,987.71	11/10/2004	Receipt #2004-4002889 Print (PDF)
2003 Annual Bill ⓘ	\$0.00	Paid	\$1,617.92	11/19/2003	Receipt #2003-3014305 Print (PDF)
2002 Annual Bill ⓘ	\$0.00	Paid	\$1,473.54	11/13/2002	Receipt #2002-0205296 Print (PDF)
Total Amount Due	\$0.00				



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

Detail by Entity Name

Florida Limited Liability Company

SAN FELASCO RESEARCH VENTURES, LLC

Filing Information

Document Number	L20000306507
FEI/EIN Number	86-3215336
Date Filed	09/29/2020
Effective Date	09/28/2020
State	FL
Status	ACTIVE
Last Event	LC AMENDMENT
Event Date Filed	04/14/2021
Event Effective Date	NONE

Principal Address

12469 WEST STATE ROAD 100
LAKE BUTLER, FL 32054

Changed: 05/12/2021

Mailing Address

P.O. BOX 238
LAKE BUTLER, FL 32054

Changed: 05/12/2021

Registered Agent Name & Address

CONCEPT INCOME PROPERTIES, LLC.
12469 WEST STATE RD 100
LAKE BUTLER, FL 32054

Address Changed: 04/14/2021

Authorized Person(s) Detail

Name & Address

Title MGR

CONCEPT INCOME PROPERTIES, LLC
1449 SW 74th Drive
Suite 200

Gainesville, FL 32607

Title MGR

ROBERTS CAPITAL VENTURES LLC
P.O. BOX 238
LAKE BUTLER, FL 32054

Annual Reports

Report Year	Filed Date
2022	04/28/2022
2023	03/13/2023
2024	03/13/2024

Document Images

03/13/2024 -- ANNUAL REPORT	View image in PDF format
03/13/2023 -- ANNUAL REPORT	View image in PDF format
04/28/2022 -- ANNUAL REPORT	View image in PDF format
04/14/2021 -- LC Amendment	View image in PDF format
04/06/2021 -- ANNUAL REPORT	View image in PDF format
09/29/2020 -- Florida Limited Liability	View image in PDF format

Application Package
Table of Contents

1. Response Letter
2. Rezoning Application
3. Property Owner Affidavit
4. Legal Description
5. Deed, Property Appraiser Datasheets, and Tax Records
- 6. Neighborhood Meeting Materials**
7. Justification Report
8. Public School Student Generation Form
9. Map Set
10. PD Plan Set: PD Master Plan, Existing Conditions Plan, and Utilities Plan

Neighborhood Meeting Materials

Mailed Memorandum

NEIGHBORHOOD MEETING NOTIFICATION

PN 24-0413.03



To: Neighbors of the US 441 / CR 2054 Intersection
From: Gerry Dedenbach, AICP, VP Infrastructure Florida
Date: 30 July 2024
RE: Neighborhood Meeting Public Notice

A Neighborhood Meeting will be held to discuss two (2) proposed applications on ± 112 acres in the City of Alachua (Alachua County Tax Parcel # 03957-000-000).

One application is a Large-scale Comprehensive Plan Amendment (LSCPA) request to reduce an approximate 10-acre portion of Commercial Future Land Use (FLU) area and remove the ± 81 -acre Industrial FLU area on the parcel by changing it to Moderate Density Residential (0-4 dwelling units per acre) FLU. The parcel's existing Conservation FLU area will remain.

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The applications allow a combination of commercial retail sales and service uses along US 441, moderate density residential (0-4 dwelling units per acre), and a 100'-wide conservation area abutting San Felasco Hammock Preserve State Park consistent with that area's existing underlying FLU designation.

The site is located on US 441's south side, generally on the east side of Progress Park and the west side of Upland Industrial Park.

Meeting Details

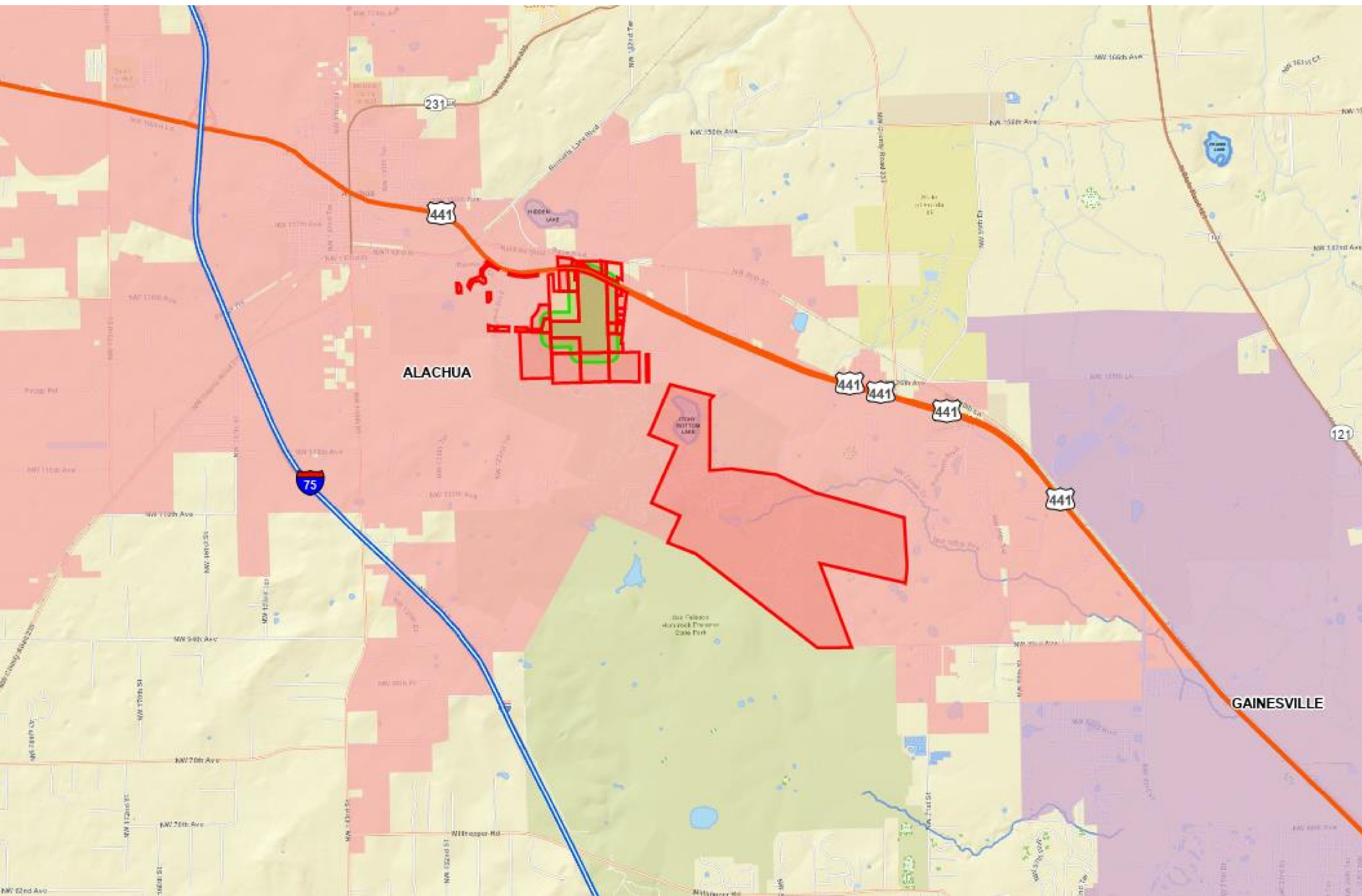
Date: 14 August 2024
Time: 6:00 PM
Location: CHW Office, 11801 Research Drive, Alachua, FL, 32615
Contact: Gerry Dedenbach, AICP
11801 Research Drive
Alachua, FL 32615
(352) 331-1976
CHW-Live@NV5.com

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

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

Neighborhood Meeting Materials

Mailing Labels



03953-000-000
WIGGINS FAMILY LLLP
PO BOX 1857
ALACHUA, FL 32616

03953-001-001
WIGGINS FAMILY LLLP
PO BOX 1857
ALACHUA, FL 32616

03953-002-000
AMSDELL STORAGE VENTURES 59 LLC
20455 EMERALD PARKWAY DR SW STE
CLEVELAND, OH 44135

03953-004-000
PRUITT EDGAR LEE JR LIFE ESTATE
PO BOX 894
ALACHUA, FL 32616

03953-004-001
SAGAR ROBERT G & TERRY
PO BOX 1809
ALACHUA, FL 32616

03956-000-000
STATE OF FLORIDA IIF
TIITF/REC & PARKS, SAN FELASCO STA
3900 COMMONWEALTH BLVD
TALLAHASSEE, FL 32399

03956-010-000
CONCEPT DEVELOPMENT INC
1449 SW 74TH DR STE 200
GAINESVILLE, FL 32607

03956-010-038
PROGRESS CENTER PROPERTY OWNE
PO BOX 969
ALACHUA, FL 32616

03957-000-000
SAN FELASCO RESEARCH VENTURES
PO BOX 238
LAKE BUTLER, FL 32054

03958-000-000
WIGGINS FAMILY LLLP
PO BOX 1857
ALACHUA, FL 32616

03961-000-000
MCMILLAN EULA LOLE LIFE ESTATE
PO BOX 1011
ALACHUA, FL 32616

03961-001-000
STATE OF FLA IIF
TIITF REC & PARKS SAN FELASCO HAM
3900 COMMONWEALTH BLVD
TALLAHASSEE, FL 32399

03962-000-000
SCENTWORX INC
PO BOX 253
ALACHUA, FL 32616

03962-001-000
HILLMAN SUPPLY COMPANY INC
PO BOX 2339
ALACHUA, FL 32616

03964-001-000
STATE OF FLA IIF
TIITF REC & PARKS SAN FELASCO HAM
3900 COMMONWEALTH BLVD
TALLAHASSEE, FL 32399

05949-004-000
CALVARY BAPTIST CHURCH OF ALACH
PO BOX 1227
ALACHUA, FL 32616

05949-009-000
STATE OF FLORIDA IIF
TIITF REC & PARKS, SAN FELASCO HAM
3900 COMMON WEALTH BLVD
TALLAHASSEE, FL 32399

05949-011-002
STARLINE LLC
30 NORTH GOULD ST R
SHERIDAN, WY 82801

05949-011-003
CITY OF ALACHUA
PO BOX 9
ALACHUA, FL 32616

05949-011-005
CITY OF ALACHUA
PO BOX 9
ALACHUA, FL 32616

05949-014-000
GEOLINE HOLDINGS LLC
13430 NW 104TH TER #A
ALACHUA, FL 32615

05949-015-000
ALACHUA 441 LLC
12801 NW 56TH AVE
GAINESVILLE, FL 32653

05949-016-000
WOODSCAPES INTERIORS INC
26509 W US HWY 27
HIGH SPRINGS, FL 32643

05949-017-000
DCB GABLES LC
110 NW 2ND AVE
GAINESVILLE, FL 32601

05949-019-000
CITY OF ALACHUA
PO BOX 9
ALACHUA, FL 32616

05971-000-000
CHAMBERS & LEE TRUSTEES
1225 NW FRONTIER DR
LAKE CITY, FL 32055

03962-000-000
SCENTWORX INC
10912 RACHAEL BLVD
Alachua FL 32615

03961-000-000
MCMILLAN EULA LOLE LIFE ESTATE
14060 NW US HWY 441
Alachua FL 32615

03953-004-001
SAGAR ROBERT G & TERRY
14014 NW US HWY 441
Alachua FL 32615

03953-004-000
PRUITT EDGAR LEE JR LIFE ESTATE
14018 NW US HWY 441
Alachua FL 32615

03962-001-000
HILLMAN SUPPLY COMPANY INC
13935 NW US HWY 441
Alachua FL 32615

05971-000-000
CHMABERS & LEE TRUSTEES
13925 NW US HWY 441
Alachua FL 32615

05949-015-000
ALACHUA 441 LLC
13450 NW 104TH TER
Alachua FL 32615

03953-002-000
AMSDELL STORAGE VENTURES 59 LLC
14024 NW US HWY 441
Alachua FL 32615

05949-004-000
CALVARY BAPTIST CHURCH OF ALA
13920 NW US HWY 441
Alachua FL 32615

Neighborhood Workshop Notice

City Manager
Mike DaRoza
PO Box 9
Alachua FL 32615

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

Tamara Robins
PO Box 2317
Alachua FL 32616

Neighborhood Workshop Notice

Jean Calderwood
14095 NW 174th Ave
Alachua FL 32615

Neighborhood Workshop Notice

Antoinette Endelicato
5562 NW 93rd Ave
Gainesville FL 32653

Neighborhood Workshop Notice

Lynda Coon
7216 NW 126 Ave
Alachua FL 32615

Neighborhood Workshop Notice

Lynn Horton
19005 NW 138th Ave
Alachua FL 32615

Neighborhood Meeting Materials

Newspaper Advertisement

What Trump's platform says about crime

One proposal: Death penalty for drug dealers

Kinsey Crowley
USA TODAY

Former President Donald Trump's acceptance speech at the Republican National Convention covered a lot of territory but left out several of his policy objectives.

Agenda47 is Trump's official campaign platform for the 2024 election. It proposes conservative ideas on education, immigration and crime.

A recent report by nonpartisan think tank Council on Criminal Justice shows violent crime in U.S. cities has largely fallen back to 2019 levels, before the pandemic and civil unrest contributed to a spike in crime. CCJ CEO and President Adam Gelb says there are three factors to consider in assessing how effective a policy might be in deterring crime:

"It's about certainty, swiftness and severity," Gelb said. "If we put anywhere near as much energy into increasing certainty and swiftness as we do into increasing severity, we'd be much safer, and I think fairer too."

Here is a look at some of Trump's policy proposals to address crime.

Invest in police officers

"President Trump will sign a record investment in hiring, retention, and training for police officers. The bill will increase vital liability protections for America's law enforcement officers."

● **Policy evolution in the U.S.:** Police budgets are largely controlled by local governments, but the federal government does issue grants. Lawmakers failed to agree on a police accountability bill in 2021, but in 2022, President Joe Biden issued an executive order establishing an accountability database, reforming civil rights violations prosecution and requiring body-worn cameras for federal law enforcement.

● **In today's context:** Research shows hiring police officers is one of the most cost-effective measures in adult criminal justice policies, but departments are struggling to hire and retain



Agenda47, former President Donald Trump's official campaign platform for the 2024 election, includes a number of crime-related proposals. MARCO BELLO/REUTERS

officers. Support for "defunding the police" waned after the 2020 protests. Many advocates still want police reform to address racial disparities in policing.

Requiring stop-and-frisk

"President Trump will require local law enforcement agencies receiving DOJ grants to return to proven policing measures such as stop-and-frisk, strictly enforcing existing gun laws, cracking down on the open use of illegal drugs, and cooperating with ICE to arrest and deport criminal aliens."

● **Policy evolution in U.S.:** The "Terry Stop" is based on the 1968 case Terry v. Ohio, which ruled police can stop and pat down someone without probable cause for arrest if they believe the person is armed. In 2013, stop-and-frisk in New York was found to disproportionately target Black and Latino New Yorkers, and a federal judge ruled it violated their constitutional rights. Gelb said requiring local police to implement the policy would be a dramatic expansion of federal power over police governance.

● **In today's context:** Limited searches can help uncover illegal guns, Gelb said. The American Civil Liberties Union, which has reached settlements

with several cities to limit stop-and-frisk, says it is ineffective, is disproportionately used against people of color, decreases community trust in police and leads to people of color reporting crimes less often.

Death penalty for drug dealers and human traffickers

"President Trump will instruct the Department of Justice to dismantle every gang, street crew, and drug network in America. President Trump has also called for the death penalty for drug dealers and human traffickers."

● **Policy evolution in the U.S.:** Twenty-one states in the U.S. have the death penalty, 23 do not have the death penalty, and six have put executions on hold. After a 2008 Supreme Court case held that the death penalty should only be used for the worst offenses, no one is on death row for a crime other than murder, according to the Death Penalty Information Center.

● **In today's context:** The U.S. is in a decadelong overdose epidemic that is currently largely driven by fentanyl and other substances. The DPIC reported 24 executions in 2023, compared to more than 18,900 drug trafficking cases in the

same year that were reported to the U.S. Sentencing Commission, which studies federal sentencing practices.

Target 'Marxist' courts without cash bail

"President Trump will take on the radical Marxist prosecutors who have abolished cash bail and refuse to charge criminals."

● **Policy evolution in the U.S.:** A 2022 report showed 60% of people awaiting trial were in jail because they could not afford bail, but the solution is highly debated. Advocates of removing the cash bail system say it creates disparities in the criminal justice system because low-income defendants may have to wait behind bars for their trial, arguing instead that pretrial detention should be based on risk to the community. Others believe cash bail is necessary to ensure defendants show up for court proceedings.

● **In today's context:** New Jersey moved away from a monetary bail system in 2017. A court decision in California has curtailed the traditional role of bail, and some cities have worked on further reforms. In 2023, Illinois became the first state to abolish cash bail.

Disciplining minors

"Many of these carjacks and criminals are 13, 14, and 15 years old. I will order the Education and Justice Departments to overhaul federal standards on disciplining minors. So, when troubled youth are out of control, they're out on the streets and they're going wild, we will stop it."

● **Policy evolution in the U.S.:** According to a 2022 Department of Justice report, juvenile arrests for violent crimes have been on the decline since 2006. Evidence shows harsh punishment does not stop youth crime, and juvenile detention centers are often harmful places to be for youths, according to criminal justice advocacy group the Sentencing Project.

● **In today's context:** This year, Louisiana repealed a 2017 law known as "Raise the Age," so that 17-year-olds can be tried as young adults again.

Foreign actors to adapt to presidential race changes, says intelligence officer

Jonathan Landay
and Christopher Bing
REUTERS

WASHINGTON — U.S. foes targeting November's election with influence operations are expected to adapt to presidential contest developments, a U.S. intelligence official said on Monday, in an apparent reference to Joe Biden dropping his reelection bid.

The official said unidentified foreign actors were especially focused on "events that occurred this month regarding the presidential race," without referring directly to President Biden's decision to withdraw.

The official's comments indicated that U.S. intelligence agencies expect foreign actors to refocus their influence operations on Vice President Kamala Harris, whom Biden endorsed as the Democratic Party standard bearer.

"We expect these actors to adjust to these events and incorporate them into their influence narratives, seeking to undermine democratic institutions," the official said, without identifying the foreign actors.

Biden, 81, ended his flagging reelection bid on July 21 under growing pressure from his fellow Democrats and tapped Harris as the party's candidate to face Republican Donald Trump, reshaping the presidential race.

Briefing reporters, the official from the Office of

the Director of National Intelligence (ODNI) cited reports from non-government groups that foreign actors had already used the July 13 attempted assassination of Trump "as part of their narratives."

The official said that U.S. foes targeting the November elections were outsourcing influence operations to marketing and communications firms, with Moscow using Russia-based influence-for-hire companies

to shape U.S. public opinion.

Chinese government entities are using a China-based technology company to enhance its covert influence operations in the United States, the official said. While the Chinese government probably is not planning to influence the U.S. election outcome, it is leveraging social media to sow divisions among Americans, the official said.

PUBLIC NOTICE

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The site is located on US 441's south side, generally on the east side of Progress Park and the west side of Upland Industrial Park. The applications allow a combination of commercial retail sales / service uses along US 441, moderate density residential, and a 100'-wide conservation area consistent with that area's existing underlying FLU designation.

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

Time: 6:00 pm on August 14, 2024

Location: CHW Office, 11801 Research Drive, Alachua, FL, 32615

Contact: Gerry Dedenbach, AICP

Phone Number: (352) 331-1976

Email: CHW-Live@NV5.com



Talcum Powder

IS CONNECTED TO

Ovarian Cancer Fallopian Tube Cancer, Mesothelioma and Primary Peritoneal Cancer

If you've been diagnosed
with cancer in 2010 or later

You May Be Entitled To
COMPENSATION



SEE IF YOU QUALIFY TODAY
352-805-1956

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Neighborhood Meeting Materials

Workshop Presentation

The Hammock

*Large-Scale Comprehensive Plan Amendment (LSCPA)
& Rezoning to Planned Development Applications*



City of Alachua
Neighborhood Meeting
August 14, 2024

24-0413.03: The Hammock

1

The **purpose** of the neighborhood meeting:

The City of Alachua requires Comprehensive Plan Amendment and Rezoning applicants to host a neighborhood meeting.

The purpose is to **inform neighbors** of the proposed action's nature and to get feedback early in the process.

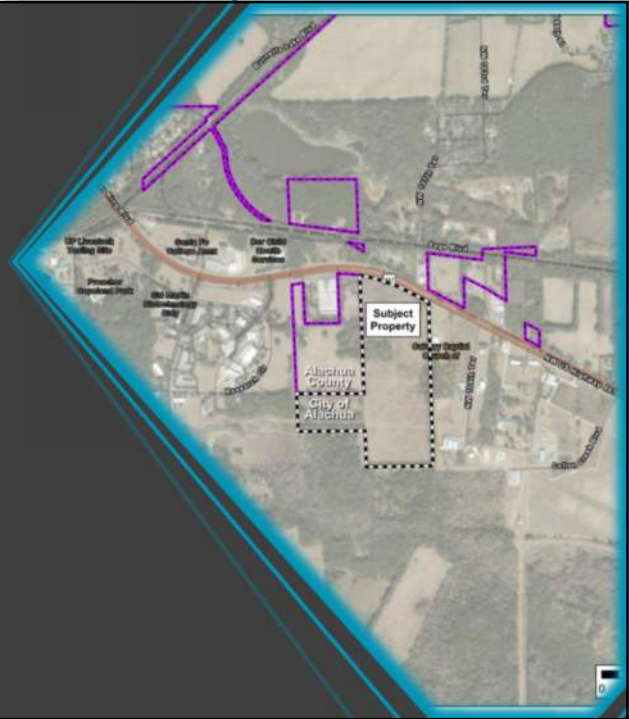
This meeting provides the applicant with an opportunity to **identify concerns** prior to the application's submission.



2

REQUEST:

- LsCPA Application
 - **FROM:** Commercial, Industrial, and Conservation
 - **TO:** Commercial, Moderate Density Residential, and Conservation
- Rezoning Application
 - **FROM:** Agriculture (A)
 - **TO:** Planned Development, Commercial (PD-Comm), Planned Development, Residential (PD-R), and Conservation (CSV)



3

PUBLIC NOTIFICATION

NEIGHBORHOOD MEETING NOTIFICATION
PR 24062302

CHW
an NV5 COMPANY

To: Neighbors of the US 441 / CR 2054 Intersection
From: Gerry Dederbach, AICP, VP Infrastructure Florida
Date: 30 July 2024
RE: Neighborhood Meeting Public Notice

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Meeting Details:
Date: 14 August 2024
Time: 6:00 PM
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Contact: Gerry Dederbach, AICP
11801 Research Drive
Alachua, FL 32815
(352) 331-1976
CHW-Live@NV5.com

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Byland Engineering | Florida Region | www.chw-inc.com

What Trump's platform says about crime

The proposed 'Trump' platform for crime...

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IS CONNECTED TO:
Ovarian Cancer
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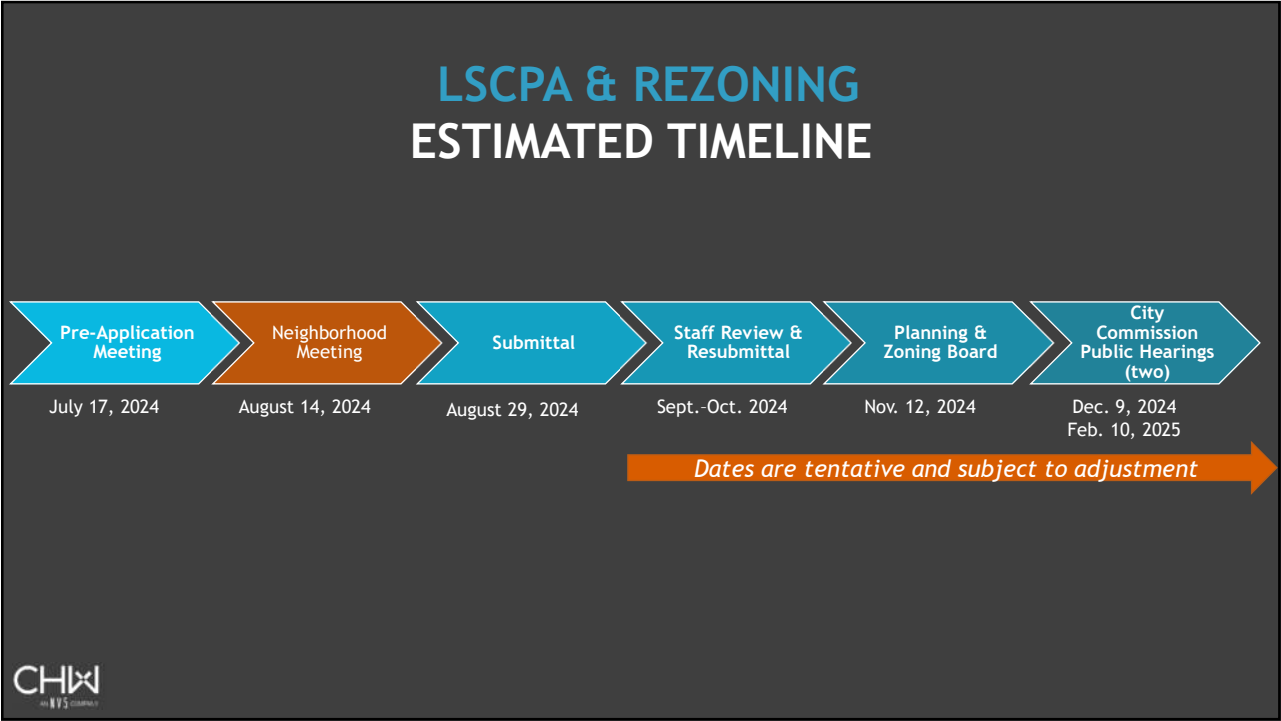
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Location: CHW Office, 11801 Research Drive, Alachua, FL 32815
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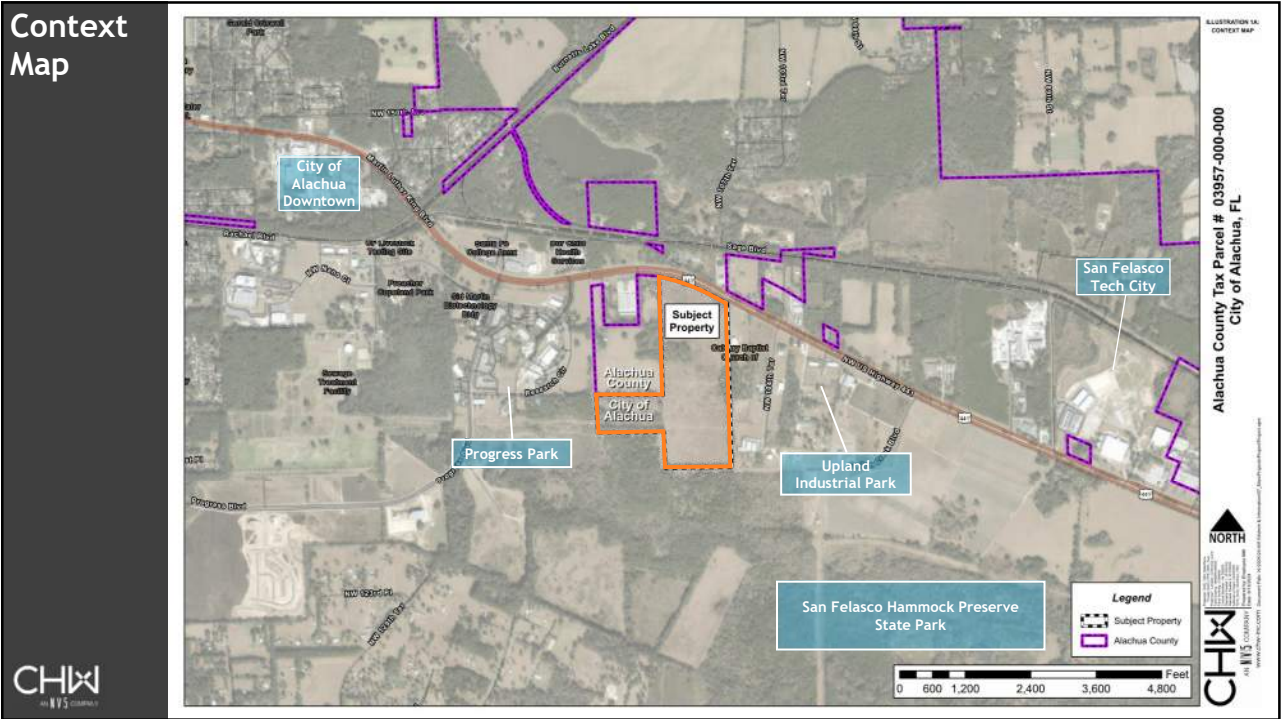
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an NV5 COMPANY



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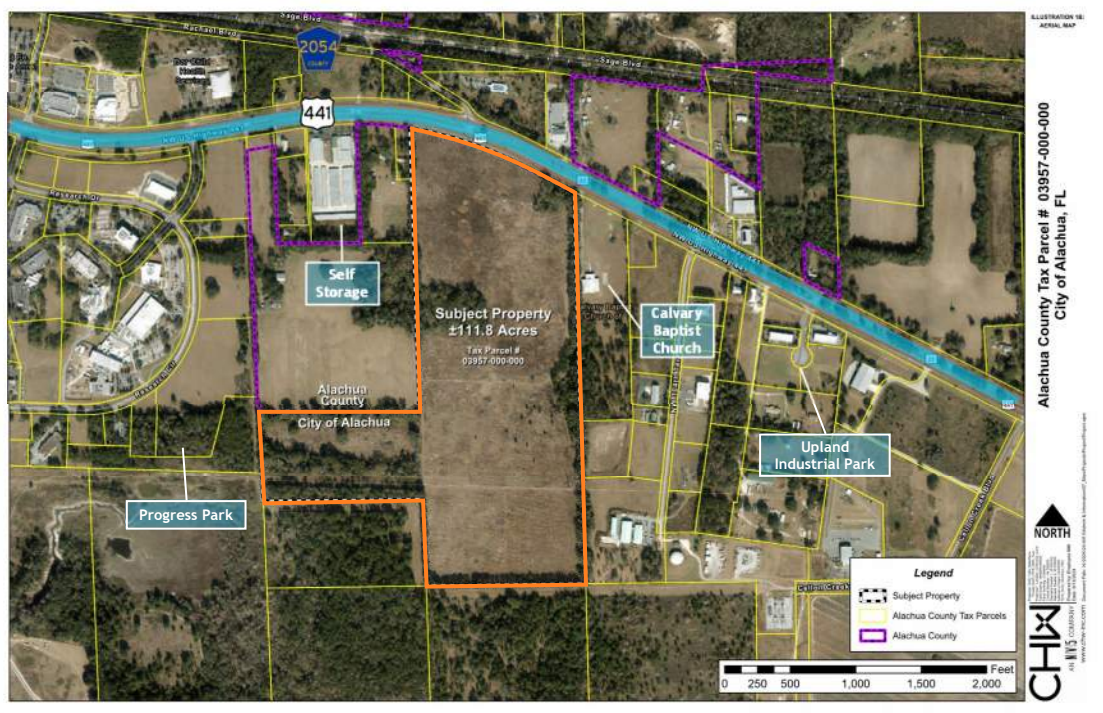


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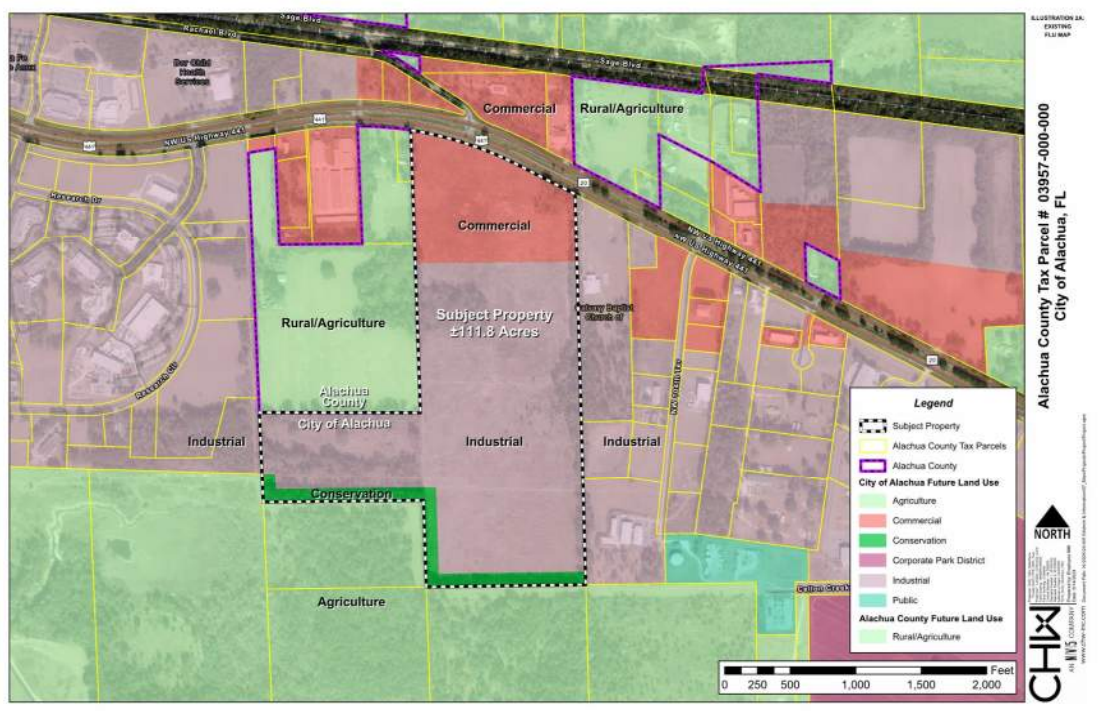
Aerial Map



7

Existing Future Land Use Map

FLU:
Commercial;
Industrial;
Conservation

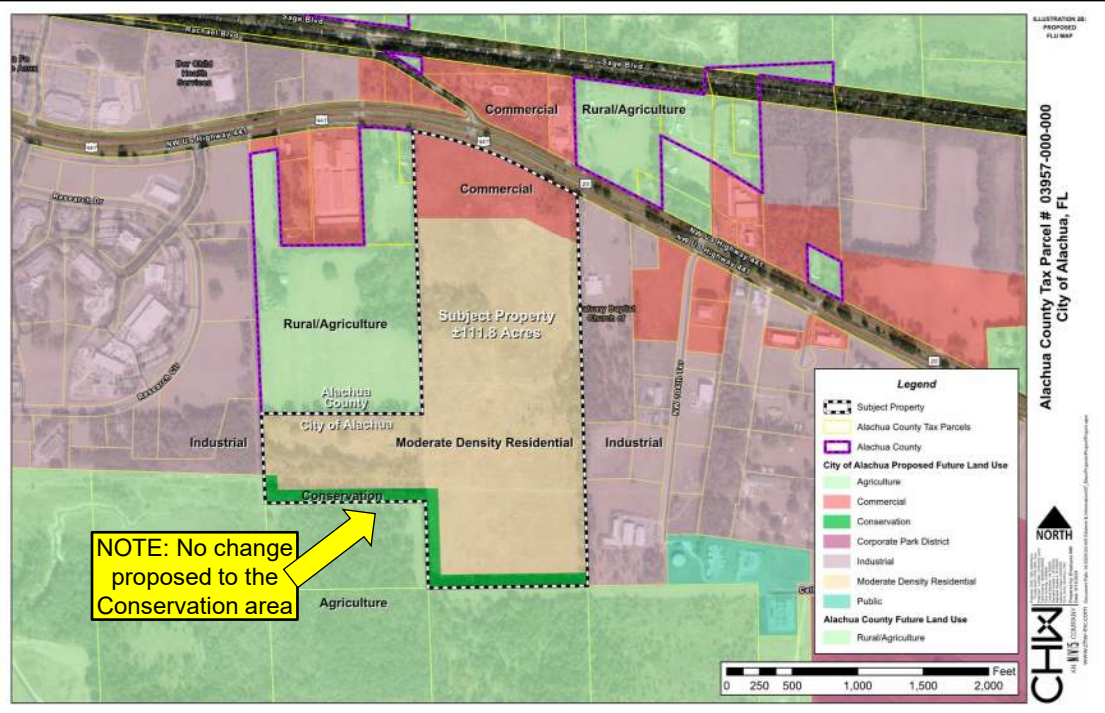


8

Proposed Future Land Use Map

Proposed FLU:
Commercial;
Moderate
Density
Residential; &
Conservation

- Reduces Commercial and
- Replaces Industrial w/ Moderate Density Residential

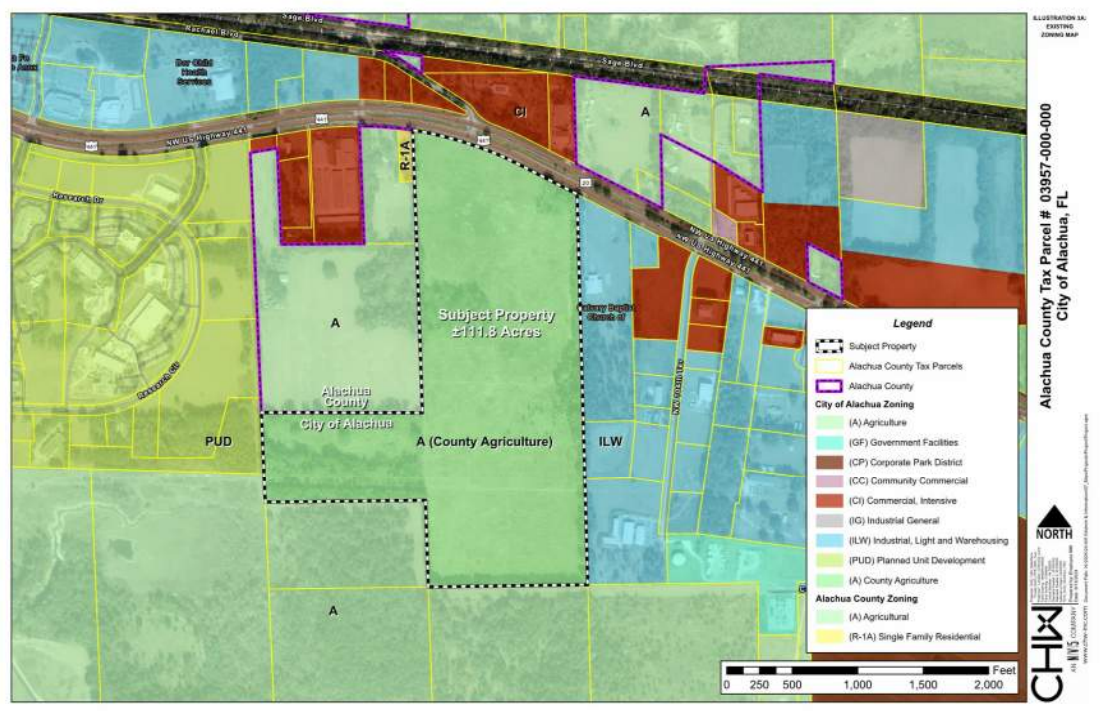


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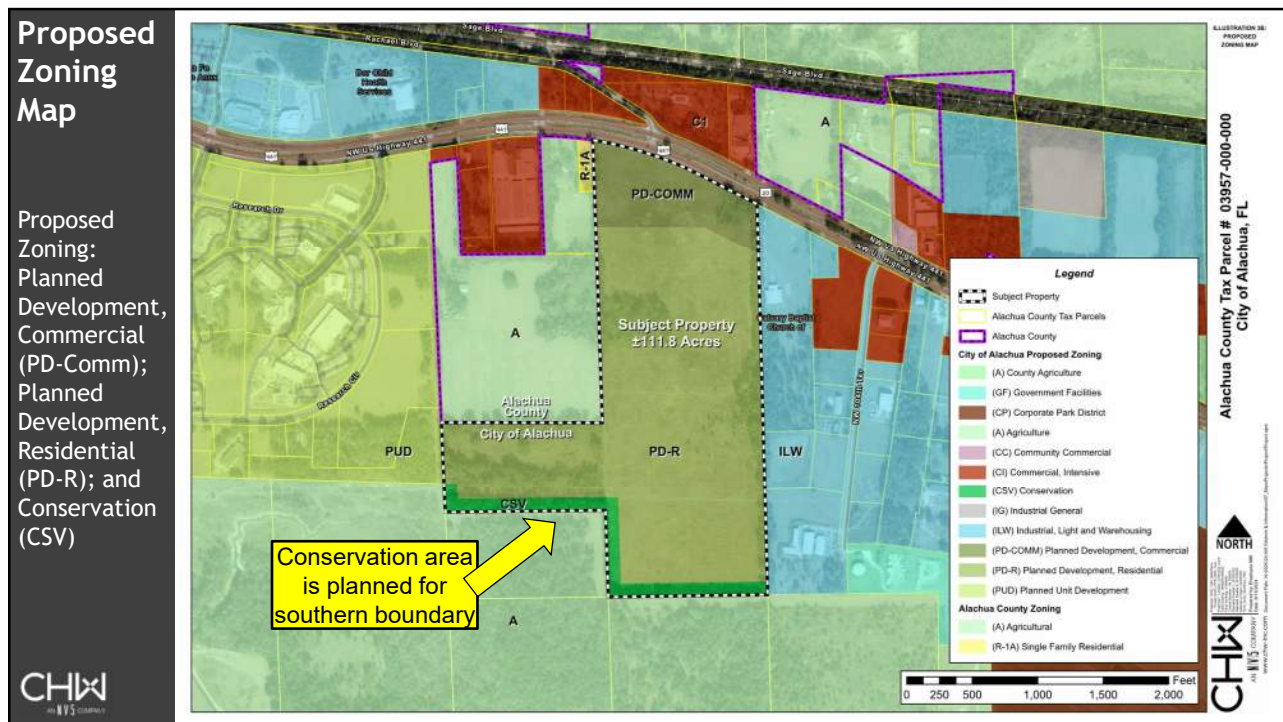
Existing Zoning Map

Zoning:
Agriculture

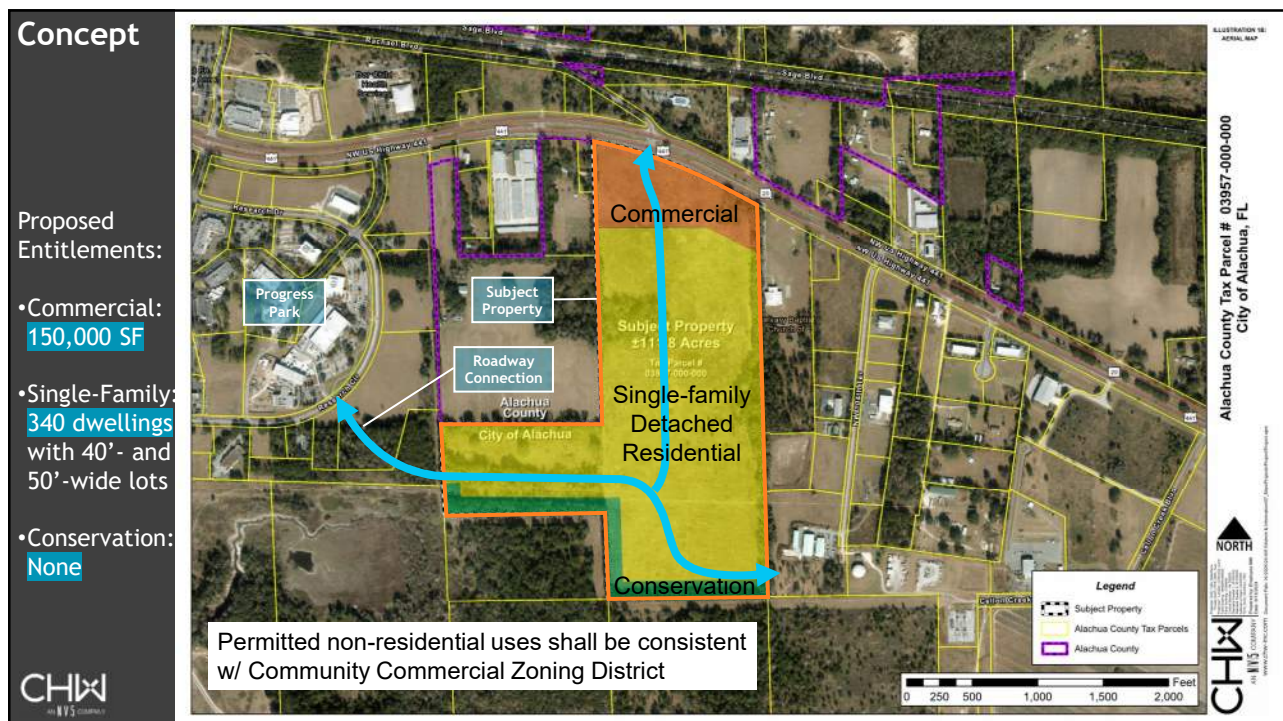
Zoning is pre-existing, non-conforming to the site's FLU categories



10



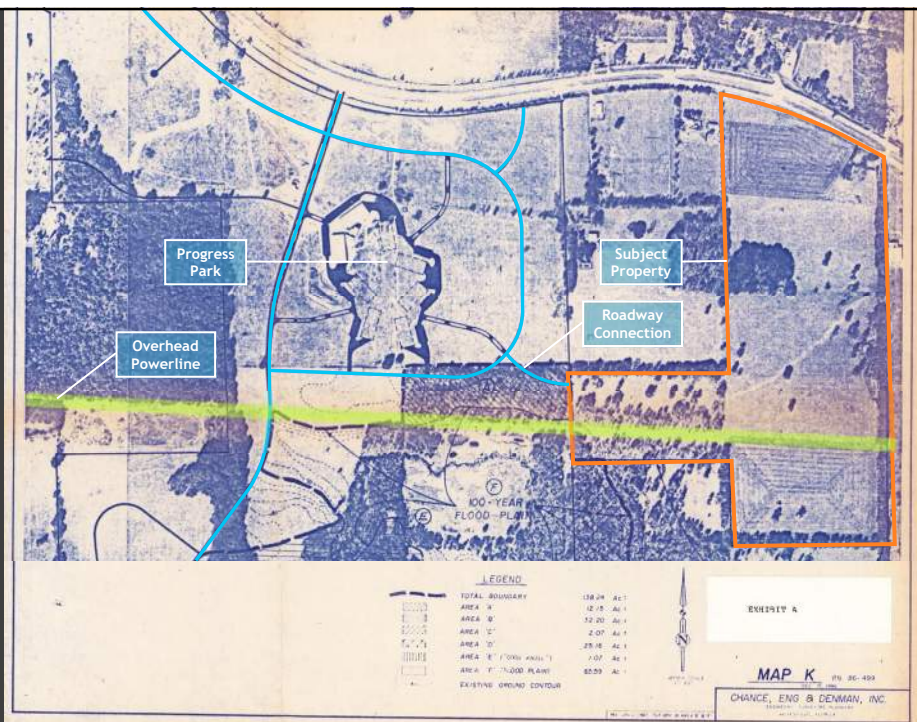
11



12

Progress Center Development of Regional Impact (DRI) Map K (Master Plan)

The Progress Park
(F/K/A Progress Center DRI)
1987 Master Plan illustrates an
intended roadway connection
east to the subject property.



13



14

Neighborhood Meeting Materials

Sign-in Sheet

SIGN-IN SHEET

The Hammock

24-0413.03



Event: Neighborhood Meeting
Date/Time: August 14, 2024 @ 6:00 PM
Place: CHW (11801 Research Drive, Alachua, FL 32615)
Re: Large-scale Comprehensive Plan Amendment and Rezoning to Planned Development

	<u>Print Name</u>	<u>Street Address</u>	<u>Signature</u>
1	Terry Sagar	terrylcsagar@gmail.com 14014 NW Hwy 441	
2	Robert Sagar	14014 NW Hwy 441	
3	Terri M. Sagar	14014 NW Hwy 441	
4		angelswings86@gmail.com	
5			
6			
7			
8			
9			
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11			
12			
13			

Neighborhood Meeting Materials

Workshop Minutes

NEIGHBORHOOD MEETING MINUTES

The Hammock

24-0413.03



Event	Neighborhood Meeting
Date:	August 14, 2024
Location:	CHW Office - 11801 Research Drive, Alachua FL 32615
RE:	Large-scale Comprehensive Plan Amendment (LsCPA) & Rezoning to PD

CHW Attendees: Gerry Dedenbach, AICP; Ryan Thompson, AICP; Braxton Linton
Public Attendees: 3 (See Sign-in Sheet)

CHW, on behalf of San Felasco Research Ventures, hosted the required Neighborhood Meeting and presented the following: the meeting's purpose; the applications' requests and intents; the opportunities presented by the applications; the general application review process and estimated project timeline; maps illustrating the site's regulatory and physical characteristics, and a conceptual site layout with proposed uses, densities, and intensities. Questions and comments from public attendees are described below, with agent responses.

Questions and comments from attendees are below, with agent (CHW) responses. Please note, the meeting summary is not a verbatim transcript of the meeting. In addition, the summary is sorted to present topics in a grouped manner, although there was a free-flowing dialogue during the meeting.

Comment: We live between the self-storage and subject property. We are concerned about wildlife and our well. Drilling at the City's water tank has caused sediment, which lasted a few weeks.

Question: What will access look like at CR 2054 with FDOT?

Answer: These applications are requesting land use and zoning. Construction cannot occur until a Final PD Plan is approved. We are meeting with FDOT to discuss modifications to US 441 and timing of the Traffic Impact Assessment (TIA). [Subsequently, FDOT informed the applicant the TIA should be completed when a Final PD Plan is proposed to determine roadway improvements that most accurately mitigate existing conditions. Completing a TIA today may identify required improvements prematurely, as it will likely take a year from now to receive an approved Final PD Plan.]

Question: Why are you building more residential units? What about jobs?

Answer: There is demand in the City and County for more housing. The site will have commercial uses along the frontage, providing jobs within the community and helping residents meet daily needs without leaving the property or using an automobile.

Question: What happened to plans Cellon Creek site and previous plan for this site?

Answer: Currently, we are focused on this site, not the Cellon Creek site. Our client diligently sought proprietors for the previously discussed RV park and other uses shared at the neighborhood meeting previous year. Interest has changed. All development programs are driven by market conditions that suggest a demand for residential units. Residential units will be a good fit with direct access to Progress Park and the San Felasco Parkway extension.

Question: What is the time frame for site construction?

Answer: Approximately two (2) years.

Question: Will this be a gated community?

Answer: No.

Question: How is this construction going to affect my well?

Answer: The homes and retail will be on City of Alachua water & sewer. Temporary disturbance with water quality may occur during construction. Please let us know and we will inform the City of your earlier comments.

The meeting concluded at 6:45 PM.

Application Package
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1. Response Letter
2. Rezoning Application
3. Property Owner Affidavit
4. Legal Description
5. Deed, Property Appraiser Datasheets, and Tax Records
6. Neighborhood Meeting Materials
- 7. Justification Report**
8. Public School Student Generation Form
9. Map Set
10. PD Plan Set: PD Master Plan, Existing Conditions Plan, and Utilities Plan



THE HAMMOCK

Rezoning – Justification Report

August 29, 2024
RESUBMITTED July 22, 2025

Prepared for:
City of Alachua
Planning and Community Development Office

Prepared on behalf of:
San Felasco Research Ventures, LLC

Prepared by:
NV5, inc. (FKA CHW, Inc.)

PN# 24-0413
N:\2024\24-0413\Departments\02_Planning\Reports\Justification Report\RPT 250722 The Hammock
Rezoning.docx

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1. Executive Summary

To: Kathy Winburn, AICP, City of Alachua Planning and Community Development Director
From: Gerry Dedenbach, AICP+LEED AP, CHW, Vice President of Infrastructure Florida
Date: August 29, 2024, RESUBMITTED July 22, 2025
Re: The Hammock Rezoning Application

<u>Jurisdiction:</u> City of Alachua, FL	<u>Development Intent:</u> Allow the development of a master planned community with a mix of housing and commercial retail options.
<u>Location Description/Address:</u> US 441's south side, generally on the east side of Progress Park and the west side of Upland Industrial Park.	
<u>Parcel Number:</u> 03957-000-000	<u>Site Acreage:</u> ±111.24 acres <i>(Source: CHW Survey)</i>
<u>Existing Future Land Use:</u> <i>Commercial (±23.05 acres)</i> The Commercial land use category is established to provide for general commercial uses, as well as more intense commercial and highway commercial uses. This is the land use category in which largescale, regional commercial uses may locate. The following uses are allowed within the Commercial land use category: retail sales and services; personal services; financial institutions; outdoor recreation and entertainment; tourist-related uses; hotels and motels; commercial shopping centers; auto-oriented uses; Traditional Neighborhood Planned Developments; Employment Center Planned Developments; commercial recreation centers; office/business parks; limited industrial services; and eating establishments. <i>Industrial (±81.31 acres)</i> This land use category shall provide a broad range of clean industry, warehousing, research, and technology industries, to provide a variety of job opportunities to the citizens of Alachua and the North Central Florida Region. <i>Conservation (±7.40 acres)</i> The Conservation land use category is established to provide for lands on which certain identifiable features, such as flowing surface water bodies, wetland systems, flood plains, wellfield protection areas, unique geologic characteristics, and listed plant and wildlife habitat require enhanced oversight and regulatory protection. Land use regulations for designated conservation areas will consider the vulnerability of susceptible features and vary accordingly. Conservation areas will allow a diverse range of activities and opportunities, depending on the nature and degree of vulnerability of the susceptible features present.	<u>Proposed Future Land Use:</u> <i>Commercial (±14.04 acres)</i> The Commercial land use category is established to provide for general commercial uses, as well as more intense commercial and highway commercial uses. This is the land use category in which largescale, regional commercial uses may locate. The following uses are allowed within the Commercial land use category: retail sales and services; personal services; financial institutions; outdoor recreation and entertainment; tourist-related uses; hotels and motels; commercial shopping centers; auto-oriented uses; Traditional Neighborhood Planned Developments; Employment Center Planned Developments; commercial recreation centers; office/business parks; limited industrial services; and eating establishments. <i>Moderate Density Residential (0 to 4 du/ac) (±89.80 acres)</i> The Moderate Density Residential land use category allows residential development at a maximum density of 4 dwelling units per acre. The following uses are allowed in the Moderate Density Residential land use category: Single family attached and detached dwelling units; accessory dwelling units; Manufactured or modular homes meeting certain design criteria; duplexes and quadplexes; Mobile homes only within mobile home parks; Residential Planned Developments; Townhomes; Supporting community services such as schools, houses of worship, parks, and community centers. <i>Conservation (±7.40 acres)</i> The Conservation land use category is established to provide for lands on which certain identifiable features, such as flowing surface water bodies, wetland systems, flood...

1. Executive Summary

<u>Existing Zoning District:</u> A: Agriculture The A district is established and intended to <i>Support agriculture and agriculture supportive uses</i>. Support the primary use of land for agriculture and agriculture support uses to help maintain the agricultural and rural character of the district; <i>Ensure residential development consistent with rural and agricultural character</i>. Ensure that residential development is consistent with the rural and agricultural character of the district, by requiring either low-density residential development or encouraging residential cluster development, and subdivisions that are harmonious with the rural economy and agricultural uses, and <i>Consistent with Comprehensive Plan</i>. Be consistent with the areas designated as agriculture on the Comprehensive Plan. The A district is intended to provide areas primarily consisting of agriculture uses and agriculture support uses and allow low-density single-family residential development. The maximum residential density allowed in the district is one dwelling unit per five acres, except that homesteaded lots may be developed at one unit per two acres. Residential cluster development is encouraged using the Conservation Subdivision option.	<u>Proposed Zoning District:</u> PD-Comm: Planned Development-Commercial (±14.04 acres) The purpose and intent of the Planned Development-Commercial (PD-COMM) District is to provide mixed-use retail and office development, with limited moderate and higher density residential uses integrated into the development above street levels and as separate stand-alone uses. PD-R: Planned Development-Residential (±89.80 acres) The purpose of the Planned Development-Residential (PD-R) District is to provide a mix of residential uses using innovative and creative design elements, while at the same time providing an efficient use of open space. Commercial uses may be allowed in the PD-R district primarily to serve the needs of the residents in the development. Conservation (±7.40 acres) The Conservation land use category is established to provide for lands on which certain identifiable features, such as flowing surface water bodies, wetland systems, flood...
<u>Existing Density/Intensity:</u> Density: N/A Intensity (Commercial): $\pm 23.05 \text{ ac} * 0.5 \text{ FAR} = \pm 502,029.00 \text{ sf}$ Intensity (Industrial): $\pm 81.31 \text{ ac} * 50\% \text{ Max Building Coverage} = \pm 1,770,931.80 \text{ sf}$ Intensity (max. allowed): $\pm 2,272,960.80 \text{ sf}$	<u>Proposed Density/Intensity:</u> Density: Total Units Requested: 340 du $340 \text{ du} / \pm 89.80 \text{ ac} = \pm 3.8 \text{ du} / \text{ac}$ Intensity (Commercial): Total Requested: ±150,000 sf
<u>Net Change</u> Approval of this application will result in a potential net increase of ±340 net dwelling units and a decrease of ±2,122,960.80 sf of non-residential uses compared to what is currently allowed by the onsite FLU classifications.	

2. STATEMENT OF PROPOSED CHANGE

This Rezoning application requests to change the City of Alachua zoning designation on ± 111.24 acres of land in the City of Alachua, Florida (Alachua County Tax Parcel 03957-000-000) ("Subject Property"). This application proposes rezoning from Agriculture (A) (County) zoning to Planned Development-Residential (PD-R), Planned Development-Commercial (PD-Comm), and Conservation (CSV) zoning. The Subject Property is located on US 441's south side, generally on the east side of Progress Park and the west side of Upland Industrial Park. An aerial is provided as **Figure 1** that shows the site's exact location and conditions.

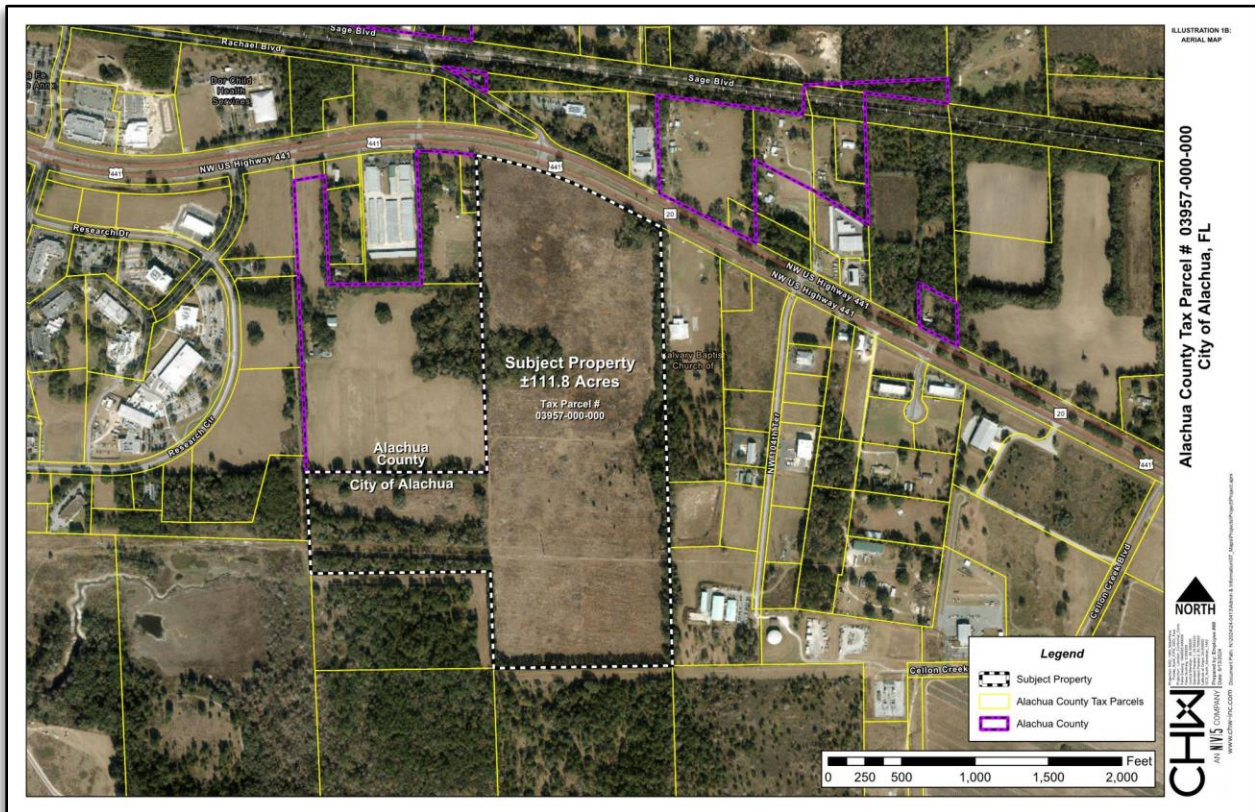


Figure 1: Aerial Map

This request is submitted as a companion to a Large-scale Comprehensive Plan Amendment (Ls-CPA) to amend the site's future land use (FLU) classifications from Commercial, Industrial, and Conservation to Commercial, Moderate Density Residential, and Conservation. The intent of these applications is to allow for a master planned development, inclusive of single-family detached dwelling units and commercial space while preserving conservation area. These zoning districts will be in accordance with the proposed FLU categories.

There are no changes to the site's existing Conservation FLU designation. In fact, this rezoning application will further ensure the conservation area remains in perpetuity with the added protection of the requested Conservation zoning district designation.

Existing FLU and zoning designations of adjacent parcels are identified in **Table 1** and illustrated in **Figures 2 and 3**. Proposed FLU and zoning designations are illustrated in **Figures 4 and 5**.

Table 1. Surrounding Future Land Use and Zoning Designations

Direction	Future Land Use Designation	Zoning Designation
North	Commercial	Commercial Intensive (CI)
East	Rural/Agriculture (County); Industrial; Agriculture;	Agriculture (A)(County); R-1A (Single Family Residential); Agriculture (A); Planned Unit Development (PUD)
South	Agriculture	Agriculture (A)
West	Industrial	Industrial, Light and Warehousing (ILW)

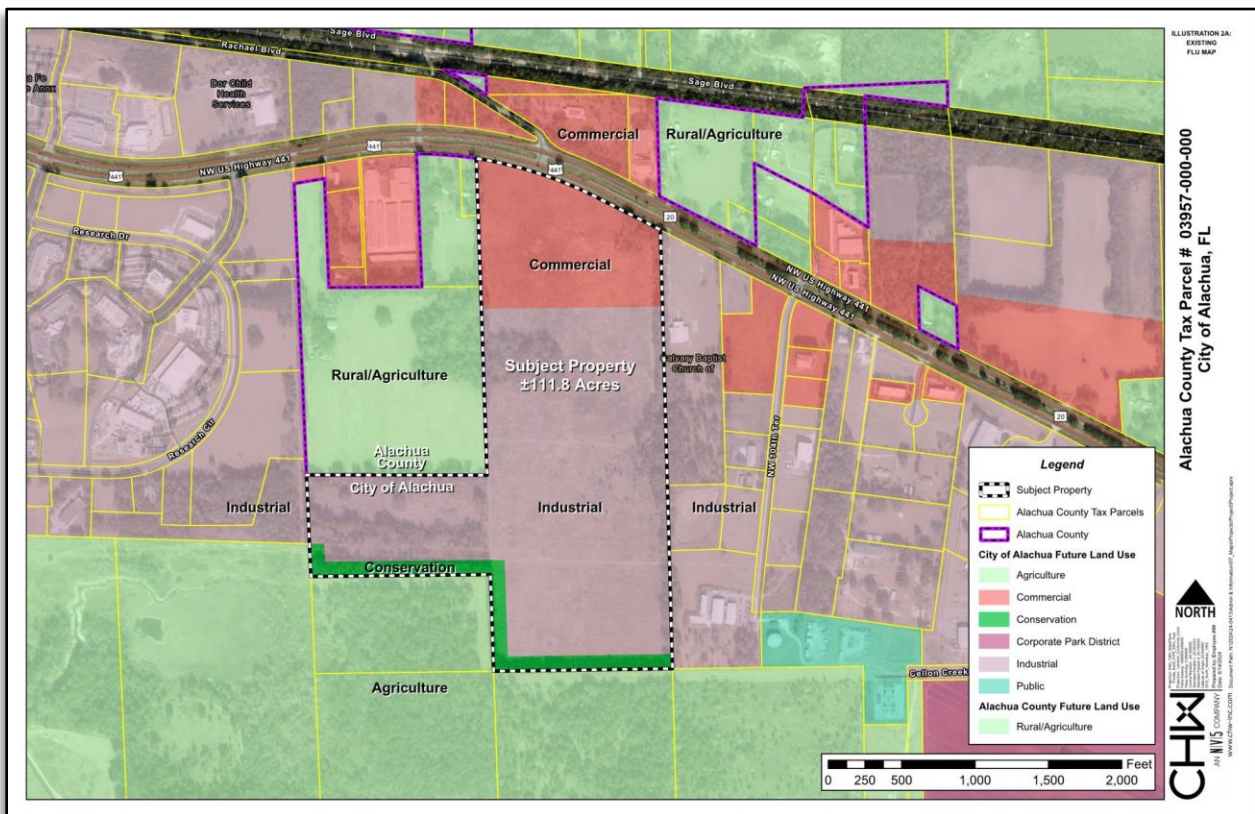


Figure 2: Existing Future Land Use Map

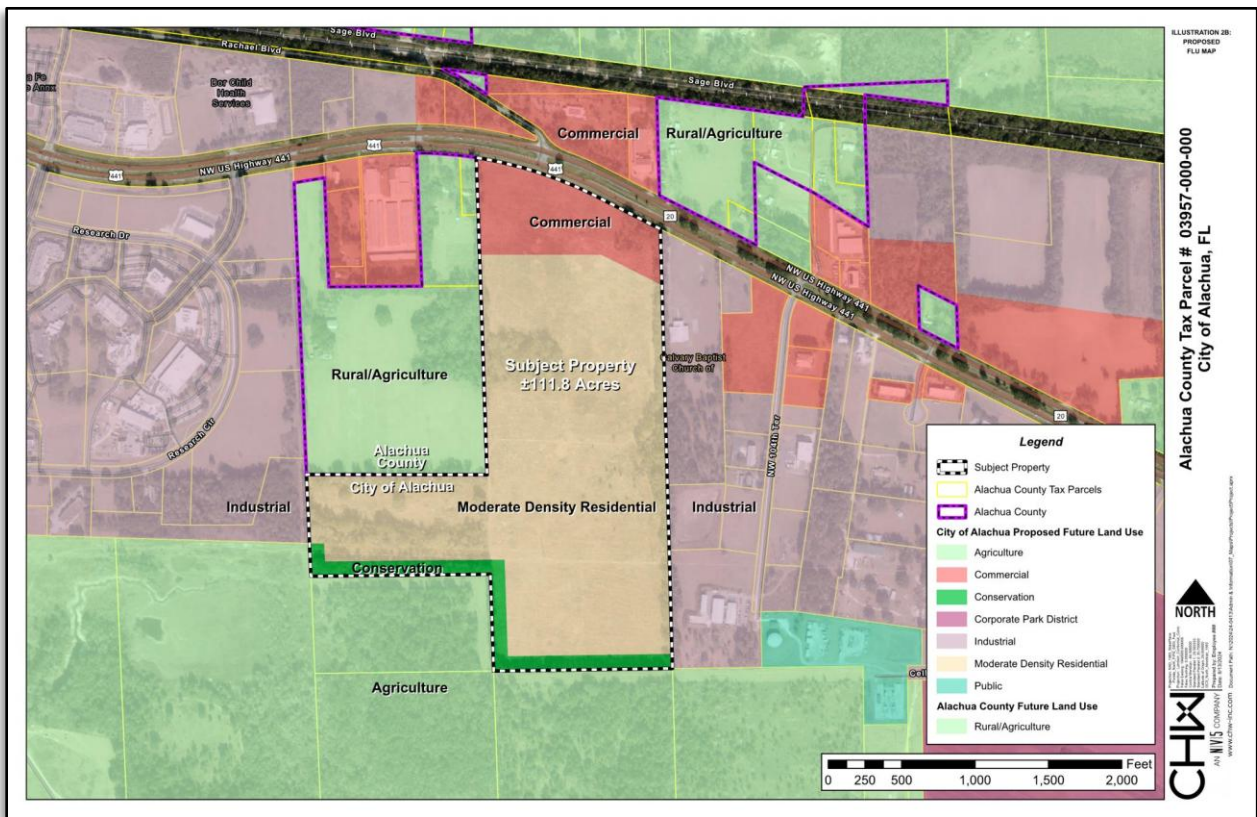


Figure 3: Proposed Future Land Use Map

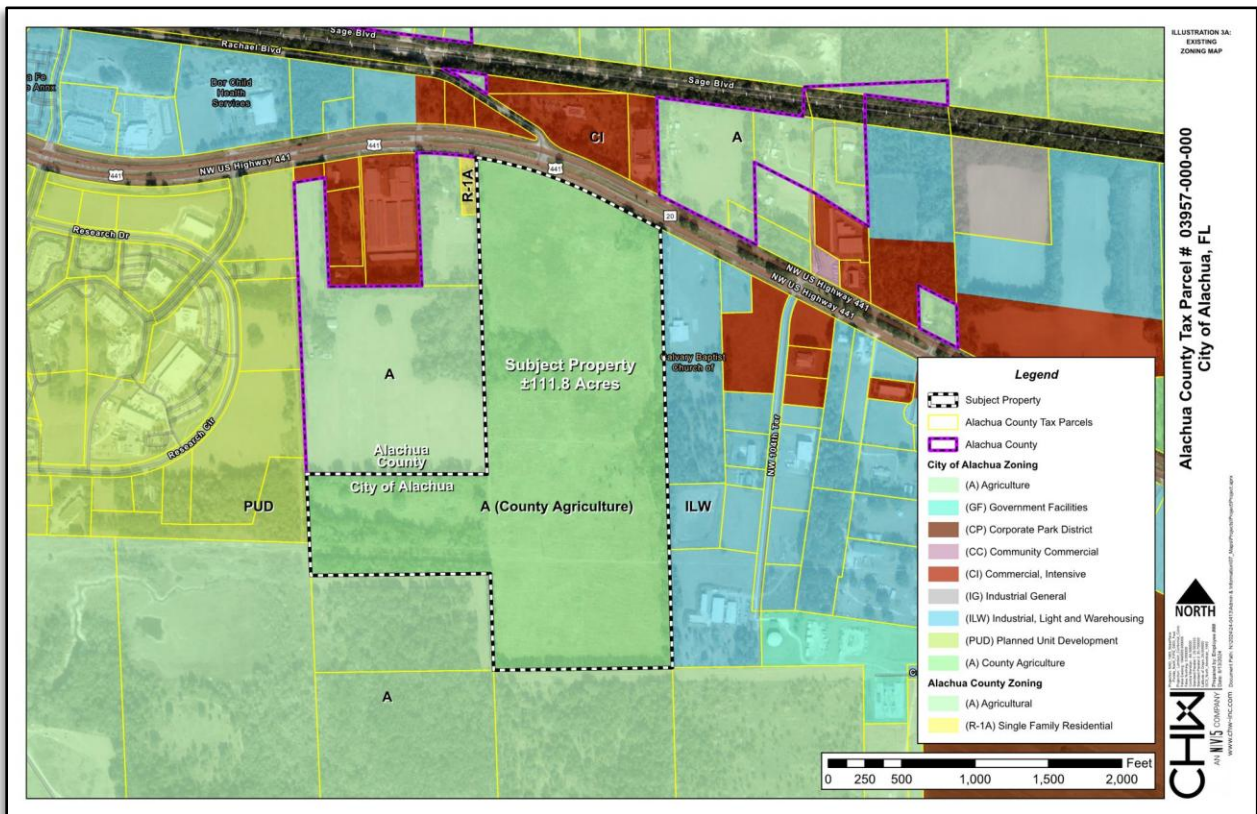


Figure 4: Existing Zoning Map

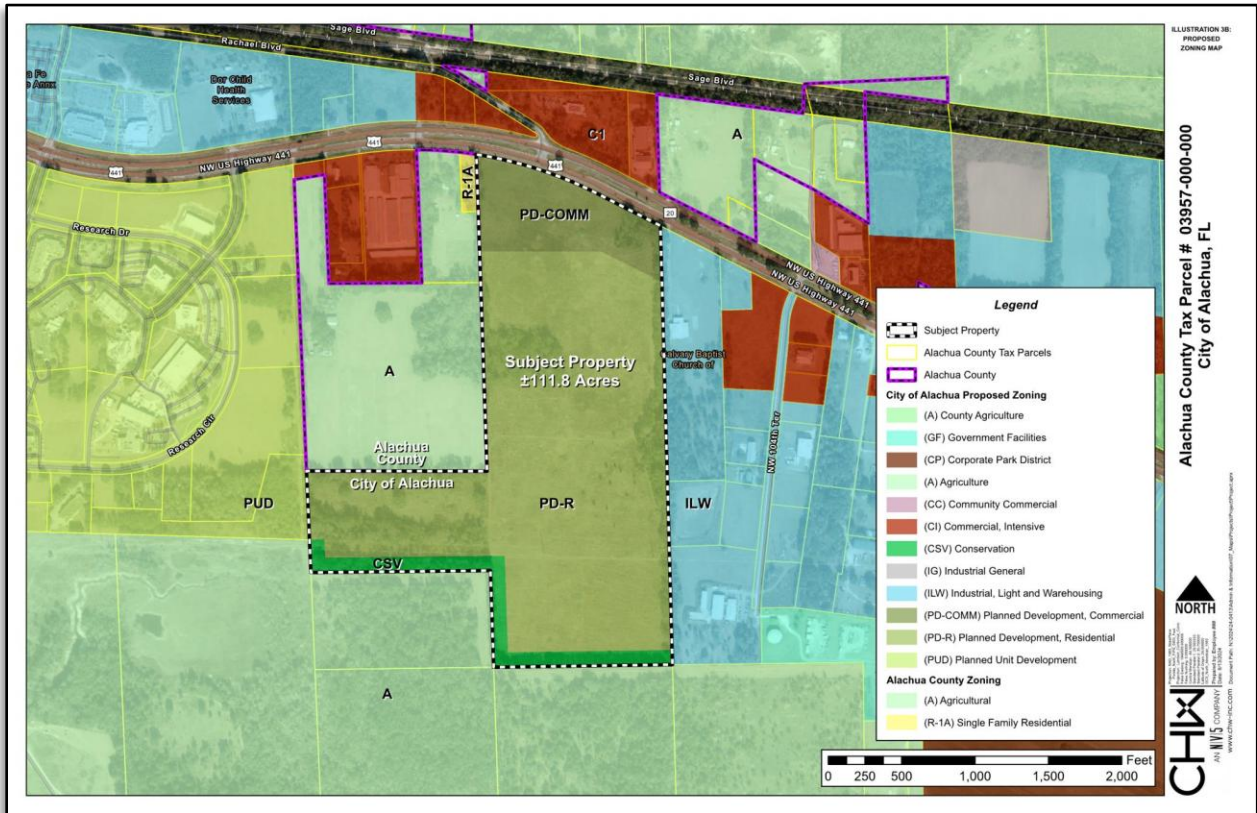


Figure 5: Proposed Zoning Map

3. IMPACT ANALYSIS

This Rezoning application requests to change the ±111.24-acre site's existing zoning designation from A to PD-R, PD-Comm, and CSV. The application in its entirety requests the following entitlements:

- 340 single-family dwelling units
- 150,000 square feet of non-residential building coverage

Non-residential development on the PD-COMM portion of the Subject Property will not exceed ±150,000 total square feet, in accordance with the proposed PD conditions.

Trip generation figures are based on the Institute of Transportation Engineers (ITE) Trip Generation Manual, 11th Edition. Data for subsequent tables are from the City of Alachua July 2024 Development Monitoring Report and reflect standards contained within the City of Alachua's Comprehensive Plan and Florida Administrative Code (FAC).

Table 2. Trip Generation Table

McCall Tract Development - Trip Generation										
Land Use	ITE LU Code	Variable Type	Variable Size	Daily	AM Peak			PM Peak		
				Total	Total	In	Out	Total	In	Out
Single-Family Detached Housing	210	DU	340	3,111	227	57	170	314	198	116
Residential I.C. Trips - From ITE Spreadsheet				357	3	1	2	68	60	8
Residential External Trips - From ITE Spreadsheet				2,754	224	56	168	246	138	108
Shopping Plaza (40 to 150 KSF)	821	KSF	150.000	10,128	260	161	99	779	382	397
Retail I.C. Trips (Total) - From ITE Spreadsheet				494	3	2	1	67	8	59
Retail External Trips - From ITE Spreadsheet				9,634	257	159	98	712	374	338
Shopping Plaza pass-by trips (40% PM) ¹				3,854	103	64	39	285	150	135
Gross Total Trips				13,239	487	218	269	1,093	580	513
Total Trips with Internal Capture Reduction Applied				12,388	481	215	266	958	512	446
Total Trips with Internal Capture and Pass-by Reduction Applied				8,534	378	151	227	673	362	311

1) The ITE Trip Generation 11th Edition does not provide pass-by rates for the daily and AM conditions for the Shopping Plaza land use. Therefore, the PM pass-by rate of 40% for the PM Shopping Plaza land use is used for these conditions.

Conclusion: Approval of this application results in a potential for **8,534 new average daily trips**. Per City of Alachua Land Development Regulations §2.4.14.(H)(2)(b), affected roadway segments for developments generating more than 1,000 external Average Daily Trips (ADT) are those on which the development's potential impacts are 5% or greater of the Maximum Service Volume (MSV) of the roadway, as well as all roadway segments located partially or wholly within one-half mile of the development's ingress/egress or nearest major intersection. Segments 4 and 15 are within one-half mile of the development's ingress/egress. Other affected roadway segments include 3, 8, and 9.

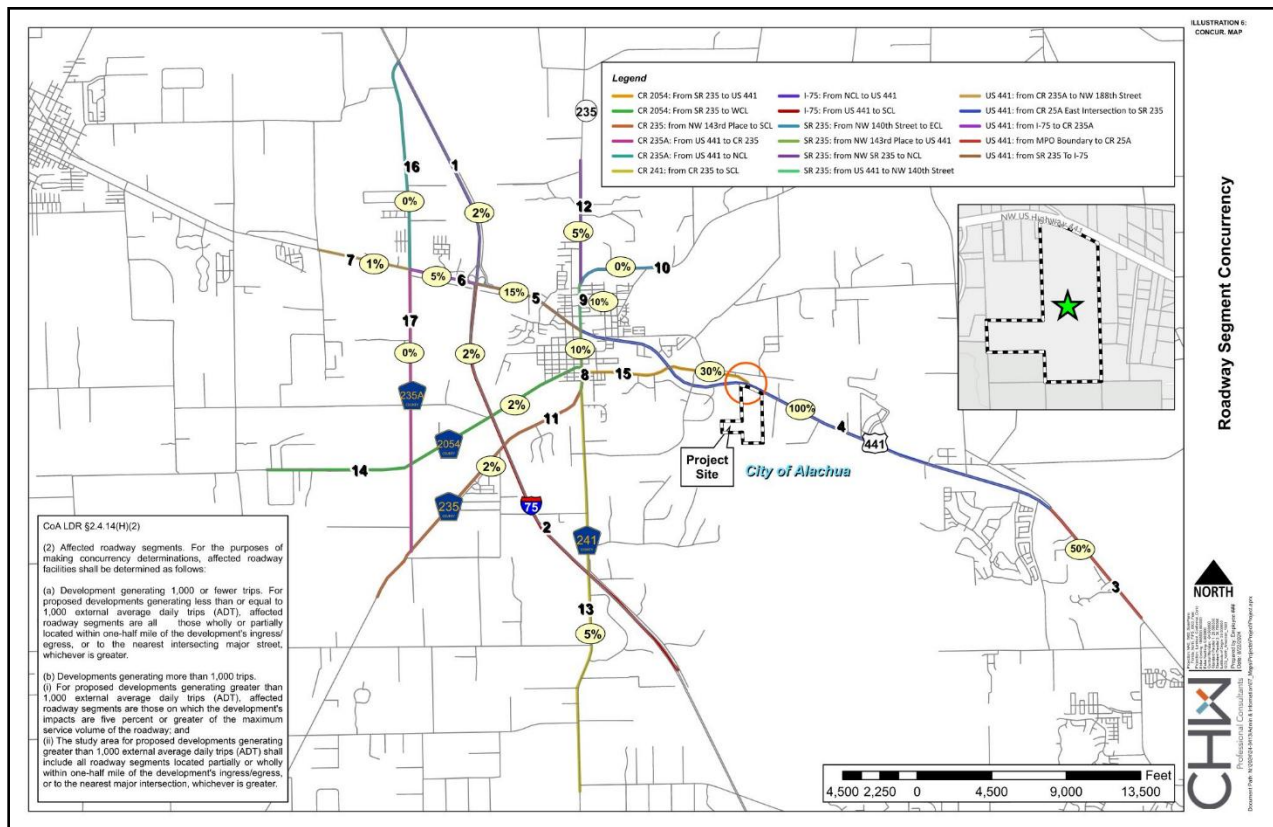


Figure 6: Projected Trip Distribution Map

Table 3a. Projected Impacts on Affected Roadway Segments 3, 4, and 8

AADT / PM Peak						
Traffic System Category	Segment 3		Segment 4		Segment 8	
	US 441		US 441		SR 235	
	From MPO Boundary to CR 25A East Intersection		From CR 25A East Intersection to SR 235		From NW 143rd Place to US 441	
Maximum Service Volume ¹	43,000	3,870	45,700	4,110	14,400	1,290
Existing Traffic ¹	22,194	2,127	19,134	1,767	10,178	809
Reserved Trips ¹	0	0	6,565	609	0	0
Available Capacity ¹	20,806	1,743	20,001	1,734	4,222	481
Projected Trip Generation ²	4,267	337	8,534	673	853	67
Residual Capacity with Zoning Approval	16,539	1,407	11,467	1,280	3,369	414

1. Source: City of Alachua July 2024 Development Monitoring Report

2. Projected trip distribution percentage estimates: Segment 3: 50%; Segment 4: 100%; Segment 8: 10%

Table 3b. Projected Impacts on Affected Roadway Segments 9 and 15

AADT / PM Peak				
Traffic System Category	Segment 9		Segment 15	
	SR 235		CR 2054	
	From US 441 to NW 140th Street		From SR 235 to US 441	
Maximum Service Volume ¹	14,400	1,290	1,359	1,359
Existing Traffic ¹	8,624	691	395	395
Reserved Trips ¹	316	38	76	76
Available Capacity ¹	5,460	561	888	888
Projected Trip Generation ²	853	67	2,560	202
Residual Capacity with Zoning Approval	4,607	494	7,635	686

1. Source: City of Alachua July 2024 Development Monitoring Report

2. Projected trip distribution percentage estimates: Segment 9: 10%; Segment 15: 30%

Conclusion: When considering the theoretical impact of development on affected roadway segments as they exist today, all segments maintain residual capacity.

Table 4: Maximum Development Potential Potable Water Impacts

System Category	Gallons Per Day (GPD)
Current Permitted Capacity ¹	2,300,000
Less actual Potable Water Flows ¹	1,548,250
Reserved Capacity ¹	467,620
Residual Capacity ¹	284,130
Percentage of Permitted Design Capacity Utilized ¹	87.65%
Projected Potable Water Demand from Proposed Project ²	103,500
Residual Capacity after Proposed Project	180,630

1. Source: City of Alachua July 2024 Development Monitoring Report

2. Source: Ch. 62-6.008, F.A.C., and City of Alachua Comprehensive Plan

a. Formulas used:

i. Shopping Center: 0.1 gallons per day / sq. ft. of floor space

• 150,000 sq. ft. * 0.1 = 1,500 gallons

ii. Residential: 275 gallons / day / dwelling unit

• 340 dwelling units * 300 = 102,000 gallons

Conclusion: The project site will be served by the existing City of Alachua potable water infrastructure. The maximum possible allowable impacts from approval of this application will not exceed capacity of the City's adopted LOS for potable water. *Approval of this rezoning application does not reserve capacity for the applicant.*

Per Community Facilities Element Policy 4.1.c the existing demand and reserve capacity of the potable water facilities cannot exceed 85% of the permitted design capacity unless additional capacity becomes available or funds to increase capacity are committed. It should be reiterated that this application is not seeking a Certificate of Concurrency Compliance currently. Nor is concurrency reserved for Rezoning applications. Any future application for a site plan or final PD plan must demonstrate sufficient potable water capacity for the development proposed to receive City of Alachua approval.

Table 5: Maximum Development Potential Sanitary Sewer Impacts

System Category	Gallons Per Day (GPD)
Treatment Plant Current Permitted Capacity ¹	1,500,000
Less actual Treatment Plant Flows ¹	764,000
Reserved Capacity ¹	435,759
Residual Capacity ¹	300,241
Percentage of Permitted Design Capacity Utilized ¹	79.98%
Projected Sanitary Sewer Demand from Proposed Project ²	103,500
Residual Capacity after Proposed Project	196,741

1. Source: City of Alachua July 2024 Development Monitoring Report

2. Source: Ch. 62-6.008, F.A.C.

a. Formulas used:

i. Shopping Center: 0.1 gallons per day / sq. ft. of floor space

• 150,000 sq. ft. * 0.1 = 1,500 gallons

ii. Residential: 250 gallons / day / dwelling unit

340 dwelling units * 300 = 102,000 gallons

Conclusion: The project site will be served by the existing City of Alachua sanitary sewer infrastructure. The maximum possible allowable impacts from approval of this application will not exceed capacity of the City's adopted LOS for sanitary sewer.

Per Community Facilities Element Policy 1.1.d the existing demand and reserve capacity of the wastewater facilities cannot exceed 85% of the permitted design capacity unless additional capacity becomes available or funds to increase capacity are committed. It should be reiterated that this application is not seeking a Certificate of Concurrency Compliance currently. Nor is concurrency reserved for Rezoning applications. Any future application for a site plan or final PD plan must demonstrate sufficient wastewater capacity for the development proposed to receive City of Alachua approval.

Table 6: Maximum Development Potential Solid Waste Impacts

System Category	LBs Per Day	Tons Per Year
Existing Demand ¹	43,024.00	7,851.88
Reserved Capacity ¹	39,428.48	7,195.70
New River Solid Waste Facility Capacity¹	50 years	
Solid Waste Generated by Proposed Project²	973.82	177.72

1. Source: City of Alachua July 2024 Development Monitoring Report

2. Source: Sincero and Sincero; *Environmental Engineering: A Design Approach*. Prentice Hall, New Jersey, 1996.

a. Formula used, residential: $(340 \text{ du} \times 2.6 \text{ persons per du} \times .73 \text{ per capita}) = 645.32 \text{ lbs.}$

b. Formula used, nonresidential: $((12 \text{ lbs.} / 1,000 \text{ ft}^2/\text{day} \times [150,000]) \times 365) / 2,000 = 328.5 \text{ lbs.}$

c. Formula used, pounds per day to tons per year: $([\text{lbs}/\text{day}] \times 0.0005) \times 365 = 528.21 \text{ tons/year}$

Conclusion: Solid waste facility capacity exists to adequately serve development of the Subject Property. Thus, the potential impacts from approval of this application will not negatively impact the City's adopted LOS for this system.

Public School and Recreation Impact

The City of Alachua requires all rezoning applications involving residential developments to include an estimated Public School Generation analysis. This is conducted by completing the City's Public School Student Generation Calculation Form. A completed copy of this form has been included within this application's submittal. The development's estimated impact on the City's Public School System is found in **Table 7**.

Table 7: Maximum Development Potential Public School Demand

Land Use	Units	Elem.		Middle		High	
		Rate ¹	Total	Rate ¹	Total	Rate ¹	Total
Single-family Residential	340	0.12	41	0.06	20	0.09	31

1. Source: City of Alachua Public School Student Generation Calculation Form

Conclusion: The potential impacts from approval of this application could yield 41 elementary school-age children; 20 middle school-age children; and 31 high school-age children. Concurrency will be determined by Alachua County Public Schools at the time of site plan / platting review.

The City of Alachua also requires all rezoning applications involving residential developments to include an estimated potential recreational impacts analysis.

Table 8: Maximum Development Potential Recreational Impacts

System Category	Acreage
Existing City of Alachua Acreage ¹	135.48
Acreage Required to Serve Existing Population ¹	55.08
Reserved Capacity ¹	13.84
Available Recreation Acreage¹	66.57
Proposed Recreational Impact ²	4.42
Residual Recreational Capacity After Proposed Development	62.15

1. Source: City of Alachua July 2024 Development Monitoring Report

2. Source: City of Alachua Comprehensive Plan Recreation Element. Formula used: 340 units * 2.6 persons per du * (5 acres/1,000 persons)

Conclusion: The City of Alachua and surrounding areas currently possess considerable acreage for local recreation activities. Thus, the intended mixed-use development is expected to have a minimal impact on the City's current recreational infrastructure.

4. CONSISTENCY WITH THE CITY OF ALACHUA COMPREHENSIVE PLAN

This section identifies specific City of Alachua Comprehensive Plan Goals, Objectives, and Policies and explains how this Rezoning application is consistent with each. Text from the City of Alachua is provided in normal font while consistency statements are provided in **bold**.

FUTURE LAND USE ELEMENT

Objective 1.2: Residential

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

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

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

Objective 1.3: Commercial The City shall establish three commercial 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, 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.

Policy 1.3.b: The Commercial land use category is established to provide for general commercial uses, as well as more intense commercial and highway commercial uses. This is the land use category in which largescale, regional commercial uses may locate. The following uses are allowed within the Commercial land use category:

1. Retail sales and services;
2. Personal services;
3. Financial institutions;
4. Outdoor recreation and entertainment;
5. Tourist-related uses;
6. Hotels and motels;
7. Commercial shopping centers;
8. Auto-oriented uses;
9. Traditional Neighborhood Planned Developments;
10. .Employment Center Planned Developments;
11. Commercial recreation centers;
12. Office/business parks;
13. Limited industrial services; and,

14. Eating establishments.

This Rezoning application requests Planned Development Commercial (PD-Comm), Planned Development Residential (PD-R), and Conservation (CSV) zoning on the Subject Property. The intent of this application is to allow for a master planned development, inclusive of single-family detached dwelling units and commercial space while preserving conservation area. These zoning districts implement and are in accordance with the City of Alachua's Future Land Use (FLU) categories.

This Rezoning request is submitted as a companion to a Large-scale Comprehensive Plan Amendment (Ls-CPA) to amend the site's FLU classifications from Commercial, Industrial, and Conservation to Commercial, Moderate Density Residential, and Conservation.

Policy 1.3.e: The creation/promotion of strip pattern commercial development shall be discouraged. Infill within established commercial areas is preferred over extension of a strip commercial pattern. Extension of a commercial land use designation may be considered in circumstances where the extension is compatible with the existing land uses surrounding the land or the land use categories of surrounding lands. Extensions of a commercial land use category shall not encroach into a residential area. The following criteria shall be applied to limit the impacts of commercial development upon surrounding areas:

1. Impacts upon traffic circulation should be anticipated and mitigated through the reservation of right-of-way for road widening and marginal access streets when appropriate.
2. Access points for commercial development shall minimize points of conflict by utilizing frontage roads, providing cross access between parcels, or installing shared use ingress and egress access driveways connections to roadways.
3. Setbacks and landscaped or other appropriate buffers shall be established to mitigate the visual impacts of commercial development upon surrounding land uses.
4. A sidewalk or bicycle path shall be required where appropriate, to provide convenient access to the development from surrounding areas and to reduce traffic volumes on the roadways.

Development of the Subject Property, facilitated by this Rezoning and companion Ls-CPA application, provide an opportunity to locate commercial uses proximal to residential dwellings, allowing an integration of services benefiting residents as well as visitors to the City. Site planning will be based on design concepts that support innovative design to create a cohesive development and to ensure compatibility within and surrounding the site. Internal roadways and access points will be designed to allow safe and efficient flow of vehicular traffic traveling to or from US 441, as well as within the development.

Setbacks and landscaped buffering between the proposed commercial and residential areas will provide residents with visual screening and help to ensure continued compatibility between uses. Furthermore, site design will integrate pedestrian and bicycle pathways intended to provide residents and visitors with convenient access to the development while effectively reducing traffic volumes on the roadways.

Policy 1.3.f: The City shall pursue the establishment of activity centers and similar criteria to guide the placement and design of commercial and business areas.

2. The City shall establish and maintain the US 441 corridor as a Corporate Corridor Activity Center. The intent of establishing this activity center is to implement economic development objectives and to promote a coordinated development plan to maximize existing and future land use patterns and preserve the function of the US 441 corridor.

This Rezoning directly supports maximizing existing and future land use patterns through a redistribution of land uses on the Subject Property. Commercial uses on the ±14.04 acre portion will positively contribute to the City's economic development objectives by adding new opportunities for employment and establishments for residents and visitors to meet daily needs. Coordinated site development will also contribute to preserving US 441 as a Corporate Corridor Activity Center by locating commercial uses near the roadway for ease of access.

Policy 1.8.a: Conservation uses shall be limited to public access, low-intensity resource-based recreation, (i.e., greenways and trails), native vegetative community restoration, residential and non-residential uses necessary to manage such conservation lands (i.e., ranger stations, research stations, and park amenities).

The Subject Property contains ±7.40 acres of Conservation FLU along the southern property boundary. This application requests application of City's Conservation zoning on the ±7.40 acre portion to better align the zoning with intended future use.

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

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

The proposed residential development will include a mix of single family, detached dwellings at different price points to satisfy a range of income levels and housing needs. Differing lot sizes will be blended throughout the residential area, resulting in a residential community with maximum proposed density of ±3.8 dwelling units per acre. The proposed density remains below the maximum allowed density of four (4) dwelling units per acre, per Policy 1.2.b. for Moderate Density Residential FLU.

A companion Rezoning application, submitted for concurrent review, requests Planned Development Commercial (PD-Comm), Planned Development Residential (PD-R), and Conservation (CSV) zoning on the Subject Property. Consistent with Comprehensive Plan, FLUE Policy 1.2.b(7) for Moderate Density Residential, Residential Planned Development is allowed in the City's Moderate Density Residential FLU category. The proposed PD-R zoning, a residential community providing single-family detached dwelling units, aligns with the purpose and intent of both FLU categories as single-family dwelling units are allowed by the underlying FLU classifications.

2. The opportunity to improve quality of life by placing activities necessary for daily living in close proximity to residences through the allowance of a

limited amount of neighborhood commercial uses, and with special design criteria, community commercial uses, within the residential PD at appropriate densities and intensities.

The proposed development, facilitated by the Ls-CPA and companion Rezoning application, provide opportunities to improve quality of life by locating commercial uses near residential areas. Adherence to specific design criteria prioritizing integrated site design ensures future development will benefit residents by providing easy access to commercial opportunities along US 441.

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

A minimum of ten percent (10%) open space will be provided, as indicated on the Planned Development Master Plan. Open space areas may be provided in any land use area and may contain low-intensity passive or active recreation opportunities including nature trails, wildlife viewing areas, other recreation opportunities, and stormwater management facilities.

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

On site transportation facilities will be designed to ensure the efficient flow of traffic throughout the site and to limit interaction between vehicular and pedestrian traffic. Street design will utilize traffic calming measures as needed to ensure public safety. Sidewalks will be connected to form an internal network supportive of safe pedestrian travel within and between the commercial and residential land use areas.

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

The Subject Property is served by City of Alachua electric, water, and wastewater infrastructure and abuts US 441 with nearby surrounding development. Proximity to a major thoroughfare and existing development directly supports efficient infrastructure design and construction by minimizing the distance required for connection, thereby conserving materials and financial resources. Thus, the costly extension of utilities is not necessary.

Policy 2.1.d: Commercial Planned Development: The City shall establish commercial planned development (PD) zoning district regulations as a development option for planned commercial development within commercial and high-density residential land use categories. Those regulations shall be developed to achieve the following:

1. A functional mix of mixed-use retail, commercial, and office development. A limited amount of medium to high density residential development may be integrated with commercial and retail uses.

As shown in the residential PD Master Plan submitted with this application, commercial development on the Subject Property will include commercial retail space on a ±14.04-acre portion of the Subject Property, proximal to US Highway 441. The proposed Ls-CPA is consistent with the City's Comprehensive Plan, Policy 2.1.d., as future development will provide residents and visitors with easy access to a range of goods and services along a major thoroughfare.

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

Policy 2.4.b: Landscaping: Buffering – A buffer consists of horizontal space (land) and vertical elements (plants, berms, fences, walls) that physically separate and visually screen adjacent land uses. The City shall establish buffer yard requirements that are based on the compatibility of the adjacent uses and the desired result of the buffer.

Development of the property will adhere to all buffering standards as prescribed in Section 6.2 of the City’s Land Development Regulations (LDRs). A 100-ft. conservation area along the southern portion of the property further ensures compatibility of the adjacent uses.

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

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

As shown in the residential PD Master Plan submitted with this application, the proposed development will provide a minimum of ten percent (10%) common open space. This open space will include a range of uses, including nature trails, wildlife viewing, other recreation opportunities, and stormwater management facilities. The general location of open space area is illustrated on the PD Master Plan.

Objective 2.7: Discouragement of Urban Sprawl: The City shall discourage the proliferation of urban sprawl as set for the in Chapter 163, Florida Statutes.

Policy 2.7.a.: The City shall discourage the proliferation of urban sprawl. Applications for an amendment to the land use category of a property shall include an analysis of the application’s discouragement of the proliferation of urban sprawl. Such analysis shall consider the primary indicators or the urban form criteria as set forth in Chapter 163.317(6)(a)9.a. and b., Florida Statutes, respectively.

Approval of this Rezoning effectively avoids proliferation of urban sprawl by supporting compact growth through the integration of residential and commercial uses along US 441. This is evidenced in Section 5 of this Report.

GOAL 5: Development Standards: The City shall include provisions through its comprehensive plan amendment process, development review process and in its land development regulations for development standards that address natural features and availability of facilities and services. These development standards will strive to protect natural resources and public facility resources while allowing for innovative and flexible development patterns.

Adherence to the City’s development standards, as shown on the accompanying PD Master Plan, and continued coordination with the City through the development review process, ensures the proposed development positively contributes to City’s goal of

safeguarding natural resources and public facility resources by employing innovative site planning to maximize utility of land. The compact development pattern integrates both residential and commercial uses on a property identified as suitable for development. The Subject Property's location along US 441 and near surrounding development also supports efficient infrastructure planning by limiting the distance required to connect to utilities infrastructure intended to serve residents.

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

The Subject Property does not contain any National Wetlands Inventory (NWI)-delineated wetlands or Federal Emergency Management Area (FEMA) flood areas.

Policy 5.1.b: Soils: The City shall ensure soil protection and intervention measures are included in the development review process.

There are currently nine (9) types of soils located onsite:

- Arredondo Fine Sand, 0-5% Slopes (Hydro Group: A)
- Fort Meade Fine Sand, 0-5% Slopes (Hydro Group: A)
- Millhopper Sand, 0-5% Slopes (Hydro Group: A)
- Pamona Sand, 0-2% Slopes (Hydro group A/D)
- Lochloosa Fine Sand 2-5% Slopes (Hydro group: B)
- Kendrick Sand, 2-5% Slopes (Hydro Group: B)
- Gainesville Sand, 0-5% Slopes (Hydro Group: A)
- Millhopper Sand, 5-8% Slopes (Hydro Group: A)
- Lochloosa Fine Sand 5-8% Slopes (Hydro group: B)

On site soils are conducive to the desired development program. The Florida Association of Environmental Soil Scientists does not consider any of the soil types associated with this property to be hydric.

Policy 5.1.c: Flood prone areas: The City shall require as part of the development review process the identification of FEMA flood zone areas. Where necessary, base flood elevations and minimum finished floor elevations shall be established. The City shall also require finished floor elevations on subdivision plats, site plans and building permit plans when necessary to determine compliance with flood prone area regulations. The City shall establish standards for a limitation on filling in flood prone areas.

The Subject Property does not contain any FEMA flood areas.

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

The Subject Property does not contain any NWI-delineated wetlands.

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

Section 3 of this Report demonstrates the impacts this site will have on available facilities and services. As shown in Section 3, acceptance of this application will not cause City facilities to operate below adopted level of service standards.

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

Section 3 of this Report demonstrates how the proposed plan for the Subject Property will impact the City of Alachua's level of service requirements for roadways, potable water and sanitary sewer, stormwater, solid waste, public schools, and improved recreation facilities.

Policy 5.2.b: The concurrency management system shall specify the period for which certification of level of service compliance shall be valid until actual development pursuant to a final development order or Ch. 163, Florida Statutes, development agreement has commenced.

A certification of level of service compliance shall be issued during the development plan review, following the approval of this Rezoning application.

Objective 7.1: Expansion and Extension of Utilities: The City shall make available, through easement or acquisition, suitable lands for utility facilities necessary to support existing and future development.

Policy 7.1.c: The City shall limit any extension of public centralized potable water and sanitary sewer geographic service areas to the corporate limits of the City unless issues of public safety arise.

This application supports Objective 7.1 and is consistent with Policy 7.1.c. in that the proposed development limits the extension of public facilities to suitable lands within the corporate limits of the City. The extension of utility facilities to serve future development along the US 441 corridor, where the Subject Property is located, reflects an efficient and compact growth pattern.

COMMUNITY FACILITIES ELEMENT

Goal 1: Wastewater The City shall plan for and provide adequate and economical wastewater service while protecting the environment, especially groundwater resources.

Future development will connect to the City's wastewater systems to ensure adequate facilities exist for proposed uses and to protect groundwater aquifer resources. Coordination with the City of Alachua during the site and development plan review process will further ensure thresholds for LOS are not exceeded, as indicated in Section 3 of this Report.

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

Wastewater System Levels of Service:

c) System capacity: If the existing demand and reserved capacity of the committed use of the City's wastewater facility reaches 85% of the permitted capacity design, no further development orders for projects without reserved capacity will be issued until additional capacity becomes available or funds to increase facility capacity are committed in accordance with a development agreement.

Future development will connect to the City's sanitary sewer system to ensure adequate facilities exist for proposed uses and to protect groundwater aquifer resources. Coordination with the City during the site and development plan review process will further ensure thresholds for LOS are not exceeded.

As demonstrated in Section 3 of this Report, the projected sanitary sewer demand from a full buildout of the Subject Property, as proposed, would increase the City's wastewater facility to beyond 85% of permitted capacity design. This scenario contemplates full buildout of the Subject Property in one phase.

In reality, development of the Subject Property will be phased over the span of multiple years. It is assumed that, over time, facilities will be expanded, and additional capacity will become available. Future expansion is anticipated to preclude the 85% threshold being exceeded.

This Rezoning application does not request the reservation of system capacity; such a request will come in subsequent engineering applications. It is understood that capacity must be available for development permits to be issued.

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

Policy 3.3.a: Stormwater facility design shall incorporate the following features, where practicable:

1. Joint use of retention and detention basins for passive recreation, habitat, and open space.
2. Use of vegetation and landscaping in and around retention and detention basin to enhance stormwater management objectives and improve aesthetics.
3. Integration of on-site retention and detention facilities with other elements of the proposed development through aesthetically sensitive design and the use of landscaping.
4. Maintain and enhance the existing hydrological and ecological function of stream or drainage corridors or wetlands.
5. Where retention and detention basins are located along arterial or collector roads, the basin design shall comply with the Gainesville Urbanized Area Metropolitan Transportation Planning Organization's Urban Design Policy Manual.

Onsite stormwater management facilities will be installed and designed consistent with the City LDR to ensure that these systems are aesthetically pleasing, protect natural features, promote multiple uses (such as functional open space), and minimize erosion, sedimentation, and stormwater runoff wherever practicable. The Report demonstrates that adequate capacity for treatment of stormwater runoff is available or will be available concurrent with impacts of development to accommodate the development proposed in the PD Master Plan.

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

Policy 3.4.a: The City shall require development practices that minimize land disturbance, the clearing of vegetation, and the removal of topsoil. These practices shall be based on established construction best management practices such as the use of silt fences and sediment basins to retain sediment on-site.

The site will be designed to minimize disruption of topographic grade and site plans will be designed to work with the existing grade. Best management practices (BMPs) during construction will be employed to reduce erosion and minimize off site impacts.

Objective 3.5: Stormwater System Design in High Aquifer Recharge Areas: The City shall work with the Suwannee River Water Management District and the Florida Department of Environmental Protection criteria for karst stormwater management system design.

Policy 3.5.a: The following general requirements apply to stormwater management systems within high aquifer recharge areas:

1. Stormwater shall not be directly discharged to active sinkholes;
2. When soil and water table conditions allow, the use of offline retention systems for stormwater treatment shall be required;
3. Swale conveyances shall be used to the greatest extent possible and contextually appropriate;
4. Projects in areas zoned for industrial land uses shall not discharge industrial pollutants into the stormwater system or allow permit pollutants to come in contact with groundwater;
5. Natural depressions may be used for stormwater management only when hydrogeological evidence shows that the geologic structure and soils are stable and unlikely to form a direct connection to the groundwater. To verify geologic stability, the design professional shall provide soil boring information and/or supplemental data such as ground penetrating radar;
6. If the hydrogeological conditions are suitable and a natural depression is proposed for use as part of the stormwater management system, a spreader swale shall be employed at the inflow location;
7. Regular inspection shall be conducted by developer/ maintenance entity to visibly check for the indicators of or the existence of solution pipes; and,

8. Remedial plugging activities shall employ methodologies acceptable to the applicable regulatory agency (the Florida Department of Environmental Protection or the Suwannee River Water Management District.)

In accordance with City of Alachua, Water Management District, and State requirements applicable to stormwater management systems within high aquifer recharge areas, stormwater management systems will be designed to ensure post-development runoff does not exceed, nor otherwise negatively impact, pre-development levels. Stormwater will be managed onsite, with no off site storage or discharge into sinkholes.

Wholistic site planning, facilitated by approval of this application, will maximize efficiency of onsite stormwater management systems. The site will be designed to utilize dual purpose, or shared, stormwater management systems, designed and engineered for use by both residential and commercial areas.

Goal 4: Potable Water. The City shall provide an adequate supply of potable water to customers throughout the water service area.

Objective 4.1: Water System Level of Service Standards: The City shall achieve and maintain acceptable levels of service for potable water quantity and quality.

Future development will connect to the City's potable water system to ensure adequate facilities exist for proposed uses and to protect groundwater aquifer resources. Coordination with the City during the site and development plan review process will further ensure thresholds for LOS are not exceeded.

Policy 4.1.d: A wellfield protection area shall be established as a minimum of 500' around a community potable water facility wellhead, as shown on the City of Alachua Existing and Planned Water Wells Map in the Future Land Use Map Series.

The Subject Property is not within a wellfield protection area. The Subject Property's east boundary is approximately 650' from the nearest community potable water facility wellhead, which is outside of the 500' wellhead protection zone.

Objective 4.2: Water System Capital Improvements: The City shall prioritize and execute needed system improvements in a manner which protects existing investments, promotes orderly growth, and is consistent with the Capital Improvements Element, the Capital Improvements Program of this Plan, and Regional Water Supply Plans.

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

This policy is acknowledged and understood by the applicant.

Policy 4.2.c: The City shall extend water service in a pattern consistent with the policies of the Comprehensive Plan, particularly the Future Land Use Map and the Future Land Use Element, adhering to a compact urban growth area, promoting infill development and discouraging urban sprawl, as defined in Florida Administrative Code.

Consistent with Policy 4.2.c, the proposed Ls-CPA promotes the extension of water service in a manner that facilitates compact urban growth along US 441 and discourages conversion of lands intended for rural and agricultural uses by relieving development

pressure. Proximity to US 441 and surrounding development allow for efficient extension of utilities on a property the City has identified as suitable for development.

CONSERVATION AND OPEN SPACE ELEMENT

Objective 1.5: Soils. The City shall protect soil resources through erosion and sedimentation control, by requiring proper design criteria on specific soils.

There are currently nine (9) types of soils located onsite:

- **Arredondo Fine Sand, 0-5% Slopes (Hydro Group: A)**
- **Fort Meade Fine Sand, 0-5% Slopes (Hydro Group: A)**
- **Millhopper Sand, 0-5% Slopes (Hydro Group: A)**
- **Pamona Sand, 0-2% Slopes (Hydro group A/D)**
- **Lochloosa Fine Sand 2-5% Slopes (Hydro group: B)**
- **Kendrick Sand, 2-5% Slopes (Hydro Group: B)**
- **Gainesville Sand, 0-5% Slopes (Hydro Group: A)**
- **Millhopper Sand, 5-8% Slopes (Hydro Group: A)**
- **Lochloosa Fine Sand 5-8% Slopes (Hydro group: B)**

On site soils are conducive to the desired development program. The Florida Association of Environmental Soil Scientists does not consider any of the soil types associated with this property to be hydric.

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

There are no NWI-delineated wetlands on the Subject Property.

5. CONSISTENCY WITH THE LAND DEVELOPMENT REGULATIONS

The following identifies how this application is consistent with the City of Alachua's Land Development Regulations (LDR). Language from the LDR is provided in normal font, and the consistency statements are provided in **bold font**.

2.4.2. Site specific amendments to Official Zoning Atlas

- (E) Standards for site-specific amendments to the Official Zoning Atlas. The advisability of making a site-specific amendment to the Official Zoning Atlas is a matter subject to quasi-judicial review by the City Commission and constitutes the implementation of the general land use policies established in these LDRs and the Comprehensive Plan. In determining whether to approve a proposed site-specific amendment to the Official Zoning Atlas, the City Commission shall find that:
- (1) Competent substantial evidence provided. The applicant has provided competent substantial evidence that is made part of the record of the hearing that a)
 - (a) *Consistent with Comprehensive Plan*. The proposed amendment is consistent with and furthers the goals, objectives and policies of the Comprehensive Plan.

As demonstrated in Section 4 of this report, this application's intent is compatible with all pertinent City of Alachua Comprehensive Plan Goals, Objectives, and Policies. In addition, the proposed rezoning Planned Development – Residential (PD-R) and Planned Development – Commercial (PD-Comm) implement the site's Future Land Use Element (FLUE) requirements and Future Land Use Map classification.

The Subject Property's proposed PD-R and PD-Comm zoning districts are aligned with the Vision Element, as contained and defined in the City's Comprehensive Plan.

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

Section 5 of this Report demonstrates the application is consistent with all relevant City LDR Sections and the Code of Ordinances. Items applicable to this proposal have been addressed in the following pages to ensure the proposed rezoning is consistent with the standards discussed within both City of Alachua documents.

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

The Subject Property is located on the US Highway 441 corridor, proximate to both residential and nonresidential uses. The proposed PD-R and PD-Comm zoning blend implements a logical site layout, placing commercial opportunity along the major highway corridor and at the entry to the proposed neighborhood, consisting of moderate-density residential development interior to the site. This urban development pattern is recognized in many locations throughout the City of Alachua.

The density gradient created is a logical and orderly development pattern, with density decreasing as one moved away from the US Highway to the State Park, which is effectively a planning transect approach upon the Property.

The PD zoning districts also allow for logical transportation development patterns via the master planning mechanism. The development to follow approval of this request will be

master planned with internal connections to the West and East to facilitate multimodal transportation, where available. This planning will also include future utility connections.

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

This application does not create premature development, as development exists in all directions, excepting the State Park immediately south of the site. Instead, this amendment allow for orderly development along a major corridor consistent with existing and planned development throughout the context area.

Adjacent to the Subject Property's PD-R portion are the existing employment centers such as Progress Park and Upland Industrial Park, along with smaller residential areas. There are other residential areas developing within a mile of the proposed site.

The Subject Property's US 441 Highway frontage provides easy access to an array of nonresidential developments, including hundreds of businesses along the US 441 corridor, and businesses within the City of Alachua's downtown and others. Additionally, the PD zoning districts ensure multimodal connectivity across the City.

Lastly, development on the Subject Property would not constitute premature development, due to its proximity to existing utility infrastructure, residential development, and nonresidential opportunities.

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

The Subject Property is located on US 441. Adjacent and nearby land uses include agricultural lands, industrial uses, single-family residential development, and commercial uses. Adjacent and nearby zoning districts provide similar urban patterns as proposed, with Commercial Intensive (CI) zoned property to the Subject Property's north, and land zoned for single-family residential to the Subject Property's west and in the context area.

The three zoning districts proposed; PD-R, PD-Comm, and CSV will implement the Subject Property's underlying FLU categories, seamlessly blending sites allowed uses in a harmonious pattern with existing adjacent lands. The delineation of two PD districts will focus commercial development near the higher-intensity US 441 corridor and focus single-family residential development to the south proximate to adjacent residential areas. The CSV district creates a complimentary 100 ft. buffer between the residential neighborhood and the State Park. This density and intensity gradient across the site further ensures compatibility across the Subject Property to neighboring lands.

Additionally, land use areas and buffers are placed strategically on the PD Master Plan to create compatibility with surrounding properties. Buffers and open space areas are proposed on portions of the property abutting existing agricultural land. These added compatibility measures will ensure minimal change to area residents' quality of life.

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

The proposed amendment will not adversely affect the character of the general area by creating excessive traffic, density and/or intensities of use, building height and bulk, noise, lights or other physical effects or nuisances.

Potential traffic impacts are defined in greater detail in Section 3 of this Report.

The densities and intensities of the two (2) proposed PD zoning districts are in accordance with the Subject Property's underlying FLU categories, ensuring alignment with the City's long-term vision and character of and for the area.

Building height and bulk are defined in the PD standards. These standards are compatible with the underlying FLU categories and the development pattern established by nearby residential and non-residential area, which include land zoned RSF-1, RSF-4, and A. Additionally, the PD includes buffers and open space on portions of the Subject Property abutting existing Agricultural lands, furthering compatibility.

No nuisances will be caused by the proposed development. The proposed site's layout upon the Subject Property places commercial uses on US 441, and places compatibly-scaled residential uses in areas that abut other low density uses.

Approval of this application for PD-R and PD-Comm zoning will not generate traffic, uses, noise, or lighting unlike what currently exists within the context area in the City.

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

The Subject Property area proposed for PD-R abuts existing residential development and land with single-family residential zoning on the west. The proposed PD-R uses are exclusively single-family detached dwelling units and complementary amenities. Development within the Subject Property's PD-R portion will complement the City's established development pattern. A range of single-family detached lot sizes is possible and the City's established residential scale and character will be maintained.

The Subject Property area proposed for PD-COMM abuts US 441 and is across the US Highway's Right-of-Way from land zoned CI. The nonresidential uses proposed within the PD-Comm area align with those permitted in the CI zoning district and throughout the context area. Commercial development within the Subject Property's US 441 frontage will continue the established pattern of placing nonresidential opportunity on this major thoroughfare.

Overall, the uses permitted by the proposed amendments will complement, rather than deviate from, the established and allowed development pattern by facilitating the realization of the site's underlying FLU classifications and yielding a mixed-use development compatible both with its residential neighbors and abutting major employment centers, commercial offerings, and service businesses along the US 441 Highway throughout the City of Alachua.

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

The proposed amendment will not encourage urban sprawl, as it's within a city.

The PD mechanism allows for a cohesive, master planned development form across the property, taking into consideration existing area character and the densities and intensities prescribed by the City's Comprehensive Plan. The result will not be strip or ribbon commercial development, nor leapfrog development. Rather, the site will be well-planned, cohesive, interconnected, multi-modal mixed-use development.

Rather than resulting in low-density single dimensional development, the inclusion of both the PD-R and PD-Comm districts within the Subject Property creates a mixed-use development form, like many other established City of Alachua communities.

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

The proposed amendment will not result in the creation of an isolated zone district. The proposed amendment creates a zoning district highly related to surrounding context area. The Subject Property's portion proposed for the PD-R zoning district abuts property in Alachua County's R-1A zoning district, and residentially platted agricultural property. The Subject Property's portion proposed for the PD-Comm zoning district abuts US 441 and is across the street from property zoned CI.

Additionally, the Subject Property is ±111.24 acres. The Subject Property's size, combined with the fact it will be developed in accordance with the proposed PD-R and PD-COMM conditions, precludes the risk of spot zoning.

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

The site is located adjacent to the City of Alachua municipal potable water and sanitary sewer systems. The Subject Property's development will connect to the City's municipal utility system for roads, potable water, wastewater, and other utility needs.

The Subject Property is in the City of Alachua Electric service area.

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

The proposed amendment will not result in significantly adverse impacts on the natural environment. According to current Federal Emergency Management Agency's (FEMA) data, no floodplain areas exist within the property. According to current National Wetlands Inventory (NWI) data, there are no NWI-delineated wetlands on the property. In addition, onsite soils are highly graded (A/B) conducive to urban development. Onsite stormwater management facilities will respect the site's natural topography by draining to the site's lowest areas.

Noise from the proposed development will not exceed adopted local limits. Noise or lighting generated by onsite commercial uses will not be out of place proximate to US 441, with its high traffic volumes and multiple existing nonresidential uses.

Sec. 3.6. – Planned Development (PD) Districts.

3.6.1 General Provisions

- (A) *General Purpose.* The planned development (PD) districts are established for the purpose of encouraging innovative land planning and site design concepts that conform to community quality of life benchmarks and that achieve a high quality of development, environmental sensitivity, energy efficiency, and other City goals by:
- 1) *Increasing flexibility.* Reducing or diminishing the uniform design that results from the strict application of zoning and development standards that are designed primarily for individual lots;

The proposed PD-R zoning is necessary to establish a range of possible single-family dwelling units lot sizes onsite. The proposed PD-COMM zoning is necessary to accommodate a master-planned, traditional neighborhood-supportive nonresidential elements, made possible via a PD. This flexibility in use allocation and diversity is only possible with the PD mechanism.

- 2) *Greater freedom to provide access, open space and amenities.* Allowing greater freedom in selecting the means to provide access, open space, and design amenities;

The PD mechanism allows for greater freedom to provide and ensure access, open space, and amenities onsite. This PD proposes designating a minimum of 10% of the Subject Property as open space, dispersed across the property. Access will be provided in accordance with pertinent City of Alachua and Florida Department of Transportation (FDOT) standards.

- 3) *Greater freedom to provide mix of uses and housing types.* Allowing greater freedom in providing a mix of land uses in the same development, including a mix of housing types, lot sizes, and densities;

The PD allows greater freedom to provide a mix of uses and housing types, while the site will provide single-family detached dwelling units. The PD-Comm area will place residents proximate to essential nonresidential offerings and opportunities.

- 4) *Providing greater opportunity for more efficient land use patterns.* Providing for an efficient use of land resulting in smaller networks of utilities and streets and thereby lowering development and housing costs;

This Subject Property's application requests PD-R and PD-Comm zoning districts so the area can be designed as a unified mixed-use master planned development. The Subject Property's provision of a mixture of residential and nonresidential use promotes efficient uses of the land. The gradient of uses created, with higher-intensity commercial development transitioning to single-family residential development as one continues into the property from US 441, efficiently mixes uses in a manner compatible with the context area. As demonstrated in Table 3 – Trip Generation Table, a degree of internal trip capture is anticipated within the site, demonstrating that some of the needs of residents onsite will be efficiently met by the nonresidential uses provided onsite.

- 5) *Promoting quality design and environmentally sensitive development through site characteristics.* Promoting quality design and environmentally sensitive development by allowing development to take advantage of special site characteristics, locations, and land uses; and

The proposed PD districts promotes quality design and environmentally sensitive development through the incorporation of open space and landscaping into onsite development. No portion of the Subject Property is within a FEMA flood hazard area nor do any NWI-delineated wetlands exist onsite.

- 6) *Quality design through density increases.* In specific instances, encouraging quality design and environmentally sensitive development by allowing increases in base densities or floor area ratios when such increases can be justified by superior design or the provision of additional amenities such as public open space.

The Subject Property is not seeking a density increase.

- (B) *Types of PD districts.* There are four types of PD options. They are subject to the development review procedures of Section 2.4.3, Planned development, the general standards of Subsection 3.6.2 of this section, General standards for all PD districts, and the specific standards for the individual PD options in Subsection 3.6.3 of this section, Additional standards for PD districts. The four PD options are described more specifically as follows:

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

The intent behind the PD-R portion of this application is to provide residential use types using innovative and creative design elements. The PD-R will provide single-family detached residential development, fashioned in a Traditional Neighborhood Development-type style, akin to other City of Alachua neighborhoods. Open space will be provided in an efficient manner, with a minimum of 10% of the Subject Property overall proposed designated as open space. No commercial uses will be allowed in the PD-R portion of the Subject Property.

- (4) *Planned Development-Commercial District (PD-COMM).* The purpose and intent of the Planned Development-Commercial (PD-COMM) District is to provide mixed-use retail and office development, with limited moderate and higher density residential uses integrated into the development above street levels and as separate stand-alone uses.

The intent behind the PD-COMM portion of this application is to provide a mixture of retail development in a neighborhood-supportive style, compatible with the underlying Commercial FLU category. There will be no residential use in the PD-COMM area.

3.6.2. General Standards for all PD districts.

- (A) *Development parameters.* Prior to the approval of a PD zone district designation, the City Commission shall find the application for the PD zoning district designation and the required PD Master Plan complies with the following standards:

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

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

The submitted PD Master Plan identifies the general location of land uses and the mix of land uses. A condition proposed in the PD allows a degree of flexibility in land use, provided the overall entitlements and development areas are not exceeded.

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

The PD Master Plan requests 340 single-family dwelling units, a complementary amount of residential amenities, and 150,000 sq. ft. of nonresidential development across the Subject Property. The location of these uses is consistent with the Subject Property's underlying FLU designations.

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

Open space is permitted in all land use areas within the Subject Property. The PD proposes designating a minimum of 10% of the Subject Property as open space. The general location of this open space is demonstrated on the PD Master Plan.

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

As discussed in earlier sections of this report, no environmentally sensitive lands, wildlife habitat, and stream corridors nor significant environmental features such as wetlands, floodplains, waterbodies, or protected species are known within the site.

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

The PD Master Plan shows proposed primary internal roadways. Neighborhood streets necessary for dwelling unit connectivity will be delineated in the subdivision process.

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

There are no on-site facilities at present. The site is located adjacent to the City of Alachua municipal potable water and sanitary sewer infrastructure. The Subject Property will connect to municipal utility systems for potable water and wastewater. The location of utility infrastructure will be based on final engineering design in conjunction with the City of Alachua's Public Services Department.

The Subject Property is in the City of Alachua electric service area.

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

As documented in the application, the general location of all public facility sites serving the development, including transportation [the site is located on US Highway 441, with additional collector roads proposed through the property], potable water [abutting the site], wastewater [abutting the site], parks [abutting the site], fire [two miles west of site], police [±2.25 miles west of site], EMS [two miles west of site], stormwater [onsite], solid waste [collected onsite and taken to local landfill] and schools.

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

As demonstrated in Section 4 of this Report, this application is consistent with the City of Alachua's Comprehensive Plan's applicable Goals, Objectives, and Policies. In addition, the proposed amendment requesting PD-R and PD-COMM is consistent with the site's proposed Moderate Density Residential and Commercial FLU categories.

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

The Subject Property's proposed residential density is in accordance with the Moderate Density FLU designation. Complimentary character will be created by onsite densities/intensities; lot size and dimensions; building height; building mass and scale; hours of operation; exterior lighting, and built form standards such as height, massing, and scale will complement adjacent development. The Subject Property's residential development will be internal to the site, and designated as PD-R. The development possible in PD-R is compatible in scale and form to the context area.

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

The development shall consist of two (2) phases, Developable Area A and Developable Area B, and may be developed according to market conditions. The development may be further divided into smaller units according to the Final PD Plan to create a logical and/or functional development or infrastructure pattern(s). Each phase or unit shall construct necessary utility services and Stormwater Management Facilities to ensure public health, safety, and welfare. The amenity center will be permitted at the same time as residential development or after, but not before.

- (5) *Conversion schedule.* The PD Master Plan may include a conversion schedule that identifies the range of conversion that may occur between different types of residential uses and between different types of nonresidential uses (i.e., residential to residential, or nonresidential to nonresidential) within the PD

Master Plan. These conversions may occur within development areas and between development areas, as long as they occur within the same scheduled phase of development in the development phasing plan and are consistent with established ranges of conversion set down in the conversion schedule.

No conversion schedule is desired.

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

Section 3 of this report demonstrates transportation concurrency calculations and there is or will be adequate capacity concurrent with impacts of development on the City's road system.

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

As reflected in Section 3 of this report, there is demonstrates adequate capacity available, or will be available concurrent with impacts of development, at the time development occurs to accommodate the development proposed in the PD Master Plan.

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

As shown in Section 3 of this report, the City of Alachua currently possesses considerable excess acreage for local recreation activities. Additionally, the PD proposes designating a minimum of 10% of the Subject Property as open space, which may include recreational uses. These two (2) items demonstrates that adequate parks and recreation facilities are available or will be available concurrent with impacts of development to accommodate the development proposed in the PD Master Plan.

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

As calculated in Section 3 of this Report, local solid waste capacity exists to adequately facilitate the intended residential development's estimated solid waste demands. The Report demonstrates adequate capacity for solid waste is available, or will be available, concurrent with impacts of development to accommodate the development proposed in the PD Master Plan. Approval of this rezoning application will not negatively impact the City's adopted LOS.

- (e) The PD Master Plan shall include a stormwater component that demonstrates that adequate capacity for treatment of stormwater runoff is available or will be

available concurrent with impacts of development to accommodate the development proposed in the PD Master Plan.

Onsite stormwater management facilities will be installed and designed consistent with the City LDR to ensure that these systems are aesthetically pleasing, protect natural features, promote multiple uses (such as functional open space), and minimize erosion, sedimentation, and stormwater runoff wherever practicable. The Report demonstrates that adequate capacity for treatment of stormwater runoff is available or will be available concurrent with impacts of development to accommodate the development proposed in the PD Master Plan.

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

The applicant shall comply with this section of the LDR by accepting the terms and conditions of the planned development agreement at the appropriate stage of the development review process.

3.6.3 Additional Standards for PD districts

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

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

The project site is ±111.24 acres which exceeds the ten-acre minimum identified in 3.6.3(A)(1) of the City LDR.

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

Table 4.1-1 of the LDR shows that the intended single-family uses are permitted within the proposed PD-R district. The uses are also consistent with the uses permitted within the site's underlying residential FLU categories. While Table 4.1-1 allows limited nonresidential uses within the PD-R zoning district, this PD proposes to limit development within the PD-R portion of the project site to single family detached, as well as complementary residential amenities.

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

This rezoning application requests to change the site's existing zoning designation to PD-R at a density consistent with the subject parcels' underlying Moderate Density Residential FLU, at 0-4 dwelling units per acre.

The 340 dwelling units within the PD-R portion of the Subject Property are well within the allowed density of the underlying FLU classifications, as demonstrated in the calculations below:

- **Moderate Density Residential: $\pm 89.8 \text{ acres} * 4 \text{ du/ac} = \pm 359 \text{ dwelling units}$**

- (4) *Dimensional standards.* The dimensional standards of the underlying base zone district being replaced by the PD-R district shall be incorporated into the PD Master Plan and apply to each development area of the PD-R district unless they are modified in ways that are consistent with the general intent and goals for development of the PD-R district and the scale and character of development in the City. Dimensional standards shall include the following:

Dimensional standards are detailed in the submitted PD Master Plan.

- (a) *Minimum dimensional requirements.* The minimum lot area, minimum lot width, minimum setback, maximum lot coverage, and maximum height for development.

The minimum lot area, minimum lot width, minimum setback, maximum lot coverage, and maximum height for development within the PD-R portion of the Subject Property are detailed in the submitted PD Master Plan.

- (b) *Setbacks from adjoining residential uses.* Minimum setbacks or buffers from adjoining residential development or zone districts.

Minimum setbacks are detailed in the submitted PD Master Plan.

- (5) *Development standards.* Unless otherwise specifically modified by a PD Master Plan, development in a PD-R district shall comply with the applicable standards Article 6, Development Standards, and Article 7, Subdivision Standards. All modifications to a development standard in Article 6 or Article 7 shall be

consistent with this section, and shall be included as a part of the PD Master Plan.

The Subject Property shall comply with the applicable standards Article 6, Development Standards, and Article 7, Subdivision Standards of the City of Alachua LDR.

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

To the maximum extent practicable, the Subject Property shall adhere to Table 3.6-1, Development Standards Applicable in the PD-R District, specifies the development standards applicable to development in the PD-R district, and the procedure for modifying a development standard.

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

Section 3 of this Report demonstrates public facilities standards are met. The PD ensures impacts from the development are addressed for the public facilities. The Subject Property's development will not cause City infrastructure to drop below its adopted LOS standards.

- (i) *Potable water.* The PD Master Plan shall establish the general location of on-site potable water facilities and how they will connect to the City's potable water system consistent with City laws, and how dedication of land, easements, and/or on-site construction of all potable water facilities/improvements will occur in a manner that complies with City laws.
- (ii) *Wastewater.* The PD Master Plan shall establish the general location of on-site wastewater facilities and how they will connect to the City's or other wastewater lines and mains and sewer interceptor lines consistent with City laws, and how dedication of land, easements, and/or on-site construction of all wastewater facilities/improvements will occur in a manner that complies with City laws.
- (iii) *Streets.* The PD Master Plan District shall establish the design of public streets within the PD-R in ways that comply with all applicable City standards, except that right-of-way, pavement widths, street widths, required materials, turning radii, and other design standards may be modified or reduced by the City Commission where it is found that:
 - a. The reduction or modification is necessary as a traffic-calming measure;
 - b. The PD Master Plan provides for separation of vehicular, pedestrian, and bicycle traffic;
 - c. Access for emergency service vehicles is not substantially impaired;
 - d. Adequate off-street parking is provided for the uses proposed; and
 - e. Adequate space for public utilities is provided within the right-of-way.

Onsight transportation facilities will be designed to meet City standards.

- (iv) *Stormwater.* The PD Master Plan District shall establish the design of a stormwater management system within the PD-R in ways that comply with all applicable City standards.

Onsite stormwater management facilities will be designed to comply with all applicable City standards. The design will seek aesthetically pleasing forms, protection of natural features, promotion of multiple uses (such as functional open space), and minimize erosion, sedimentation, and stormwater runoff wherever practicable.

- (V) *Other.* The PD Master Plan shall establish the responsibility of the landowner/developer for providing right-of-way and easements and for constructing on-site facilities for all other infrastructure located on the site of the proposed PD-R district, including but not limited to, electrical utility lines, telephone lines, cable TV lines, or the underground conduit for such features. The PD Master Plan shall also establish the responsibility of the landowner/developer to make any other improvements as required by City ordinances, to guarantee construction of all required improvements, and, if requested by the City, to dedicate these improvements to the City in a form that complies with City laws. The PD Master Plan shall also specify the ownership, operation, and maintenance provisions for all on-site facilities not dedicated to the City.

The applicant understands these responsibilities and will provide all necessary Right-of-Way and easements necessary to facilitate the site's intended development.

(D) *PD-COMM, Planned Development-Commercial District*

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

The project site is ±111.24 acres exceeds the ten-acre minimum identified in 3.6.3(D)(1) of the City LDR.

- (2) *Uses.* The uses allowed in the PD-COMM district are identified in Table 4.1-1, Table of Allowed Uses. Allowed uses are subject to any use regulations applicable to the PD-COMM district. A mix of retail and office with moderate and higher density residential uses above street levels is encouraged.

Table 4.1-1 of the LDR shows a broad range of office and retail uses permitted within the proposed PD-COMM district. This PD proposes to limit the allowed uses within the majority of the PD-COMM portion of the property to exclusively nonresidential uses.

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

This rezoning application requests to change a portion of the Subject Property's existing zoning designation to PD-COMM at an intensity less than the subject parcels' underlying Commercial FLU, which allows intensity up to 0.5 Floor Area Ratio (FAR) for parcels larger than five (5) acres. A total of 150,000 square feet of nonresidential floor space is requested for the PD-COMM portion of the Subject Property.

(4) *Dimensional standards.* The dimensional standards of the underlying base zone district being replaced by the PD-COMM district shall be incorporated into the PD Master Plan and apply to each development area of the PD-COMM district unless they are modified in ways that are consistent with the general intent and goals for development of the PD-COMM district and the scale and character of development in the City. Dimensional standards shall include the following:

Dimensional standards different from one of the underlying base zone district, A, but like the other base zone district, CI, are requested as part of this PD-COMM rezoning. The CI dimensional standards are incorporated into the PD Master Plan.

(a) *Minimum dimensional requirements.* The minimum lot area, minimum lot width, minimum and maximum setbacks, maximum lot coverage, maximum height for development, and maximum individual building size.

Minimum dimensional requirements are detailed on the PD Master Plan.

(b) *Setbacks from adjoining residential uses.* Minimum setbacks from adjacent residential development or zone districts.

The PD-COMM portion of the Subject Property directly abuts existing residential or zone district that is R1-A, an Alachua County Designation on its northwestern boundary. The Subject Property will adhere to setback requirements.

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

Unless otherwise noted on the PD Master Plan or in the final PD conditions, the Subject Property shall be designed consistent with applicable development standards discussed in Article 6 and 7 of the City of Alachua LDR.

(a) *General development standards.* The following Table 3.6-3, Development Standards Applicable in the PD-COMM District, specifies the development standards applicable to development in the PD-COMM district, and the procedure for modifying a development standard:

Table 3.6-3. Development Standards Applicable in the PD-COMM District	
Development Standard	Procedure for Modification [1]
Off-street parking and loading (section 6.1)	Inclusion in master parking plan
Landscape/tree protection (section 6.2)	Inclusion in an alternative landscaping plan
Exterior lighting (section 6.4)	Inclusion in master lighting plan
Signage (section 6.5)	Inclusion in master sign plan
Open space (section 6.7)	Modifications prohibited
Environmental protection (section 6.9)	
Concurrency management (Section 2.4.14)	Modifications prohibited
[1] Development standards shall only be modified in ways that are consistent with the general intent and purpose for the PD-COMM district.	

No modifications to the development standards listed in Table 3.6-3 are requested at this time. As shown in the residential PD Master Plan submitted with this application, the proposed development will provide a minimum of ten percent (10%) common open space. The general location of open space is illustrated on the PD Master Plan.

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

(i) *Potable water.* The PD Master Plan shall establish the general location of on-site potable water facilities and how they will connect to the City's potable water system consistent with City laws, and how dedication of land, easements, and/or on-site construction of all potable water facilities/improvements will occur in a manner that complies with City laws.

(ii) *Wastewater.* The PD Master Plan shall establish the general location of on-site wastewater facilities and how they will connect to the City's or other wastewater lines and mains and sewer interceptor lines consistent with City laws, and how dedication of land, easements, and/or on-site construction of all wastewater facilities/improvements will occur in a manner that complies with City laws.

Section 3 of this Report demonstrates projected potable water and wastewater demand for development of the subject property will not cause City infrastructure to drop below its adopted LOS standards.

(iii) *Streets.* The PD Master Plan District shall establish the design of public streets within the PD-COMM in ways that comply with all applicable City standards, except that right-of-way, pavement widths, street widths, required materials, turning radii, and other design standards may be modified or reduced by the City Commission where it is found that:

- a. The reduction or modification is necessary as a traffic-calming measure;
- b. The PD Master Plan provides for separation of vehicular, pedestrian, and bicycle traffic;
- c. Access for emergency service vehicles is not substantially impaired;
- d. Adequate off-street parking is provided for the uses proposed; and
- e. Adequate space for public utilities is provided within the right-of-way.

Onsite transportation infrastructure will be designed to meet city standards and provide adequate space for public utilities is provided within the right-of-way.

(iv) *Stormwater.* The PD Master Plan District shall establish the design of a stormwater management system within the PD-COMM in ways that comply with all applicable City standards.

Onsite stormwater management facilities will be designed to comply with all applicable City standards. The design will seek aesthetically pleasing forms, protection of natural

features, promotion of multiple uses (such as functional open space), and minimize erosion, sedimentation, and stormwater runoff wherever practicable.

(v) *Other.* The PD Master Plan shall establish the responsibility of the landowner/developer for providing right-of-way and easements and for constructing on-site facilities for all other infrastructure located on the site of the proposed PD-COMM district, including, but not limited to, electrical utility lines, telephone lines, cable TV lines, or the underground conduit for such features. The PD Master Plan shall also establish the responsibility of the landowner/developer to make any other improvements as required by City ordinances, to guarantee construction of all required improvements, and, if requested by the City, to dedicate these improvements to the City in a form that complies with City laws. The PD Master Plan shall also specify the ownership, operation, and maintenance provisions for all on-site facilities not dedicated to the City.

The applicant understands these responsibilities and will provide all necessary Right-of- Way and easements necessary to facilitate the site's intended development. The PD Master Plan shall also specify the ownership, operation, and maintenance provisions for all on-site facilities not dedicated to the City.

Application Package
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1. Response Letter
2. Rezoning Application
3. Property Owner Affidavit
4. Legal Description
5. Deed, Property Appraiser Datasheets, and Tax Records
6. Neighborhood Meeting Materials
7. Justification Report
- 8. Public School Student Generation Form**
9. Map Set
10. PD Plan Set: PD Master Plan, Existing Conditions Plan, and Utilities Plan

CERTIFICATION

PROJECT NAME : The Hammock

PROJECT #:

This application for a determination of the adequacy of public schools to accommodate the public school students generated by the subject development has been reviewed for compliance with the school concurrency management program and in accordance with the ILA. The following determinations have been made:

☒ **Approved** based upon the following findings (see 09.14.2022 Capacity Table)

Elementary SCSA

Northwest

Capacity Required

41

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

Available Capacity 368

Available Capacity

Available Capacity

Middle SCSA

Mebane

Capacity Required

20

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

Available Capacity 406

Available Capacity

Available Capacity

High SCSA

Santa Fe

31

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

Available Capacity 142

Available Capacity

Available Capacity

☐ **Denial** for reasons stated

Approved by

School Board Staff Certification


Suzanne M. Wynn

Director, Facilities Planning and Construction
Alachua County Public Schools
352.955.7400 x 1445

Date:

09.20.2024

City of Alachua Staff

A complete application for the development project was accepted on

Date:

Signed:

Printed Name:

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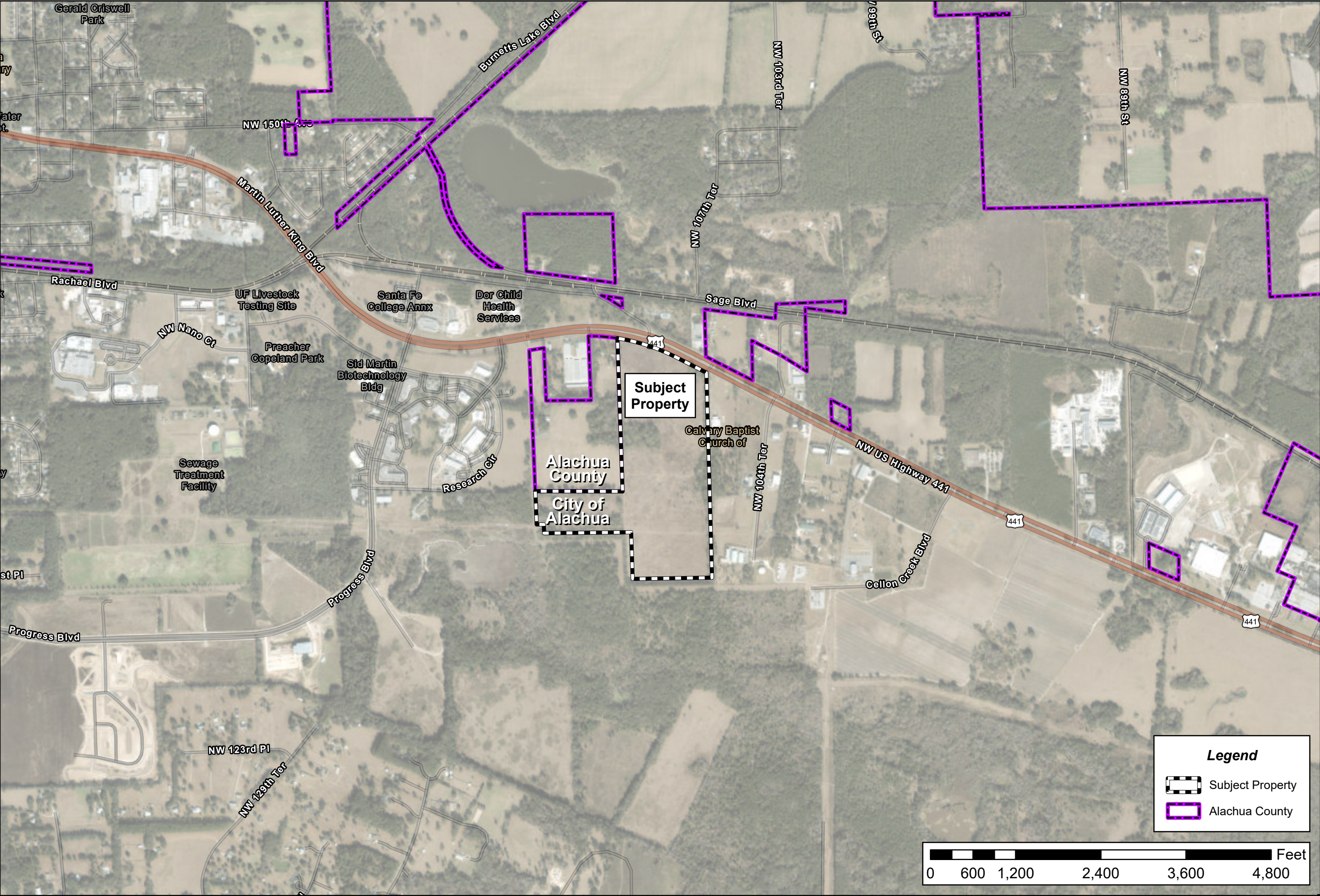


ILLUSTRATION 1A:
CONTEXT MAP

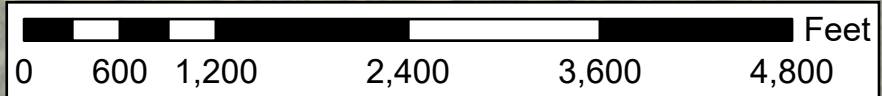
Alachua County Tax Parcel # 03957-000-000
City of Alachua, FL

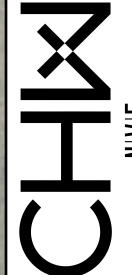


Legend

 Subject Property

 Alachua County




AN NVI5 COMPANY
www.chw-inc.com

Projection: NAD 1983, StatePlane
Florida, North, FIPS 0903, Feet
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False Northing: 1000000.000000
Central Meridian: -82.000000
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Prepared by: Employee ##
Date: 10/10/2024
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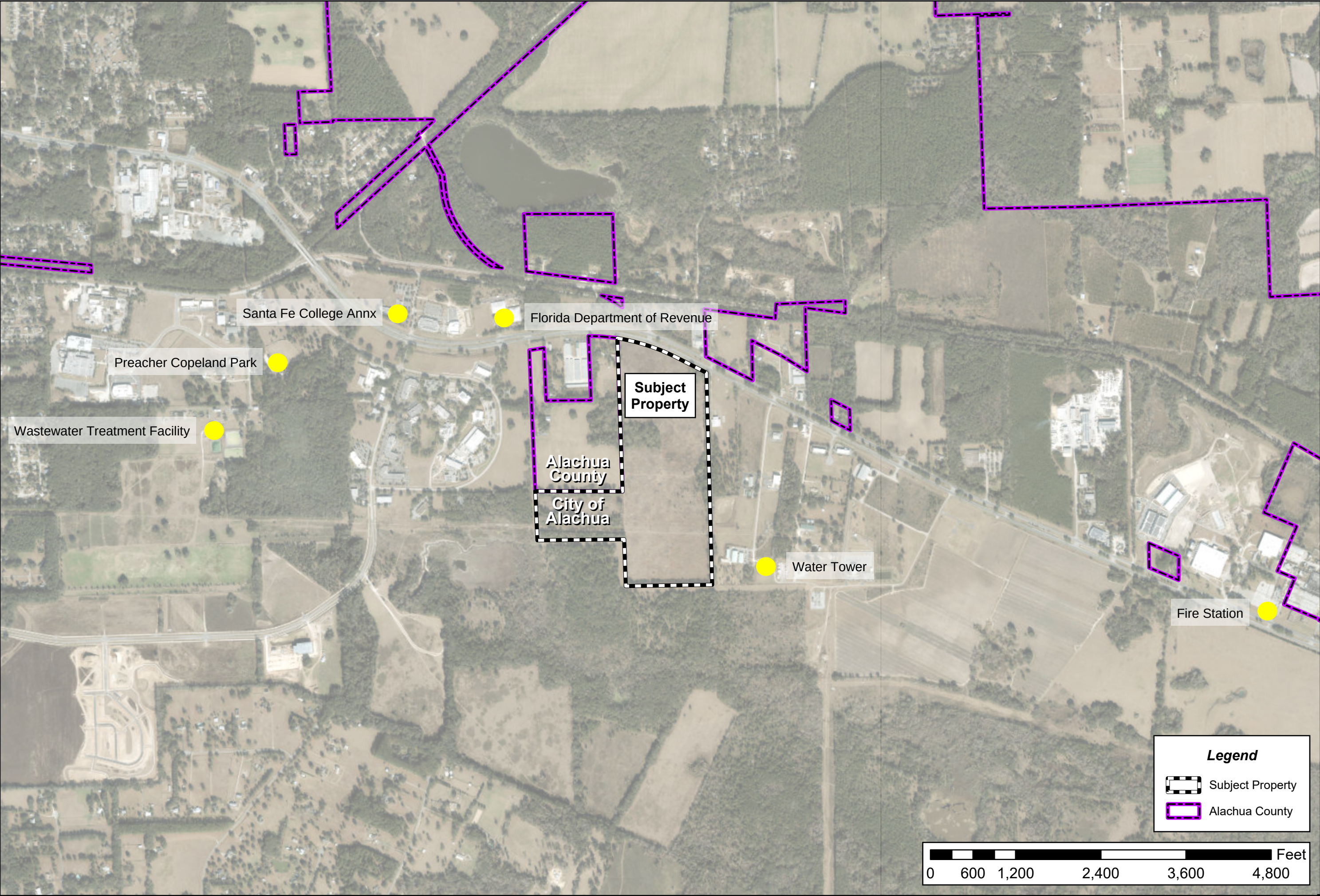


ILLUSTRATION 1A:
CONTEXT MAP

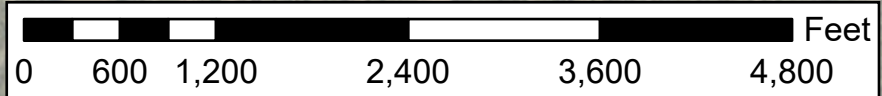
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City of Alachua, FL

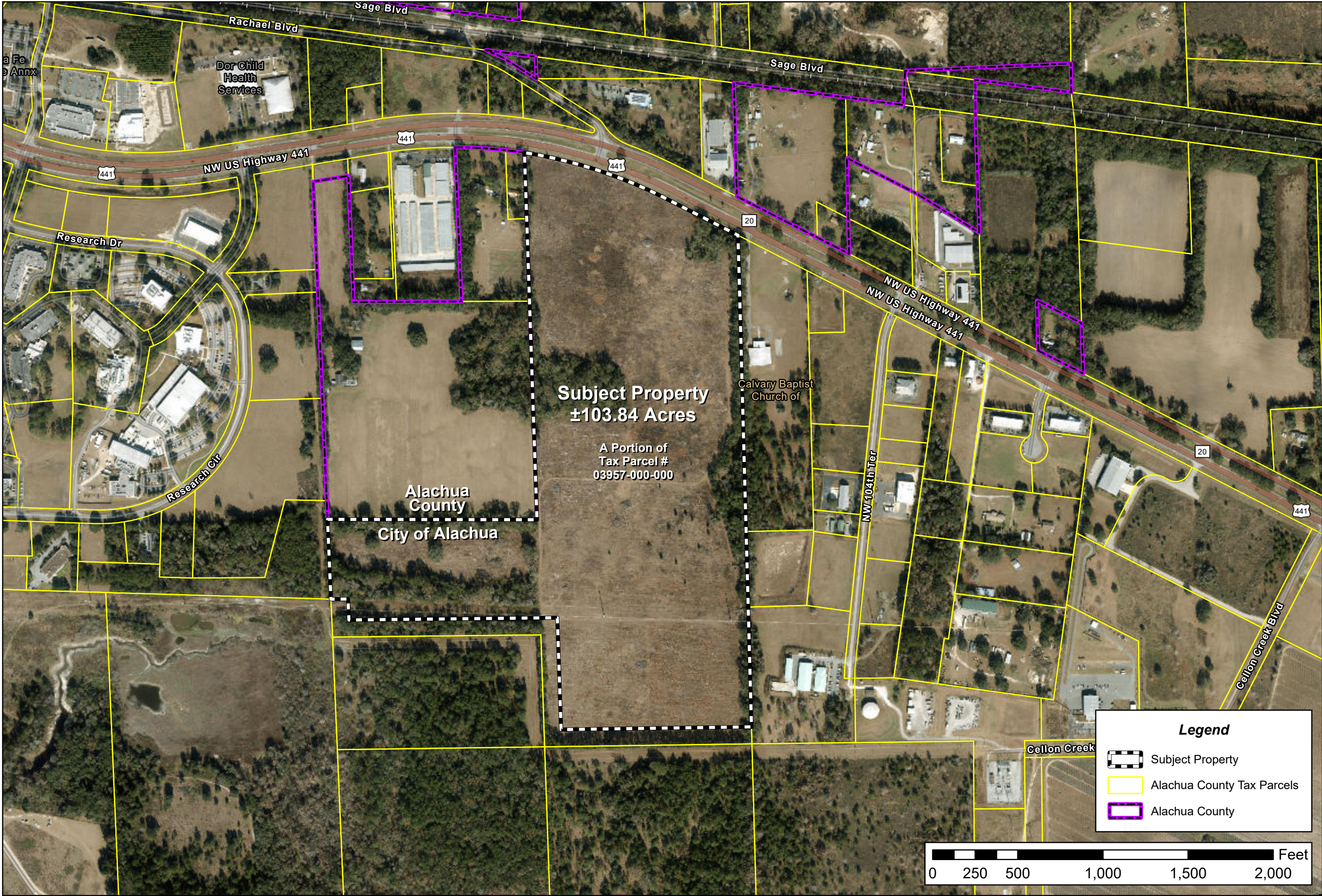


Legend

 Subject Property

 Alachua County





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Prepared by: Employee ##
Date: 10/10/2024

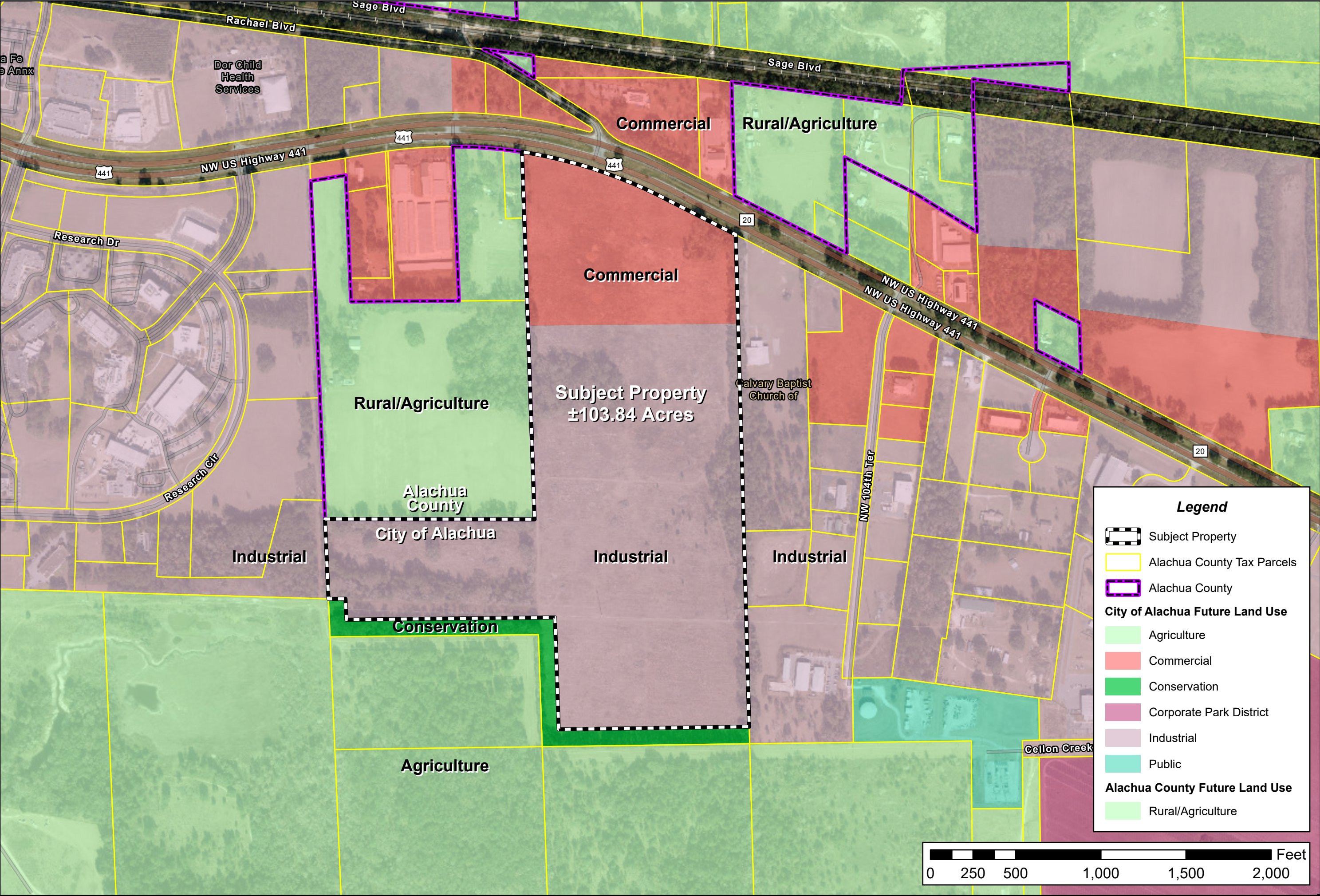


ILLUSTRATION 2A:
EXISTING
FLU MAP

Alachua County Tax Parcel # 03957-000-000
City of Alachua, FL

Legend

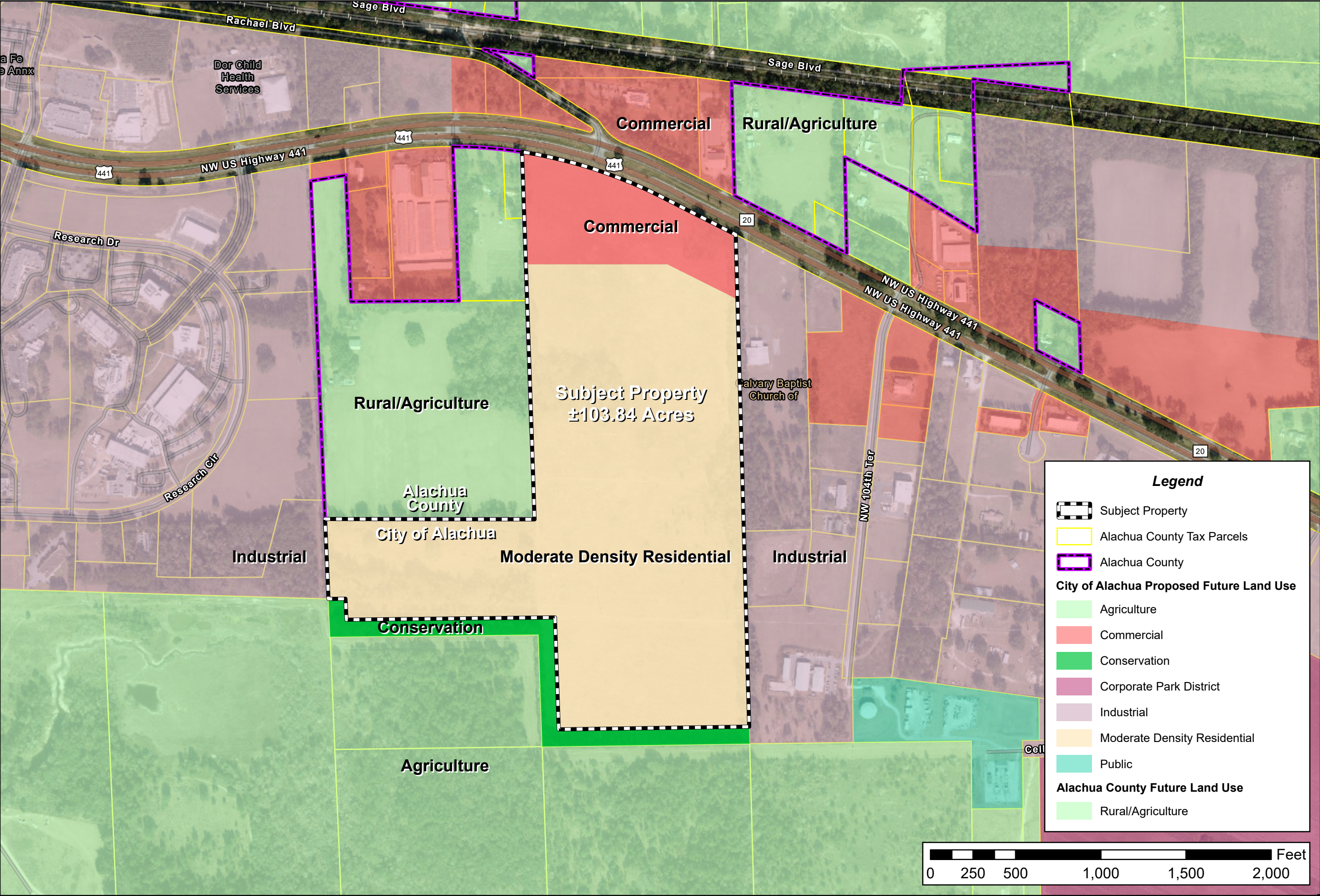
- Subject Property
- Alachua County Tax Parcels
- Alachua County

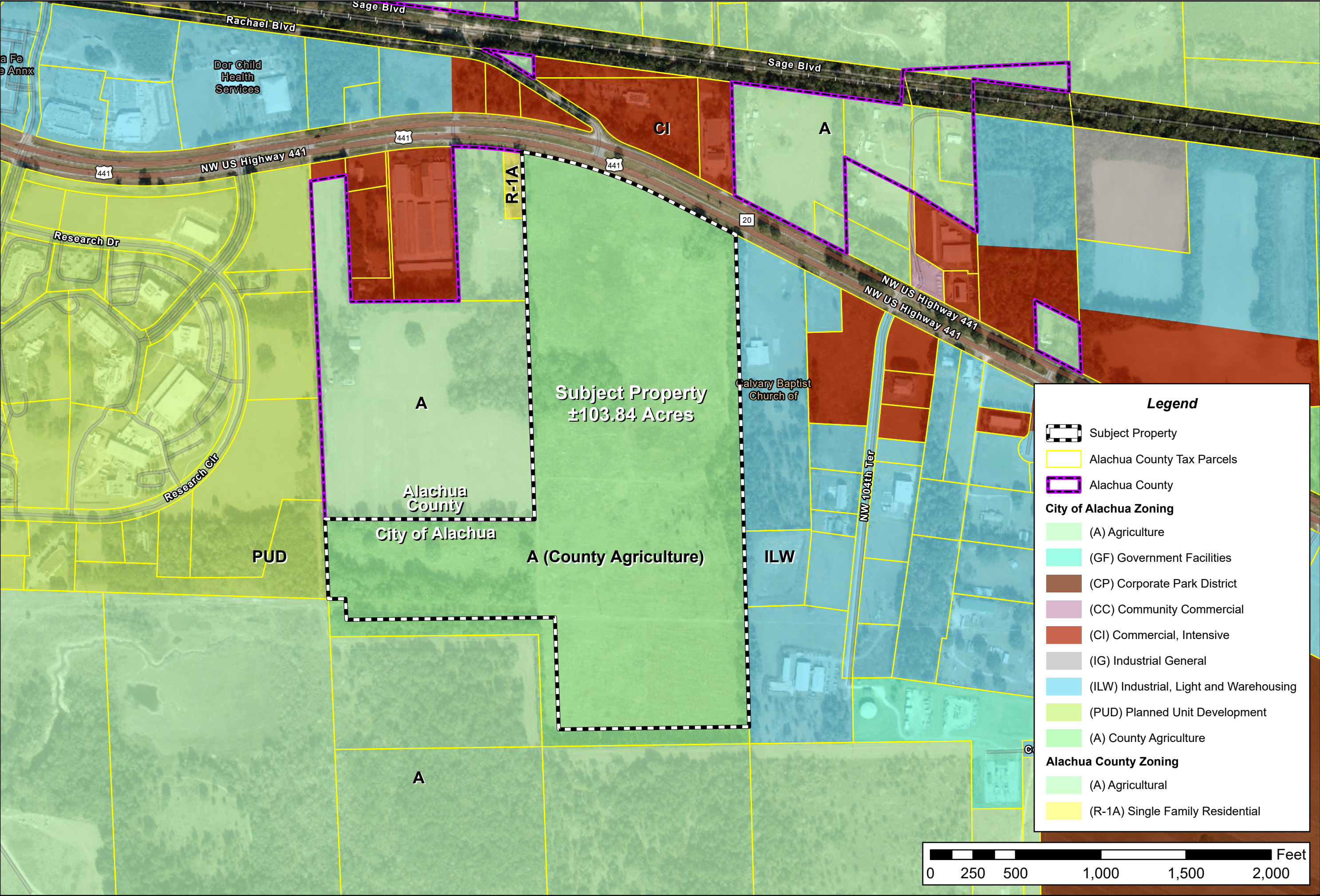
City of Alachua Future Land Use

- Agriculture
- Commercial
- Conservation
- Corporate Park District
- Industrial
- Public

Alachua County Future Land Use

- Rural/Agriculture





Legend

Subject Property

Alachua County Tax Parcels

Alachua County

City of Alachua Zoning

(A) Agriculture

(GF) Government Facilities

(CP) Corporate Park District

(CC) Community Commercial

(CI) Commercial, Intensive

(IG) Industrial General

(ILW) Industrial, Light and Warehousing

(PUD) Planned Unit Development

(A) County Agriculture

Alachua County Zoning

(A) Agricultural

(R-1A) Single Family Residential

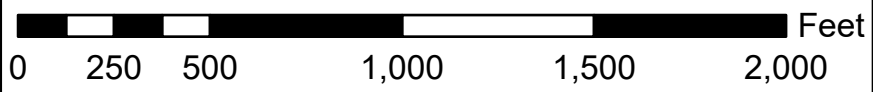
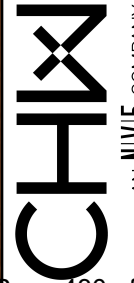


ILLUSTRATION 3A:
EXISTING
ZONING MAP

Alachua County Tax Parcel # 03957-000-000
City of Alachua, FL



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Florida, North, FIPS 3003, Feet
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Units: Feet
Prepared by: Employee ###
Date: 10/10/2024



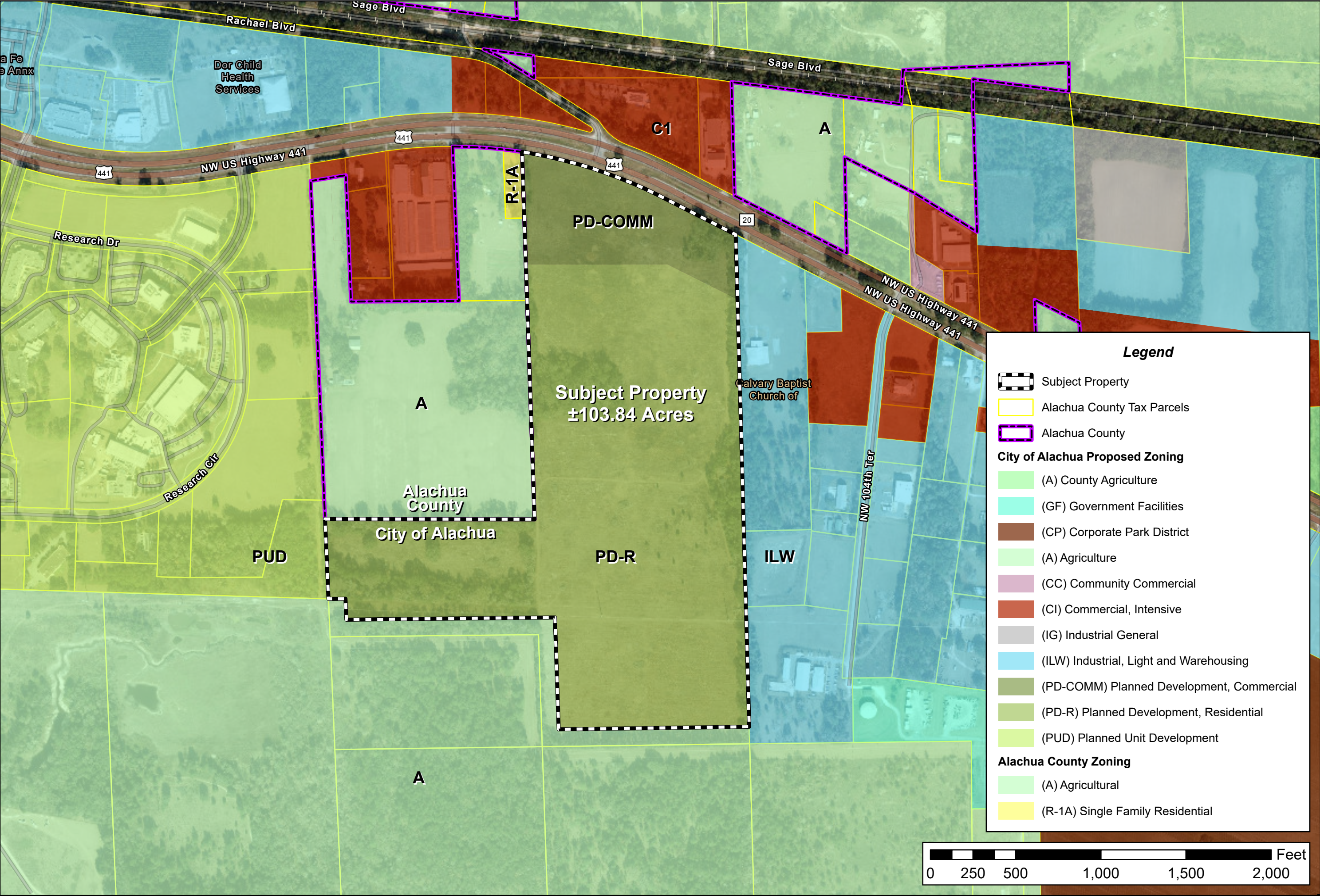


ILLUSTRATION 3B:
PROPOSED
ZONING MAP

Alachua County Tax Parcel # 03957-000-000
City of Alachua, FL

Legend

Subject Property

Alachua County Tax Parcels

Alachua County

City of Alachua Proposed Zoning

(A) County Agriculture

(GF) Government Facilities

(CP) Corporate Park District

(A) Agriculture

(CC) Community Commercial

(CI) Commercial, Intensive

(IG) Industrial General

(ILW) Industrial, Light and Warehousing

(PD-COMM) Planned Development, Commercial

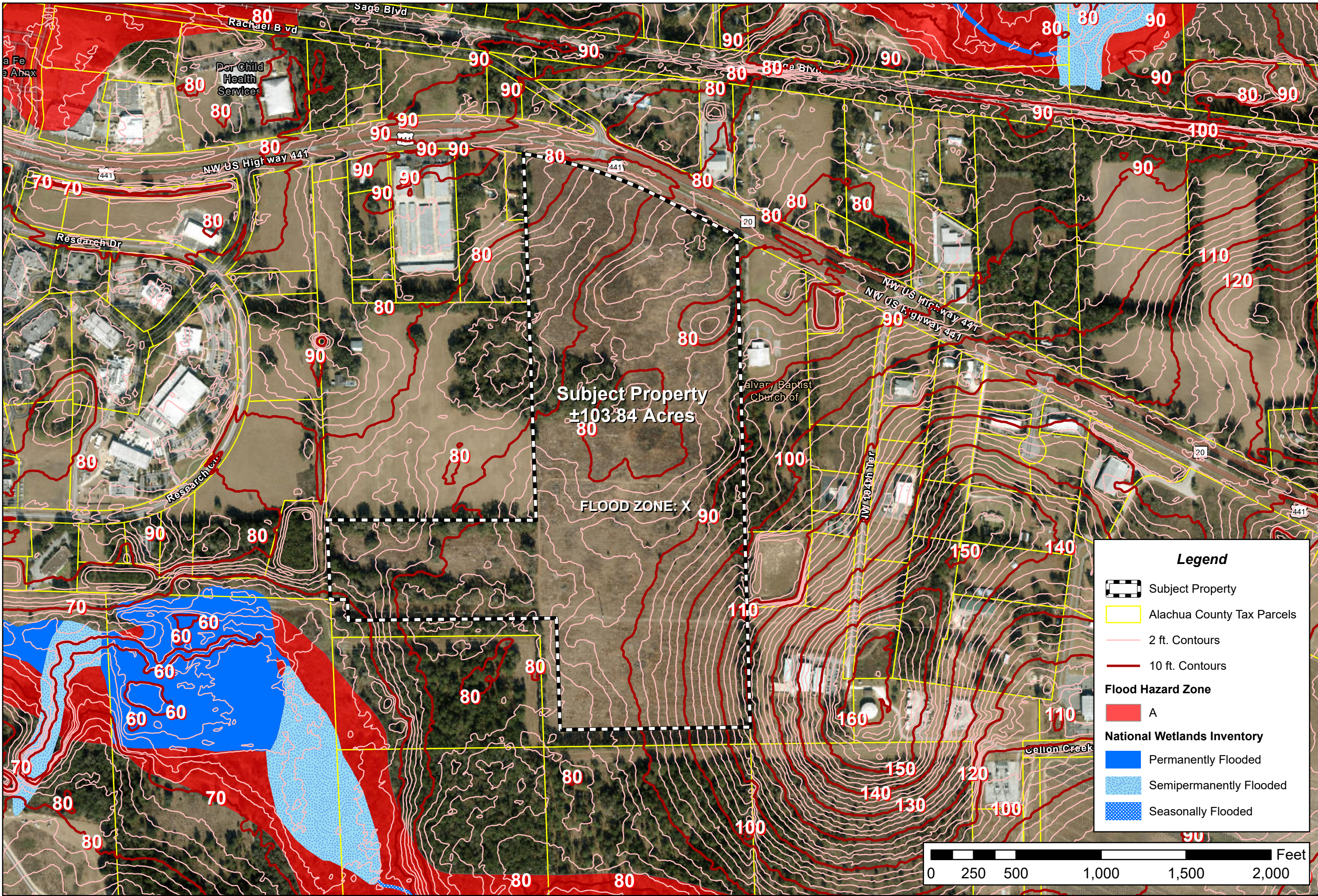
(PD-R) Planned Development, Residential

(PUD) Planned Unit Development

Alachua County Zoning

(A) Agricultural

(R-1A) Single Family Residential



Legend

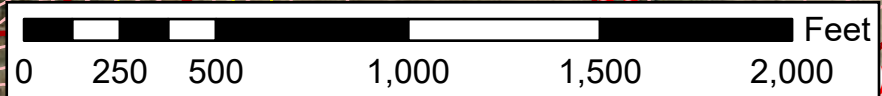
- Subject Property
- Alachua County Tax Parcels
- 2 ft. Contours
- 10 ft. Contours

Flood Hazard Zone

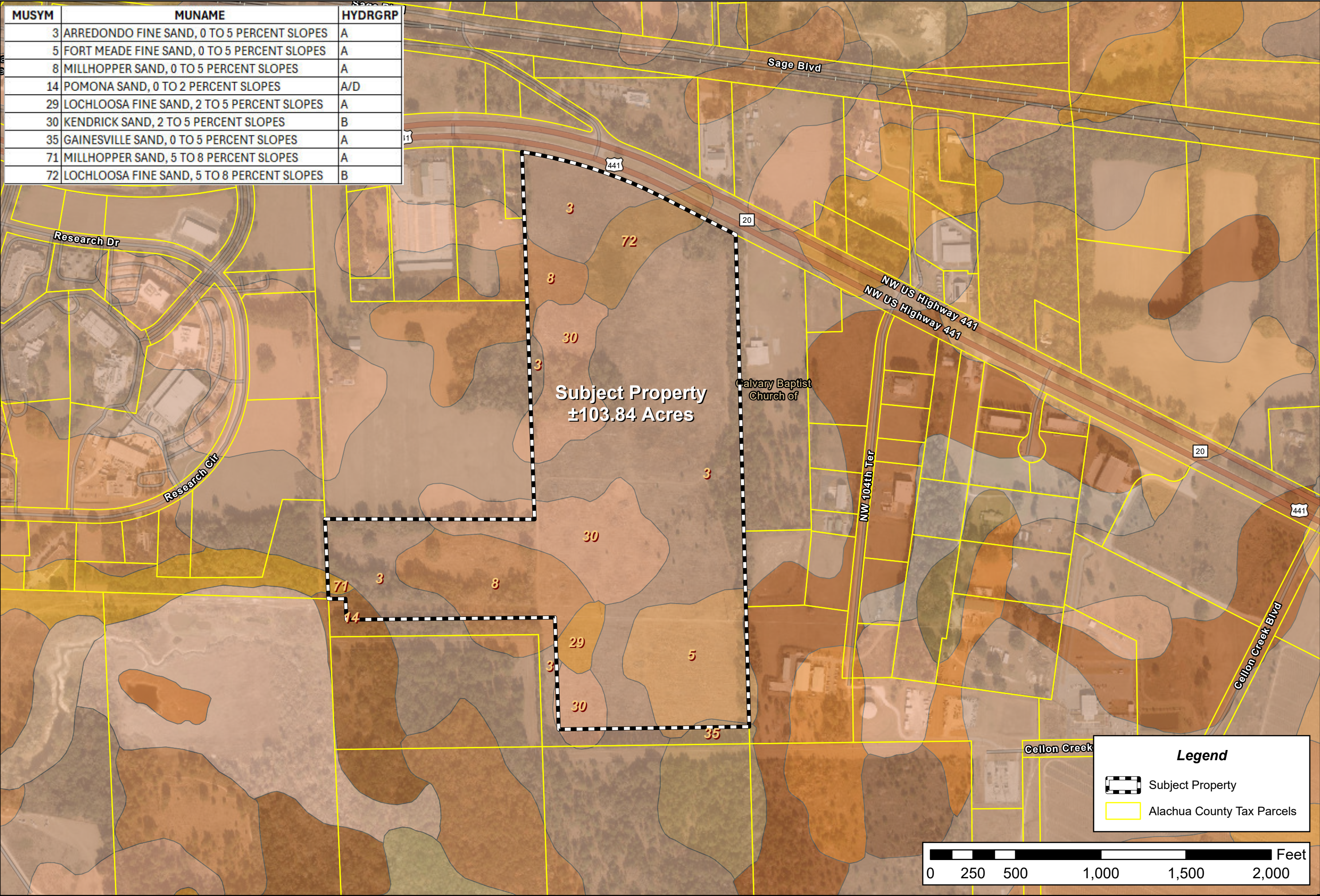
- A

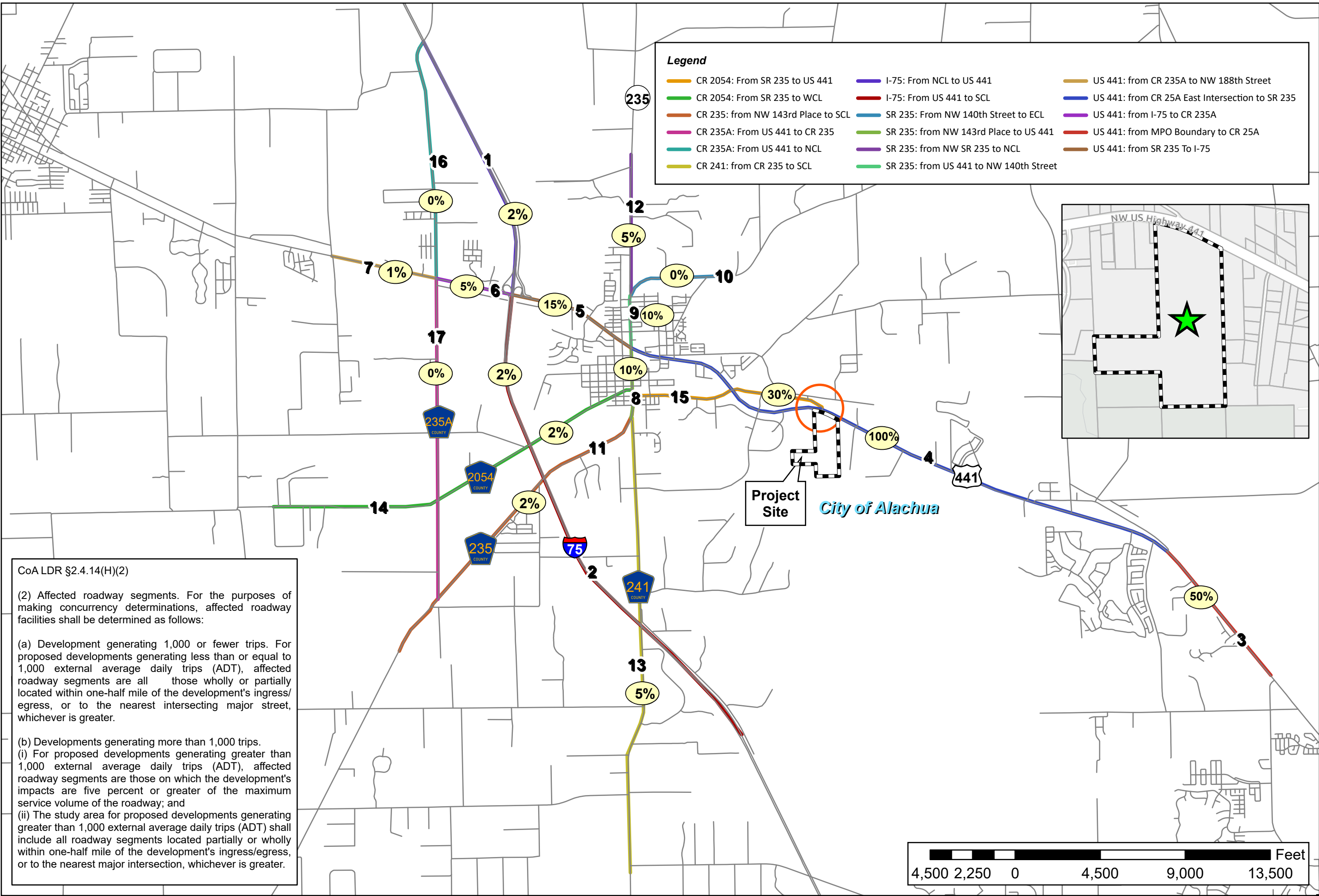
National Wetlands Inventory

- Permanently Flooded
- Semipermanently Flooded
- Seasonally Flooded



MUSYM	MUNAME	HYDRGRP
3	ARREDONDO FINE SAND, 0 TO 5 PERCENT SLOPES	A
5	FORT MEADE FINE SAND, 0 TO 5 PERCENT SLOPES	A
8	MILLHOPPER SAND, 0 TO 5 PERCENT SLOPES	A
14	POMONA SAND, 0 TO 2 PERCENT SLOPES	A/D
29	LOCHLOOSA FINE SAND, 2 TO 5 PERCENT SLOPES	A
30	KENDRICK SAND, 2 TO 5 PERCENT SLOPES	B
35	GAINESVILLE SAND, 0 TO 5 PERCENT SLOPES	A
71	MILLHOPPER SAND, 5 TO 8 PERCENT SLOPES	A
72	LOCHLOOSA FINE SAND, 5 TO 8 PERCENT SLOPES	B





Roadway Segment Concurrency

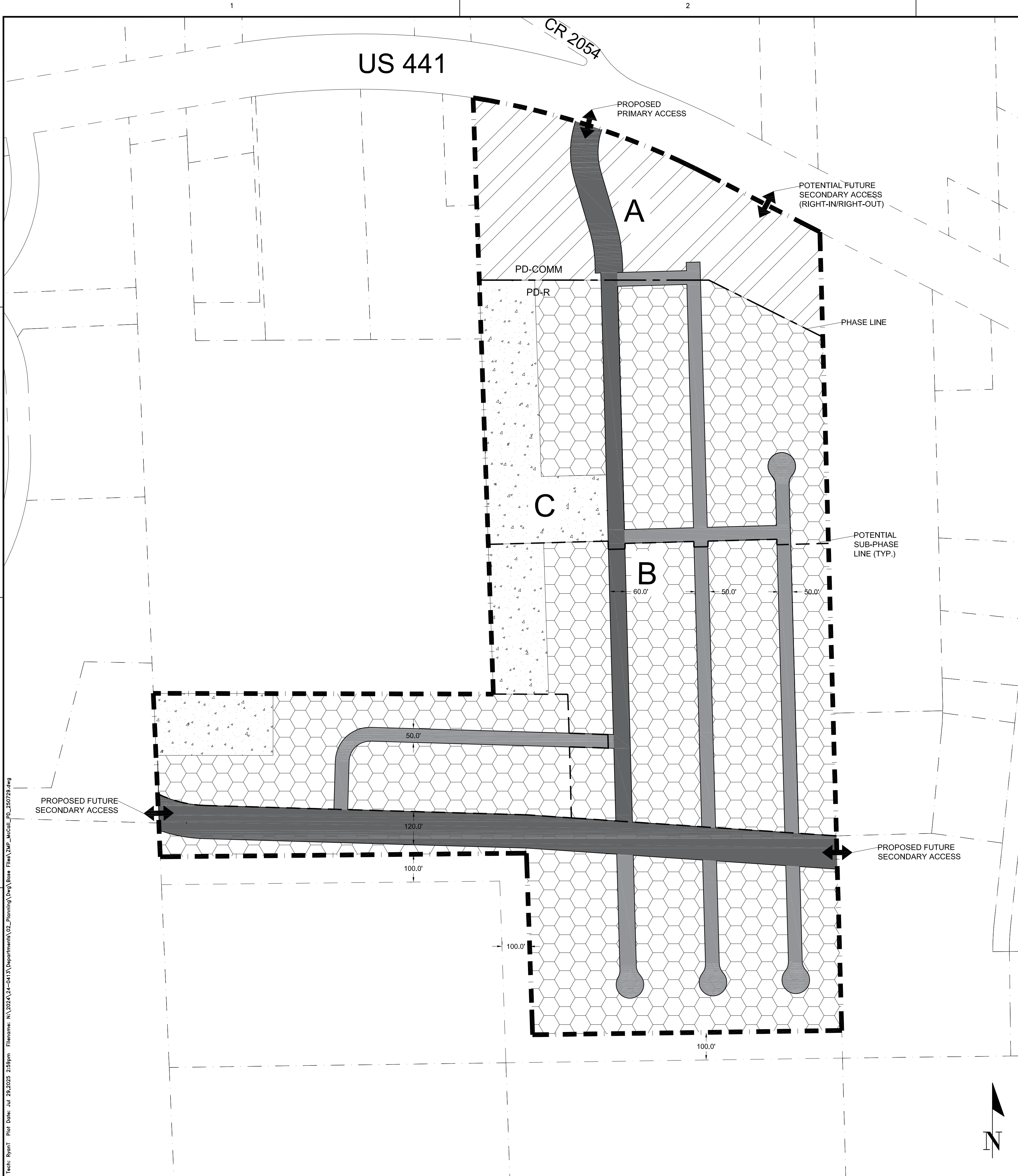


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Florida Alachua County
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Latitude of Origin: 29.000000
Longitude of Origin: -84.500000
GCS: North American 1983
Prepared by: Employee ##
Date: 8/22/2024



Application Package
Table of Contents

1. Response Letter
2. Rezoning Application
3. Property Owner Affidavit
4. Legal Description
5. Deed, Property Appraiser Datasheets, and Tax Records
6. Neighborhood Meeting Materials
7. Justification Report
8. Public School Student Generation Form
9. Map Set
- 10. PD Plan Set: PD Master Plan, Existing Conditions Plan, and Utilities Plan**



THE HAMMOCK PLANNED DEVELOPMENT MASTER PLAN

GENERAL NOTES

- LAND USES.** LAND USES SHALL BE GENERALLY LOCATED AS SHOWN ON THE PD MASTER PLAN. THE FOLLOWING EXAMPLE USES ARE ALLOWED IN ANY LAND USE AREA: RECREATIONAL TRAILS, PARKS, AND STORMWATER MANAGEMENT FACILITIES, ETC. AN AMENITY CENTER MAY BE PERMITTED IN DEVELOPABLE AREAS A OR B ONLY. NON-RESIDENTIAL USES CONSISTENT WITH THE PD-COMM ZONING DISTRICT MAY BE PERMITTED IN DEVELOPABLE AREA A. SINGLE-FAMILY DETACHED RESIDENTIAL MAY BE ALLOWED WITHIN DEVELOPABLE AREA B.
- AMENITY CENTER.** AMENITY CENTERS SHALL ONLY BE COMPRISED OF RESIDENTIAL AMENITIES THAT MAY INCLUDE CLUBHOUSES, PLAYGROUNDS, POOLS, ATHLETIC FACILITIES, AND PASSIVE OR ACTIVE RECREATION OPPORTUNITIES, ETC. AMENITY CENTERS, INCLUDING RESIDENTIAL AMENITIES, SHALL BE THE ONLY NONRESIDENTIAL USES PERMITTED IN DEVELOPABLE AREA B. AMENITY CENTERS CAN BE CONSTRUCTED WITH ANY PHASE OR SUB-PHASE.
- PHASING.** THE DEVELOPMENT SHALL CONSIST OF TWO (2) PHASES, DEVELOPABLE AREA A AND DEVELOPABLE AREA B, AND MAY BE DEVELOPED ACCORDING TO MARKET CONDITIONS. THE DEVELOPMENT MAY BE FURTHER DIVIDED INTO SMALLER UNITS ACCORDING TO THE FINAL PD PLAN TO CREATE A LOGICAL AND/OR FUNCTIONAL DEVELOPMENT OR INFRASTRUCTURE PATTERNS. EACH PHASE OR UNIT SHALL CONSTRUCT NECESSARY UTILITY SERVICES AND STORMWATER MANAGEMENT FACILITIES TO ENSURE PUBLIC HEALTH, SAFETY, AND WELFARE. THE AMENITY CENTER WILL BE PERMITTED AT THE SAME TIME AS RESIDENTIAL DEVELOPMENT OR AFTER, BUT NOT BEFORE.
- LOT SETBACK AND SEPARATIONS.** HOUSING UNITS AND DESIGN SHALL, AT A MINIMUM, MEET THE REQUIREMENT OF THE FLORIDA BUILDING CODE. NOTWITHSTANDING THE SETBACKS ESTABLISHED WITHIN EACH DEVELOPABLE AREA AND DEFINED ON THE PD MASTER PLAN, ACCESSORY STRUCTURE(S), SUCH AS A DETACHED GARAGE, MAY SHARE A COMMON WALL WITH ACCESSORY STRUCTURES ON ADJACENT LOTS.
- OPEN SPACE.** OPEN SPACE, AS DEFINED BY APPLICABLE SECTIONS OF THE LDRs AND THE PD MASTER PLAN SHALL ACCOUNT FOR A MINIMUM OF 10% OF THE COMPLETED PROJECT. OPEN SPACE AREAS MAY EXIST IN ANY LAND USE AREA AND MAY BE DEVELOPED AT ANY RATE. THESE AREAS MAY CONTAIN LOW-INTENSITY PASSIVE OR ACTIVE RECREATION OPPORTUNITIES SUCH AS NATURE TRAILS, WILDLIFE VIEWING AREAS, OTHER RECREATION ACTIVITIES, AND STORMWATER MANAGEMENT FACILITIES, ETC.
- CIRCULATION.** VEHICULAR CIRCULATION CONFIGURATION DELINEATED ON THIS PD PLAN IS NOT INTENDED TO BE EXACT AND MAY BE AMENDED AS PERMITTED WITHIN THE CITY LDR. ROADWAYS INTENDED TO BE DEDICATED TO THE PUBLIC WILL BE CONSISTENT WITH THE TYPICAL SECTION WITHIN THE MASTER PLAN AND SHALL BE REQUIRED TO MEET THE APPLICABLE LDR DESIGN CRITERIA, UNLESS OTHERWISE AUTHORIZED BY THE CITY COMMISSION THROUGH LDR §3.6.3 (A)(5)(b)(iii). THE INTERNAL ROADWAYS NOT SHOWN ON THE PD MASTER PLAN ARE INTENDED TO BE NEIGHBORHOOD STREETS AND ARE NOT REQUIRED TO MEET THE ARTERIAL OR COLLECTOR ROADWAY DEFINITIONS.
- LANDOWNER/DEVELOPER RESPONSIBILITY.** THE LANDOWNER/DEVELOPER IS RESPONSIBLE FOR PROVIDING RIGHT-OF-WAY AND EASEMENTS FOR CONSTRUCTING ON-SITE INFRASTRUCTURE LOCATED IN THE PROPOSED PD-R AND PD-COMM DISTRICTS, INCLUDING BUT NOT LIMITED TO ELECTRICAL UTILITY LINE, TELEPHONE LINES, CABLE TV LINES, OR THE UNDERGROUND CONDUIT FOR SUCH FEATURES. THE LANDOWNER/DEVELOPER IS RESPONSIBLE FOR PROVIDING AREAS FOR PUBLIC INFRASTRUCTURE, AS REQUIRED BY CITY ORDINANCES, TO GUARANTEE CONSTRUCTION OF REQUIRED INFRASTRUCTURE, AND IF REQUESTED BY THE CITY, TO DEDICATE THESE IMPROVEMENTS TO THE CITY IN A FORM THAT COMPLIES WITH CITY REGULATIONS. ALL FACILITIES NOT DEDICATED TO THE CITY SHALL BE OPERATED AND MAINTAINED BY A PROPERTY OR HOME OWNERS ASSOCIATION FORMED AS PART OF THE SUBDIVISION PROCESS.
- ALLOWABLE LAND USE CLASSIFICATION DATA.** FIGURES FOR ACREAGE ARE ESTIMATES AND HAVE BEEN ROUNDED TO THE NEAREST TENTH OF AN ACRE.
- BLOCK FACES.** BLOCK FACES GREATER THAN 600' IN LENGTH SHALL INCLUDE A MINIMUM 20'-WIDE EASEMENT FOR A PEDESTRIAN WAY THROUGH THE BLOCK, CONSISTENT WITH LDR §7.2.3(b)(2) AND §3.6.3(A)(5)(b)(iii) TO ENHANCE PEDESTRIAN CIRCULATION, IN NO CASE SHALL A BLOCK FACE EXCEED 1,000' IN LENGTH. TRAFFIC CALMING MEASURES SHALL BE USED TO CONNECT MID-BLOCK CUTS WITH EACH OTHER OR OTHER ELEMENTS OF THE PEDESTRIAN CIRCULATION NETWORK AND MAY INCLUDE RAISED PEDESTRIAN CROSSINGS, CHANGE IN MATERIALS, BULB-OUTS, OR OTHER SIMILAR MEASURES APPROVED BY THE CITY IN ITS SOLE DISCRETION. THESE PEDESTRIAN WAYS SHALL BE PRIVATELY MAINTAINED, UNLESS A SEPARATE AGREEMENT IS MADE BETWEEN THE DEVELOPER AND CITY OF ALACHUA PUBLIC SERVICES.
- ARCHITECTURAL STANDARDS.** ARCHITECTURAL VARIABILITY STANDARDS AS SET OUT IN SECTION 4.3.1 (A)(4)(D) ARE APPLICABLE TO SINGLE FAMILY DETACHED DWELLINGS.
- ROADWAY STANDARDS.** REGARDLESS OF OWNERSHIP OR MAINTENANCE OF STREETS, ALL SIDEWALKS AND CROSSWALKS WILL MEET FDOT DESIGN MANUAL CHAPTER 222 PEDESTRIAN FACILITIES, UNLESS OTHERWISE STIPULATED IN THE PD MASTER PLAN.
- ENVIRONMENTAL ASSESSMENT.** AN ENVIRONMENTAL ASSESSMENT WILL BE REQUIRED AT TIME OF FINAL PD PLAN APPROVAL THAT INCLUDES A 100% GOPHER TORTOISE AND BURROWING OWL SURVEY. A CONDITION WILL REQUIRE STANDARD MEASURES OF PROTECTION FOR EASTERN INDIGO SNAKES, IF APPLICABLE.
- TRAFFIC IMPACT ANALYSIS.** A TRAFFIC IMPACT ANALYSIS WILL BE REQUIRED AT TIME OF FINAL PD PLAN APPROVAL.
- DRIVEWAY ACCESS.** RESIDENTIAL LOTS FRONTING A COLLECTOR ROADWAY GREATER THAN 60' IN WIDTH, SPECIFICALLY, THE EAST-WEST COLLECTOR ILLUSTRATED ON THIS PD PLAN, OR ANY ARTERIAL ROADWAY, SHALL NOT BE GRANTED DRIVEWAY ACCESS FROM SAID COLLECTOR OR ARTERIAL ROADWAY AND MAY ONLY BE REAR LOADED, COMMON ALLEYS, NO LESS THAN 12' IN WIDTH, MAY BE USED TO ACCOMPLISH REAR LOADING, TRASH COLLECTION, AND OTHER SERVICE DELIVERY IF THE PROPER EASEMENTS OR RIGHTS-OF-WAY HAVE BEEN PROVIDED.

LAND USE DATA				
HATCH PATTERN	LAND USE AREA	AREA (AC)	(%)	PERMITTED USES ¹
[Pattern]	PROJECT SITE	103.8	100%	
[Pattern A]	DEVELOPABLE AREA 'A'	14.0	13.5%	PERMITTED USES CONSISTENT WITH THE PD-COMM ZONING DISTRICT
[Pattern B]	DEVELOPABLE AREA 'B'	79.4	76.5%	SINGLE-FAMILY DETACHED
[Pattern C]	BUFFER/Common AREA	10.4	10%	SEE GENERAL NOTE 5.
				PERMITTED DENSITY/INTENSITY
				150,000 SF (±0.25 FAR)
				340 DU (±3.79 DU/AC ²)
				15,000 SF (±0.004 FAR)

- ↔ VEHICULAR ACCESS
- LOCAL STREET
- COLLECTOR STREET
- PHASE LINE
- - - POTENTIAL SUB-PHASE

DIMENSIONAL STANDARDS			
SINGLE-FAMILY DETACHED ¹ :		ALL OTHER USES ^{1,2} :	
LOT AREA, MIN. (SQ FT)	4,800	LOT AREA, MIN. (SQ FT)	22,000
LOT WIDTH, MIN. (FT)	40	FRONT SETBACK, MIN. (FT)	5
LOT COVERAGE, MAX	60%	SIDE SETBACK, MIN. (FT)	5
FRONT SETBACK, MIN. (FT) ³	10	REAR SETBACK, MIN. (FT)	5
SIDE SETBACK, MIN. (FT) ⁴	3	STRUCTURE HEIGHT, MAX (FT)	45
REAR SETBACK, MIN. (FT)	10		
STRUCTURE HEIGHT, MAX (FT)	35		

- RESIDENTIAL STRUCTURES SHALL BE SET BACK A MINIMUM 25-FOOT FROM ADJACENT LANDS CONTAINING EXISTING RESIDENTIAL USES OR VACANT LAND CLASSIFIED AS RSF-1, RSF-3, RSF-4, OR RSF-6.
- NON-RESIDENTIAL BUILDINGS SHALL BE SET BACK A MINIMUM 15', IF PARKING IS ADJACENT TO LANDS CONTAINING EXISTING RESIDENTIAL USES OR VACANT LAND CLASSIFIED AS RSF-1, RSF-3, RSF-4, OR RSF-6, OR A MINIMUM 25', IF A BUILDING(S) IS ADJACENT TO LANDS CONTAINING EXISTING RESIDENTIAL USES OR VACANT LAND CLASSIFIED AS RSF-1, RSF-3, RSF-4, OR RSF-6.
- FOR STREET-FACING GARAGES, THE GARAGE PORTION OF THE STRUCTURE SHALL BE SET BACK A MINIMUM 20 FEET.
- THE SIDE SETBACK MAY BE REDUCED TO 0' ON ONE SIDE OF THE LOT AS LONG AS A MINIMUM SEPARATION CONSISTENT WITH FLORIDA BUILDING CODE IS MAINTAINED.

11801 Research Dr. | Alachua, FL 32615
(352) 331-1976 | www.nv5.com
EBR#2065

NV5

SCALE: 1" = 200'
GRAPHIC SCALE: 0' 100' 200'
GRAPHIC SCALE: 0' 100' 200'

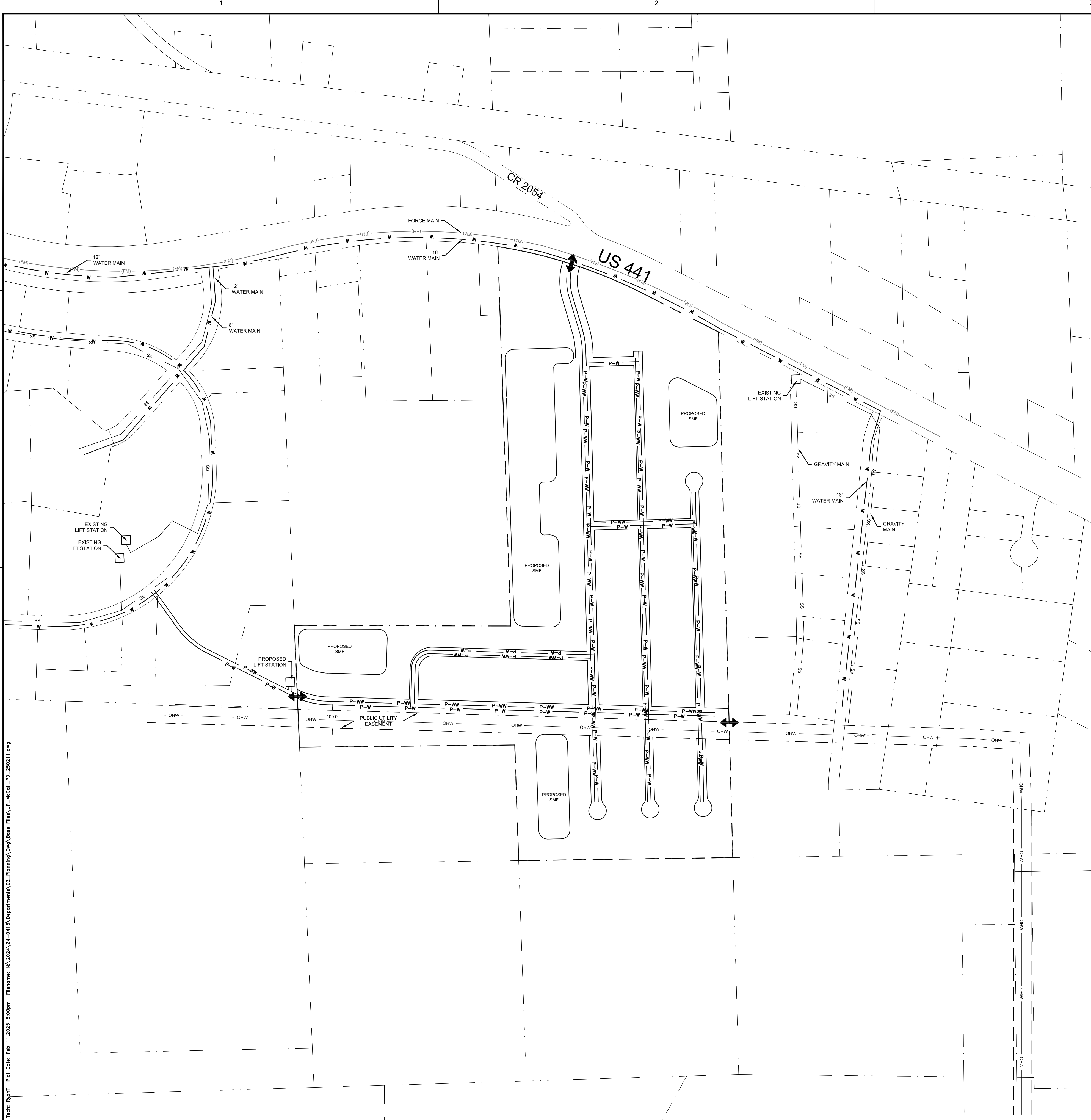
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SUBMITTALS: PD REZONING: AUGUST 29, 2024
RESUBMITTAL: PD REZONING: OCTOBER 10, 2024
RESUBMITTAL: PD REZONING: NOVEMBER 04, 2024
RESUBMITTAL: PD REZONING: JANUARY 21, 2025
RESUBMITTAL: PD REZONING: JULY 21, 2025
RESUBMITTAL: PD REZONING: JULY 29, 2025

CLIENT: SAN FELASCO RESEARCH VENTURES LLC
PROJECT: THE HAMMOCK PLANNED DEVELOPMENT
SHEET TITLE: PD MASTER PLAN

TECHNICAL: R. THOMPSON
QUALITY CONTROL: C. BRASHER
PROJECT NUMBER: 24-0413.03

SHEET NO.: 1 of 3



THE HAMMOCK PLANNED DEVELOPMENT UTILITY PLAN

GENERAL NOTES

- POTABLE WATER.** A 16-INCH POTABLE WATER MAIN IS LOCATED ALONG THE US 441 RIGHT-OF-WAY. DIRECT CONNECTION IS ANTICIPATED WITHOUT THE NEED FOR JACK AND BORE OF US 441. THE WATER MAIN WILL CONNECT A 12-INCH WATER MAIN IN PROGRESS PARK TO CREATE A LOOPED SYSTEM.
- SANITARY SEWER.** AN EXISTING FORCE MAIN IS LOCATED ALONG THE US 441 RIGHT-OF-WAY AND GRAVITY MAINS ARE LOCATED IN PROGRESS PARK TO THE WEST. ONSITE GRAVITY MAINS WILL CONNECT TO A PROPOSED LIFT STATION LOCATED WITHIN PROGRESS PARK COMMON AREA. THE LIFT STATION WILL CONNECT TO A GRAVITY MAIN IN PROGRESS PARK.
- STORMWATER MANAGEMENT FACILITIES.** STORMWATER MANAGEMENT FACILITIES (SMF) ARE LOCATED THROUGHOUT THE DEVELOPMENT, FOCUSED IN THE SITE'S LOW AREA. THIS PLAN ILLUSTRATES APPROXIMATELY 15% OF THE PROJECT SITE. FINAL SIZE AND LOCATION OF SMFs WILL BE DETERMINED DURING SITE PLAN REVIEW.
- PUBLIC FACILITIES IMPACT.** CONCURRENCY RESERVATION WILL BE MADE AT TIME OF FINAL PD PLAN APPROVAL. IMPACT CALCULATIONS HAVE BEEN PREPARED IN THE ASSOCIATED JUSTIFICATION REPORT TO DEMONSTRATE THAT SUFFICIENT CAPACITY EXISTS TO ACCOMMODATE THE PROPOSED PROJECT.

NOTE: ONLY ONE OF SEVERAL FEASIBLE WASTEWATER CONVEYANCE OPTIONS IS SHOWN. ENGINEERING DESIGN SHALL CONSIDER ALL AVAILABLE OPTIONS FOR SANITARY SEWER CONNECTION AND WORK WITH CITY OF ALACHUA PUBLIC SERVICES DEPARTMENT TO ENSURE THE MOST SUITABLE AND EFFICIENT DESIGN IS ACHIEVED DURING THE PLATTING PROCESS.

11801 Research Dr. | Alachua, FL 32615
(352) 331-1976 | www.nv5.com

NV5

SCALE: 1" = 300'
BASIC SCALE ON ORIGINAL DRAWING
THIS ONE INCH SCALE DOES NOT APPLY TO ALL SCALES ACCORDINGLY.

CONSTRUCTION/REVISIONS:

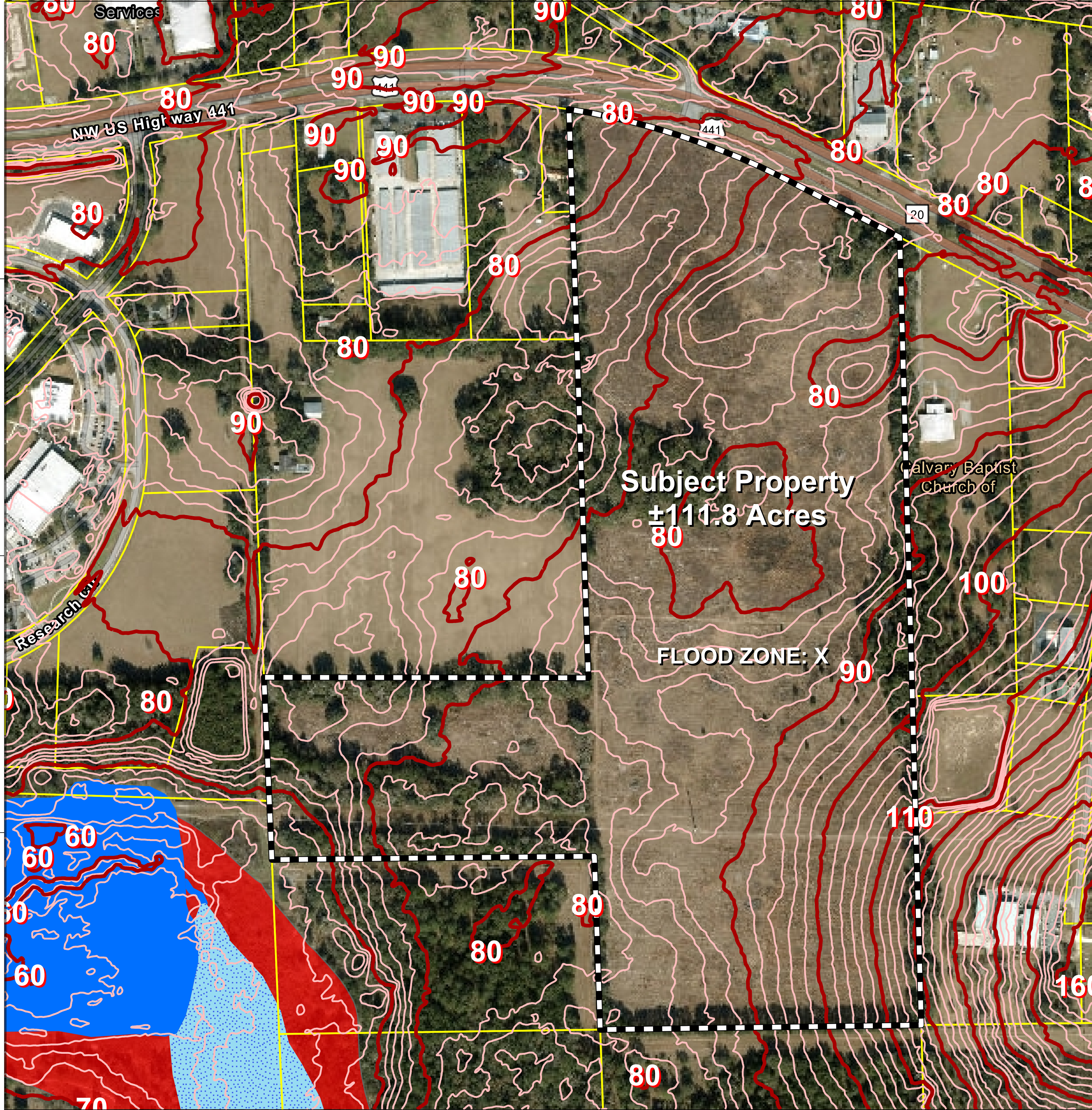
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RESUBMITTAL - PD REZONING: OCTOBER 10, 2024
RESUBMITTAL - PD REZONING: FEBRUARY 11, 2025

CLIENT: SAN FELASCO RESEARCH VENTURES LLC
PROJECT: THE HAMMOCK PLANNED DEVELOPMENT
SHEET TITLE: PD UTILITY PLAN
PROJECT NUMBER: 24-0413.03

TECHNICAL: R. THOMPSON
DESIGNER: S. THOMPSON
QUALITY CONTROL: C. BRASHER

SHEET NO.: 2 of 3

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THE HAMMOCK PLANNED DEVELOPMENT EXISTING CONDITIONS PLAN

GENERAL NOTES

1. NO ENVIRONMENTAL FEATURES WERE IDENTIFIED ONSITE, ACCORDING TO THE MOST UPDATED NATIONAL WETLANDS INVENTORY (NWI) AND FEDERAL EMERGENCY MANAGEMENT AGENCY'S (FEMA) DATA.

11801 Research Drive
Alachua, FL 32310
www.chw-inc.com
FLORIDA
CA 5075
est. 1988

CHW
Professional Consultants

SCALE: 1" = 200'
GRAPHIC SCALE
0 100 200
FEET
0 100 200
METERS
GRAPHIC SCALE
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METERS
GRAPHIC SCALE
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FEET
0 100 200
METERS

SUBMITTAL: SUBMITTAL - PD REZONING, AUGUST 29, 2024

CLIENT: SAN FELASCO RESEARCH VENTURES LLC

PROJECT: THE HAMMOCK PLANNED DEVELOPMENT

SHEET TITLE: PD EXISTING CONDITIONS PLAN

SHEET NO.: 3 of 3



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 September 8, 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 - August 28, 2025)

Window Screens
Rescreening for Screened Rooms

PUBLIC NOTICE Neighborhood Meeting – Alachua Solar I Project

Alachua Solar I, LLC invites the public to attend a Neighborhood Meeting to discuss the proposed Alachua Solar I project, a planned 7.0 MW DC / 5.0 MW AC ground-mounted solar energy facility to be located on approximately 38 acres located at the City of Alachua Wastewater Treatment Plant property.

The purpose of the Neighborhood Meeting is to provide nearby property owners and interested members of the public an opportunity to:

- Learn more about the proposed solar project;
- Ask questions directly to the project representatives;
- Provide early input and feedback on the development.

Meeting Details:

- Date: Thursday, September 18th, 2025
- Time: 5:00 PM to 7:30 PM
- Location: 13302 Progress Blvd., Alachua, FL 32615 (Project Site)

This meeting is intended to encourage open communication between the project stakeholders, nearby property owners, and the community. The Neighborhood Meeting provides an important opportunity for early public involvement and discussion.

For more information, or if you need special assistance, please contact:

Craig Fisher
Alachua Solar I, LLC
Phone: (305) 773-6993
Email: craig@morenienergy.com

(Published: Alachua County Today - August 28, September 04, and September 11, 2025)



City of ALACHUA

NOTICE OF VACANCY CITIZEN ADVISORY TASK FORCE (CATF)

The City of Alachua is accepting applications for the vacancy/vacancies on the CATF. Appointments will be for three (3) year terms. 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 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 P.M. For electronic applications, visit the City website at:

www.cityofalachua.com

All applications must be received on or before September 18, 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 Robert Bonetti, Finance and Administrative Services Director, at (386) 418-6100.

(Published: Alachua County Today - August 28, 2025 and September 18, 2025)

If any questions, contact:

Town Clerk Phillips at (386) 462-2784



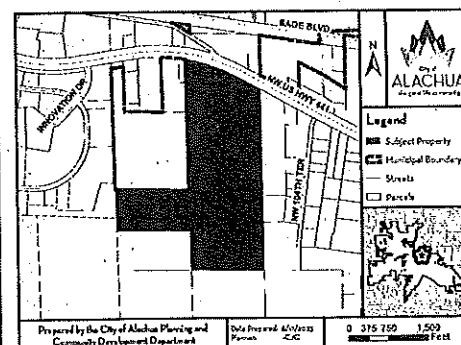
City of ALACHUA

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

Notice is hereby given that the City Commission of the City of Alachua will hold a public hearing on September 8, 2025, at 6:00 p.m. The hearing will be held in the James A. Lewis Commission Chambers in City Hall, located at 15100 NW 142nd Terrace, Alachua, Florida, to consider the following ordinance:

ORDINANCE 25-14

AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA, RELATING TO THE AMENDMENT OF THE OFFICIAL ZONING ATLAS FROM AGRICULTURAL ("A") (COUNTY) TO PLANNED DEVELOPMENT - RESIDENTIAL ("PD-R"), PLANNED DEVELOPMENT - COMMERCIAL ("PD-COMM"), AND CONSERVATION ("CSV") ON A ± 111.25-ACRE SUBJECT PROPERTY, GENERALLY LOCATED SOUTH OF THE INTERSECTION AT US HIGHWAY 441 AND RACHEL BOULEVARD (CR 2054); TAX PARCEL 03957-000-000; REPEALING ALL ORDINANCES IN CONFLICT; PROVIDING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.



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

(Published: Alachua County Today - August 28, 2025)

Alachua County Today
is your best source for local news - 386.462.3355

RODOLFO VALLADARES
CITY MANAGER

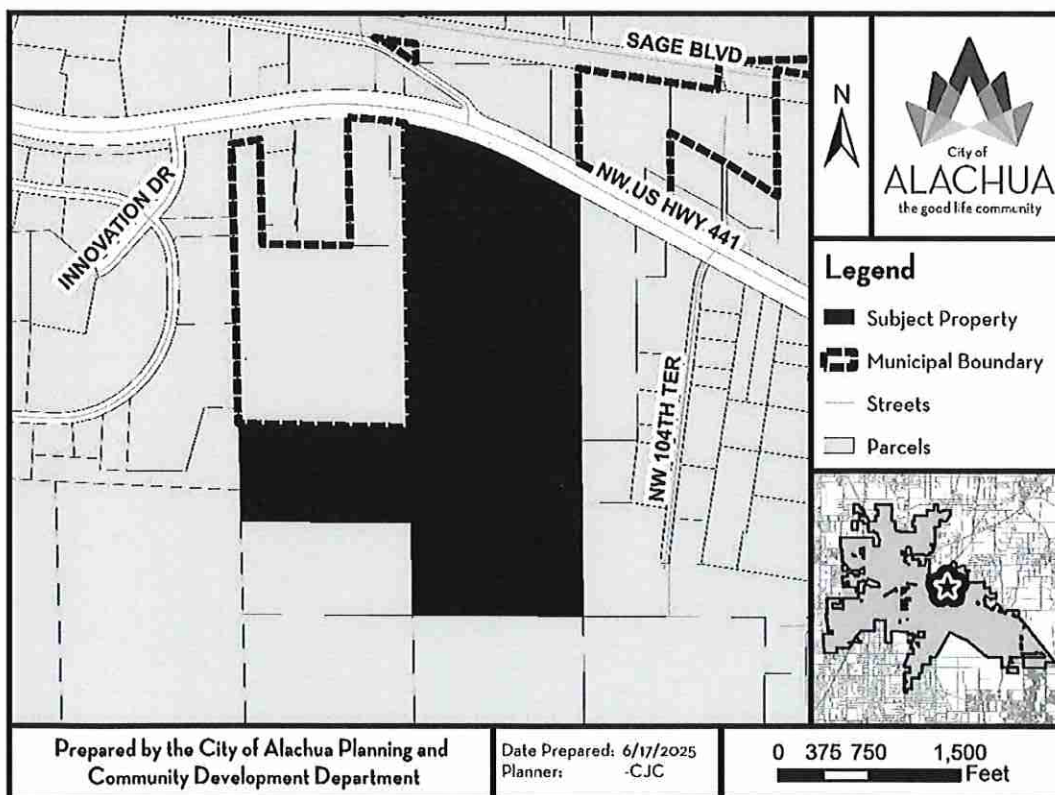
PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR BRYAN S. THOMAS, AICP

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

Notice is hereby given that the City Commission of the City of Alachua will hold a public hearing on September 8, 2025, at 6:00 p.m. The hearing will be held in the James A. Lewis Commission Chambers in City Hall, located at 15100 NW 142nd Terrace, Alachua, Florida, to consider the following ordinance:

ORDINANCE 25-14

AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA, RELATING TO THE AMENDMENT OF THE OFFICIAL ZONING ATLAS FROM AGRICULTURAL ("A") (COUNTY) TO PLANNED DEVELOPMENT - RESIDENTIAL ("PD-R"), PLANNED DEVELOPMENT - COMMERCIAL ("PD-COMM"), AND CONSERVATION ("CSV") ON A ± 111.25-ACRE SUBJECT PROPERTY; GENERALLY LOCATED SOUTH OF THE INTERSECTION AT US HIGHWAY 441 AND RACHEL BOULEVARD (CR 2054); TAX PARCEL 03957-000-000; REPEALING ALL ORDINANCES IN CONFLICT; PROVIDING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.



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03953-000-000
WIGGINS FAMILY LLLP
PO BOX 1857
ALACHUA, FL 32616

03953-004-000
PRUITT EDGAR LEE JR LIFE ESTATE
PO BOX 894
ALACHUA, FL 32616

03956-010-000
CONCEPT DEVELOPMENT INC
1449 SW 74TH DR STE 200
GAINESVILLE, FL 32607

03958-000-000
WIGGINS FAMILY LLLP
PO BOX 1857
ALACHUA, FL 32616

03962-000-000
SCENTWORX INC
PO BOX 253
ALACHUA, FL 32616

05949-004-000
CALVARY BAPTIST CHURCH OF ALACH
PO BOX 1227
ALACHUA, FL 32616

05949-011-003
CITY OF ALACHUA
PO BOX 9
ALACHUA, FL 32616

05949-015-000
ALACHUA 441 LLC
12801 NW 56TH AVE
GAINESVILLE, FL 32653

05949-019-000
CITY OF ALACHUA
PO BOX 9
ALACHUA, FL 32616

03953-001-001
WIGGINS FAMILY LLLP
PO BOX 1857
ALACHUA, FL 32616

03953-004-001
SAGAR ROBERT G & TERRY
PO BOX 1809
ALACHUA, FL 32616

03956-010-038
PROGRESS CENTER PROPERTY OWNE
PO BOX 969
ALACHUA, FL 32616

03961-000-000
MCMILLAN EULA LOLE LIFE ESTATE
PO BOX 1011
ALACHUA, FL 32616

03962-001-000
HILLMAN SUPPLY COMPANY INC
PO BOX 2339
ALACHUA, FL 32616

05949-009-000
STATE OF FLORIDA IIF
TIITF REC & PARKS, SAN FELASCO HAM
3900 COMMON WEALTH BLVD
TALLAHASSEE, FL 32399

05949-011-005
CITY OF ALACHUA
PO BOX 9
ALACHUA, FL 32616

05949-016-000
WOODSCAPES INTERIORS INC
26509 W US HWY 27
HIGH SPRINGS, FL 32643

05971-000-000
CHAMBERS & LEE TRUSTEES
1225 NW FRONTIER DR
LAKE CITY, FL 32055

03953-002-000
AMSDCELL STORAGE VENTURES 59 LLC
20455 EMERALD PARKWAY DR SW STE
CLEVELAND, OH 44135

03956-000-000
STATE OF FLORIDA IIF
TIITF/REC & PARKS, SAN FELASCO ST/
3900 COMMONWEALTH BLVD
TALLAHASSEE, FL 32399

03957-000-000
SAN FELASCO RESEARCH VENTURES
PO BOX 238
LAKE BUTLER, FL 32054

03961-001-000
STATE OF FLA IIF
TIITF REC & PARKS SAN FELASCO HAM
3900 COMMONWEALTH BLVD
TALLAHASSEE, FL 32399

03964-001-000
STATE OF FLA IIF
TIITF REC & PARKS SAN FELASCO HAM
3900 COMMONWEALTH BLVD
TALLAHASSEE, FL 32399

05949-011-002
STARLINE LLC
30 NORTH GOULD ST R
SHERIDAN, WY 82801

05949-014-000
GEOLINE HOLDINGS LLC
13430 NW 104TH TER #A
ALACHUA, FL 32615

05949-017-000
DCB GABLES LC
110 NW 2ND AVE
GAINESVILLE, FL 32601

MAILED

AUG 25 2025

GA

03962-000-000
SCENTWORX INC
10912 RACHAEL BLVD
Alachua FL 32615

03953-004-000
PRUITT EDGAR LEE JR LIFE ESTATE
14018 NW US HWY 441
Alachua FL 32615

05949-015-000
ALACHUA 441 LLC
13450 NW 104TH TER
Alachua FL 32615

Soorya Lindberg
16630 NW 173rd Terrace
Alachua, FL 32615

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

Jean Calderwood
14095 NW 174th Ave
Alachua, FL 32615

Lynn Horton
19005 NW 138th Avenue
Alachua, FL 32615

Stephen Hofstetter
Director, Environmental Protection
Department
14 NE 1st Street
Gainesville, FL 32601

03961-000-000
MCMILLAN EULA LOLE LIFE ESTATE
14060 NW US HWY 441
Alachua FL 32615

03962-001-000
HILLMAN SUPPLY COMPANY INC
13935 NW US HWY 441
Alachua FL 32615

03953-002-000
AMSDOLL STORAGE VENTURES 59 LLC
14024 NW US HWY 441
Alachua FL 32615

Constance Mayer
4720 NW 104th Lane
Gainesville, FL 32653

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

Antoinette Endelicato
5562 NW 93rd Avenue
Gainesville, FL 32653

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

Tamara Robbins
PO Box 2317
Alachua, FL 32616

Lynda Coon
7216 NW 126 Avenue
Alachua, FL 32615

03953-004-001
SAGAR ROBERT G & TERRY
14014 NW US HWY 441
Alachua FL 32615

05971-000-000
CHMABERS & LEE TRUSTEES
13925 NW US HWY 441
Alachua FL 32615

05949-004-000
CALVARY BAPTIST CHURCH OF ALA
13920 NW US HWY 441
Alachua FL 32615

MAILED

AUG 25 2025

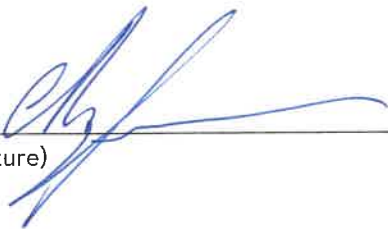
AFFIDAVIT FOR POSTED LAND USE SIGN

I, C. Ryan Thompson, POSTED THE LAND USE SIGN(S)
(Print Name)

ON 7/27/2025 FOR THE Hammock Rezoning
(Date) (Project name & type of action)

LAND USE ACTION AS PER ARTICLE 2.2.9(D) OF THE LAND DEVELOPMENT

REGULATIONS. THIS WILL BE INCLUDED IN THE STAFF REPORT.


(Signature)

Four
(Number of signs)

CITY OF ALACHUA

NOTICE OF LAND USE DEVELOPMENT ACTION

PUBLIC HEARING(S) ARE SCHEDULED TO CONSIDER THE FOLLOWING:

PROJECT NAME: The Hammock

APPLICATION NO.: PR24-0002

APPLICATION TYPE: Rezoning

CURRENT ZONING: Agricultural (A)(County)

NATURE/SCOPE OF PROPOSAL: Amending the zone dsitric from Agricultural (A)(County) to Planned Development - Residential (PD-R), Planned Development - Commercial (PD-COMM), and Conservation (CSV).

DATE OF PUBLIC HEARING(S):

8/12/2025

AT 6:00 PM

PM

9/8/2025

AT 6:00 PM

PM

AT

PM

LOCATION OF PUBLIC HEARING(S):

ALACHUA CITY HALL - 15100 NW 142ND TERRACE

FOR MORE INFORMATION CONTACT:

CITY OF ALACHUA PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT

386-418-6121

planning@cityofalachua.com

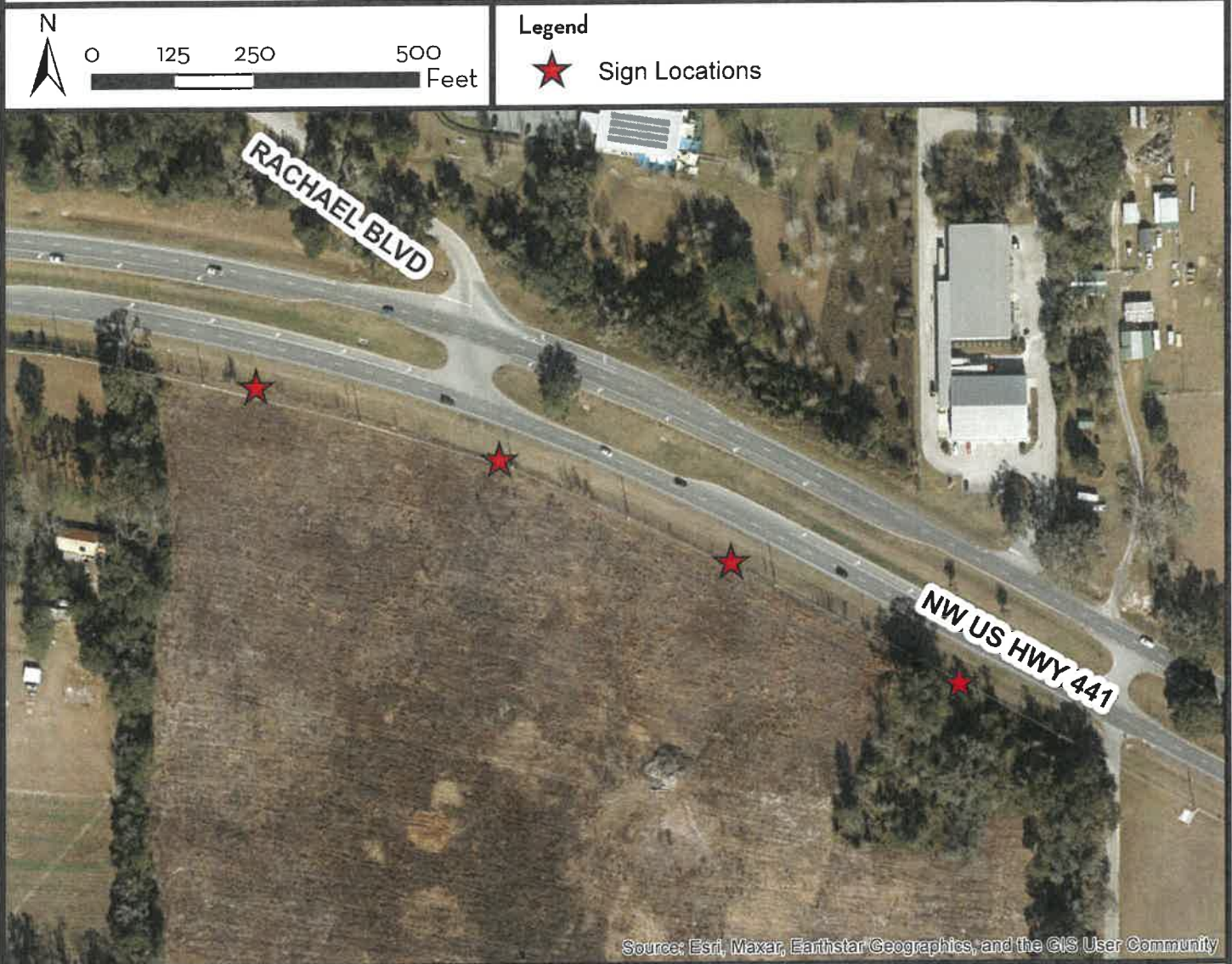
ALL INTERESTED PARTIES MAY APPEAR AT THE PUBLIC HEARING(S) AND BE HEARD WITH RESPECT TO THE APPLICATION. COPIES OF THE APPLICATION, STAFF REPORT, AND RELATED MATERIALS ARE AVAILABLE FOR PUBLIC INSPECTION AT THE PLANNING & COMMUNITY DEVELOPMENT, 15100 NW 142ND TERRACE, ALACHUA, FLORIDA, ON ANY REGULAR BUSINESS DAY DURING NORMAL BUSINESS HOURS. WRITTEN COMMENTS MAY BE SENT TO: CITY OF ALACHUA PLANNING & COMMUNITY DEVELOPMENT, P.O. BOX 9, ALACHUA, FL 32616. NOTICE IS GIVEN PURSUANT TO SECTION 286.0105, FLORIDA STATUTES, THAT IN ORDER TO APPEAL ANY DECISION MADE AT THE PUBLIC HEARING(S), YOU WILL NEED A RECORD OF THE PROCEEDINGS, AND THAT, FOR SUCH PURPOSE, YOU MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS BASED. IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT, ANY PERSONS WITH A DISABILITY REQUIRING REASONABLE ACCOMMODATION IN ORDER TO PARTICIPATE IN THIS MEETING SHOULD CALL THE CITY CLERK AT (386) 418-6100 x. 1501 AT LEAST 48 HOURS PRIOR TO THE PUBLIC HEARING(S).

IMPORTANT INFORMATION REGARDING POSTED NOTICE SIGNS

Pursuant to Section 2.2.9(D) of the City's Land Development Regulations, posted notice signs must be placed on the land that is the subject of the application, along each street which is adjacent to or runs through the land in a manner that makes them clearly visible. Signs shall be posted at intervals of not more than 400 feet when the land subject to the application has less than 1,500 feet of road frontage. When the land subject to the application has 1,500 feet or more of road frontage, signs shall be posted at intervals of not more than 1,320 feet.

Signs shall be inspected by the City subsequent to their posting. The applicant shall be responsible for ensuring that the posted notice is maintained on the land subject to the application until the completion of the final public hearing on the application.

**SIGNS MUST BE REMOVED BY THE APPLICANT WITHIN
TEN DAYS AFTER THE FINAL DECISION ON THE APPLICATION**



Prepared by the City of Alachua
Planning & Community Development Department

Date Prepared: 7/23/2025
Planner: -CJC

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requ
in

CITY OF ALACHUA

NOTICE OF LAND USE DEVELOPMENT ACTION

PUBLIC HEARING(S) ARE SCHEDULED TO CONSIDER THE FOLLOWING:

PROJECT NAME: The Hammock APPLICATION NO.: PB 24-0002
APPLICATION TYPE: Rezoning CURRENT ZONING: Agricultural (AX County)
NATURE/SCOPE OF PROPOSAL: Amend the zone district from Agricultural (AX County) to Planned Development Residential (PDR), Planned Development Commercial (PD-comm), and Conservation (CSV)
DATE OF PUBLIC HEARING(S): 8/12/2025 AT 6:00 PM
9/18/2025 AT 6:00 PM
AT

LOCATION OF PUBLIC HEARING(S):
ALACHUA CITY HALL - 15100 NW 142ND TERRACE

FOR MORE INFORMATION CONTACT:
CITY OF ALACHUA PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT
386-418-6121
planning@cityofalachua.com



CITY OF ALACHUA
NOTICE OF LAND USE DEVELOPMENT ACTION
 PUBLIC HEARING(S) ARE SCHEDULED TO CONSIDER THE FOLLOWING:

PROJECT NAME: <u>The Hammock</u>	APPLICATION NO.: <u>PR 24-0002</u>
APPLICATION TYPE: <u>Rezoning</u>	CURRENT ZONING: <u>Agricultural (A)</u>
NATURE/SCOPE OF PROPOSAL: <u>Amend the zone district from (County) Agricultural (A) to Planned Development (PD-B), Planned Development Commercial (PD-Comm), and Conservation (C).</u>	
DATE OF PUBLIC HEARING(S):	AT
<u>8/12/2025</u>	<u>6:00</u> PM
<u>9/8/2025</u>	<u>6:00</u> PM
	AT
	PM

LOCATION OF PUBLIC HEARING(S):
 ALACHUA CITY HALL - 15100 NW 142ND TERRACE
 FOR MORE INFORMATION CONTACT:
 CITY OF ALACHUA PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT
 386-418-6121
planning@cityofalachua.com

CITY OF ALACHUA
NOTICE OF LAND USE DEVELOPMENT ACTION
 PUBLIC HEARING(S) ARE SCHEDULED TO CONSIDER THE FOLLOWING:

PROJECT NAME: <u>The Hammock</u>	APPLICATION NO.: <u>DISC 24-0001</u>
APPLICATION TYPE: <u>LSCPA</u>	CURRENT ZONING: <u>Conservation (C)</u>
NATURE/SCOPE OF PROPOSAL: <u>Amending the future land use designations from Commercial, Industrial, and Moderate Density Residential, and Conservation to Commercial, Moderate Density Residential, and Conservation.</u>	
DATE OF PUBLIC HEARING(S):	AT
<u>7/8/2025</u>	<u>6:00</u> PM
<u>7/28/2025</u>	<u>6:00</u> PM
	AT
	PM

LOCATION OF PUBLIC HEARING(S):
 ALACHUA CITY HALL - 15100 NW 142ND TERRACE
 FOR MORE INFORMATION CONTACT:
 CITY OF ALACHUA PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT
 386-418-6121
planning@cityofalachua.com



CITY OF ALACHUA
NOTICE TO PROPERTY OWNERS AND ACTION
The City of Alachua is considering a proposed development action on the following property:
Parcel ID: 10-00-00-0000-0000-0000
Section: 10, Township: 10N, Range: 10E
The proposed development action is a **REZONING** from **RS-1** to **RS-2**.
The City of Alachua is holding a public hearing on the proposed development action on the following date:
Date: 10/10/2023
Time: 6:00 PM
Location: City of Alachua, 1000 W. Highway 1, Alachua, FL 32310
The City of Alachua is holding a public hearing on the proposed development action on the following date:
Date: 10/10/2023
Time: 6:00 PM
Location: City of Alachua, 1000 W. Highway 1, Alachua, FL 32310
The City of Alachua is holding a public hearing on the proposed development action on the following date:
Date: 10/10/2023
Time: 6:00 PM
Location: City of Alachua, 1000 W. Highway 1, Alachua, FL 32310

CITY OF ALACHUA
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Section: 10, Township: 10N, Range: 10E
The proposed development action is a **REZONING** from **RS-1** to **RS-2**.
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Date: 10/10/2023
Time: 6:00 PM
Location: City of Alachua, 1000 W. Highway 1, Alachua, FL 32310
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Time: 6:00 PM
Location: City of Alachua, 1000 W. Highway 1, Alachua, FL 32310
The City of Alachua is holding a public hearing on the proposed development action on the following date:
Date: 10/10/2023
Time: 6:00 PM
Location: City of Alachua, 1000 W. Highway 1, Alachua, FL 32310



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

Carson J. Crockett, AICP is a Principal 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.

EDUCATION

University of Florida
Bachelor of Science in Sustainability and
the Built Environment
Graduated: Apr 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 | Principal Planner | Jul 2025-Present; Planner | Jun 2023-Jul 2025
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 | Aug 2020-May 2023

CERTIFICATES AND OTHER SKILLS

AICP | Jun 2025-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: September 8, 2025

SUBJECT: Resolution 25-19 TK Stormwater Basin Maintenance Assessment Annual Rate Resolution

PREPARED BY: Robert Bonetti

RECOMMENDED ACTION:

Adopt Resolution 25-19

Summary

The City Commission adopted Resolution 10-25 on Sept. 13, 2010, which served as the final proceeding for the imposition of the TK Basin Maintenance Assessment Area. Resolution 10-25 created the TK Basin Maintenance Assessment Area, ratified and confirmed the Initial Assessment Resolution (Resolution 10-20), approved the Maintenance Assessment Roll, imposed the Maintenance Assessments, provided for the method of collection, served as the final adjudication and directed the recording of the Resolution in the Official Records Book in the office of the Alachua County Clerk of Courts.

As required by City of Alachua Code of Ordinances Section 2-723 (meets the requirements provided under the Uniform Assessment Collection Act - F.S.S. 197.3632), the City must annually adopt an Annual Maintenance Service Assessment Resolution for each fiscal year. Resolution 25-19 serves as the Annual Maintenance Service Assessment Resolution for the TK Basin Maintenance Assessment.

The total assessment cost is estimated at \$10,000.00 for Fiscal Year 2025-2026, which is the same as the total assessment cost for Fiscal Year 2024-2025. These costs include the actual maintenance expenses of the basin as well as costs incurred to administer the special assessment program annually.

The City Commission unanimously approved Resolution 25-13 during its July 28, 2025 City Commission meeting, which served as the Preliminary Rate Resolution for the TK Basin Maintenance Assessment Area.

The City has met the statutory notice requirements for the City Commission's hearing of Resolution 25-19 by providing notice in the Alachua County Today newspaper. The City retained the engineering services of NV5, Inc. to perform calculations related to the methodology as set forth in Section 4.03 of the Initial Assessment Resolution (Resolution 10-20). These calculations are utilized to determine the assessment to be paid by each property owner within the TK Basin Maintenance Assessment Area. The City also retained the legal services of Nabors, Giblin and Nickerson, a firm specializing in special assessment creation and implementation, to draft Resolution 25-19 and assist in the reimposition process. The

engineering and legal expenses related to the reimposition are included in the total assessments collected.

The City Commission also approved an automatically renewing agreement with the Alachua County Tax Collector on Aug. 17, 2010 to reimburse the Tax Collector for necessary administrative and actual costs incurred to collect the assessment on the ad valorem tax bill. The reimbursement cost is 2% of the total assessment and is included in the total assessments to be collected.

Resolution 25-19 reimposes the TK Basin Maintenance Assessment, approves the updated Maintenance Assessment Roll and provides for the method of collection. With the adoption of Resolution 25-19, the assessment will be placed on the November 2025 tax bill.

FINANCIAL IMPACT

\$10,000.00

ADDITIONAL FINANCIAL INFORMATION

ATTACHMENTS

1. Resolution 25-19

RESOLUTION NO. 25-19

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF ALACHUA, FLORIDA; RELATING TO THE MAINTENANCE OF THE TK STORMWATER BASIN; PROVIDING CERTAIN RECITALS, AUTHORITY, DEFINITIONS AND INTERPRETATION; CONFIRMING THE PRELIMINARY RATE RESOLUTION; APPROVING THE UPDATED MAINTENANCE ASSESSMENT ROLL; REIMPOSING THE MAINTENANCE ASSESSMENTS FOR THE FISCAL YEAR COMMENCING OCTOBER 1, 2025; PROVIDING FOR COLLECTION OF THE ASSESSMENTS PURSUANT TO THE UNIFORM ASSESSMENT COLLECTION ACT; PROVING FOR APPLICATION OF ASSESSMENT PROCEEDS; PROVIDING FOR EFFECT; PROVIDING FOR SEVERABILITY, CONFLICTS, AND AN EFFECTIVE DATE.

WHEREAS, the City Commission (the "Commission") of the City of Alachua, Florida (the "City") adopted the Master Capital Project and Service Assessment Ordinance, Ordinance No. 10-13, as codified in Chapter 2, Article IV, Division 2 of the City of Alachua Code of Ordinances (the "Ordinance"), to provide for the imposition of special assessments to fund the construction of Capital Projects and the provision of Related Services to benefit property within Assessment Areas; and,

WHEREAS, pursuant to the Ordinance, the Commission created and imposed special assessments within the TK Basin Assessment Area on September 13, 2010, with the adoption of the Initial Assessment Resolution (Resolution No. 10-20), and the Final Assessment Resolution (Resolution No. 10-25); and,

WHEREAS, the imposition of a special assessment to fund the maintenance costs within the TK Basin Assessment Area each Fiscal Year is an equitable and efficient method of allocating and apportioning these costs among the Tax Parcels; and,

WHEREAS, the Commission desires to reimpose the Maintenance Assessments within the TK Basin Assessment Area using the tax bill collection method for the Fiscal Year beginning on October 1, 2025; and,

Resolution No. 25-19

WHEREAS, on July 28, 2025, the Commission adopted Resolution No. 25-13 (the "Preliminary Rate Resolution"), estimating a rate of assessment, and directing preparation of the updated Maintenance Assessment Roll, and provision of the notice required by the Ordinance; and,

WHEREAS, pursuant to the provisions of the Ordinance, the City is required to adopt an Annual Rate Resolution, which will confirm or repeal the Preliminary Rate Resolution, with such amendments as the Commission deems appropriate, after hearing comments and objections of all interested parties; and,

WHEREAS, the Maintenance Assessment Roll has heretofore been made available for inspection by the public, as required by the Ordinance; and,

WHEREAS, notice of a public hearing has been published and mailed, if required by the terms of the Ordinance, which provides notice to all interested persons of an opportunity to be heard; the proof of publication being attached hereto as Appendix A and an affidavit regarding the form of notice mailed being attached hereto as Appendix B; and,

WHEREAS, a public hearing has been duly held on September 8, 2025, and comments and objections of all interested persons have been heard and considered as required by the terms of the Ordinance.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF ALACHUA, FLORIDA, AS FOLLOWS:

SECTION 1. RECITALS. The above recitals are hereby ratified and confirmed as being true and correct and are hereby made a specific part of this Resolution.

Resolution No. 25-19

SECTION 2. AUTHORITY. This Annual Rate Resolution is adopted pursuant to the provisions of the Ordinance; the Initial Assessment Resolution; the Final Assessment Resolution; the Preliminary Rate Resolution; Sections 166.021 and 166.041, Florida Statutes; Article VIII, Section 2 of the Florida Constitution; the City of Alachua Charter; and other applicable provisions of law.

SECTION 3. DEFINITIONS AND INTERPRETATION.

(A) This Resolution is the Annual Rate Resolution as defined in the Ordinance.

(B) All capitalized terms in this Resolution shall have the meanings defined in the Ordinance, Initial Assessment Resolution, and Final Assessment Resolution.

(C) Unless the context indicates otherwise, words imparting the singular number, include the plural number, and vice versa; the terms "hereof," "hereby," "herein," "hereto," "hereunder" and similar terms refer to this resolution; and the term "hereafter" means after, and the term "heretofore" means before, the effective date of this resolution. Words of any gender include the correlative words of the other genders, unless the sense indicates otherwise.

SECTION 4. CONFIRMATION OF PRELIMINARY RATE RESOLUTION. The Preliminary Rate Resolution is hereby ratified and confirmed.

SECTION 5. APPROVAL OF UPDATED MAINTENANCE ASSESSMENT ROLL.

(A) The updated Maintenance Assessment Roll, a copy of which was available at the above-mentioned public hearing and attached hereto as Appendix C, is hereby approved for the Fiscal Year commencing October 1, 2025.

Resolution No. 25-19

(B) The Maintenance Assessment Roll, as approved, includes those Tax Parcels of Assessed Property within the TK Basin Assessment Area, if any, that cannot be set forth in that Maintenance Assessment Roll due to the provisions of Section 119.071(4), Florida Statutes, concerning exempt “home addresses.”

SECTION 6. REIMPOSITION OF MAINTENANCE ASSESSMENTS.

(A) The Tax Parcels included in the updated Maintenance Assessment Roll are hereby found to be specially benefited by the maintenance of the TK Stormwater Basin in the amount of the annual Maintenance Assessment set forth in the updated Maintenance Assessment Roll. The Maintenance Assessments are hereby found to be fairly and reasonably apportioned among the properties that receive the special benefit as set forth in the Preliminary Rate Resolution.

(B) For the Fiscal Year beginning October 1, 2025, the Maintenance Cost for the TK Basin Assessment Area is \$10,000.00. The annual Maintenance Assessments in the amounts set forth in the updated Maintenance Assessment Roll, which are computed in the manner set forth in the Preliminary Rate Resolution, are hereby levied and imposed on all Tax Parcels in the TK Basin Assessment Area for the Fiscal Year beginning October 1, 2025.

(C) Upon adoption of this Annual Rate Resolution, the Maintenance Assessments shall constitute a lien against the Assessed Property equal in rank and dignity with the liens of all state, county, district, or municipal taxes and other non-ad valorem assessments. Except as otherwise provided by law, such lien shall be superior in dignity to all other liens, titles, and claims until paid. The lien shall be deemed perfected upon adoption by the Board of this Annual Rate Resolution and shall attach to the property included on the updated Maintenance Assessment Roll as of the prior January 1, the lien date for ad valorem taxes.

Resolution No. 25-19

SECTION 7. COLLECTION OF ASSESSMENTS.

(A) The Maintenance Assessments shall be collected pursuant to the Uniform Assessment Collection Act, as provided in the Ordinance.

(B) Upon adoption of this Annual Rate Resolution, the Assessment Coordinator shall cause the certification and delivery of the updated Maintenance Assessment Roll to the Tax Collector by September 15, in the manner prescribed by the Uniform Assessment Collection Act.

(C) The updated Maintenance Assessment Roll, as delivered to the Tax Collector, shall be accompanied by a Certificate to Non-Ad Valorem Assessment Roll in substantially the form attached hereto as Appendix D.

SECTION 8. APPLICATION OF ASSESSMENT PROCEEDS. Proceeds derived by the City from the Maintenance Assessments shall be used for the provision of maintenance of the TK Stormwater Basin. In the event there is any fund balance remaining at the end of the Fiscal Year, such balance shall be carried forward and used only to fund such maintenance services for the TK Stormwater Basin.

SECTION 9. EFFECT OF ADOPTION OF RESOLUTION. The adoption of this Annual Rate Resolution shall be the final adjudication of the issues presented (including, but not limited to, the determination of special benefit and fair apportionment to the Assessed Property, the method of apportionment and assessment, the rate of assessment, the Assessment Roll, and the levy and lien of the Maintenance Assessments), unless proper steps shall be initiated in a court of competent jurisdiction to secure relief within 20 days from the date of this Annual Rate Resolution.

Resolution No. 25-19

SECTION 10. SEVERABILITY. If any clause, section, or provision of this Resolution shall be declared unconstitutional or invalid for any reason or cause, the remaining portion of said Resolution shall remain in full force and effect and be valid as if such invalid portion thereof had not been incorporated herein.

SECTION 11. CONFLICTS. All resolutions or parts thereof in conflict herewith are hereby repealed to the extent of such conflict.

SECTION 12. EFFECTIVE DATE. This Resolution shall take effect immediately upon its adoption.

DULY ADOPTED in regular session, this 8th day of September, 2025.

CITY COMMISSION OF THE
CITY OF ALACHUA, FLORIDA

Walter Welch, Mayor

ATTEST:

APPROVED AS TO FORM:

Rodolfo Valladares, Interim City Manager

Marian B. Rush, City Attorney

APPENDIX A
PROOF OF PUBLICATION

PROOF OF PUBLICATION

ALACHUA COUNTY TODAY

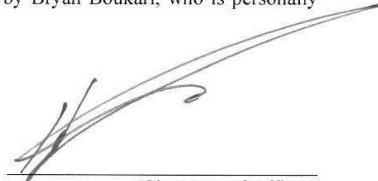
Published Weekly
Alachua, Alachua County, FLORIDA

STATE OF FLORIDA
COUNTY OF ALACHUA:

Before the undersigned authority personally appeared **Bryan Boukari**, who on oath and in my physical presence says that he is the Manager of *Alachua County Today*, a weekly newspaper published at Alachua in Alachua County, Florida; that the attached copy of advertisement, **City of Alachua – Notice of Hearing - TK Basin**, being a Public Notice in the Matter set forth at the beginning of the attached notice, was published in said newspaper in the issue(s) dated **August 14, 2025**.

Affiant further says that *Alachua County Today* is a newspaper published at Alachua, in said Alachua County, Florida, and that the said newspaper has heretofore been continuously published in said Alachua County, Florida, each week and has been entered as periodicals matter at the post office in Alachua, in said Alachua County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that he (she) has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

Sworn to and subscribed before me this **17th day of August 2025** by Bryan Boukari, who is personally known to me.



(Signature of Affiant)



(Signature of Notary Public)



RAYMOND L. WISE
Commission # HH 687250
Expires April 1, 2029

ALACHUA COUNTY TODAY

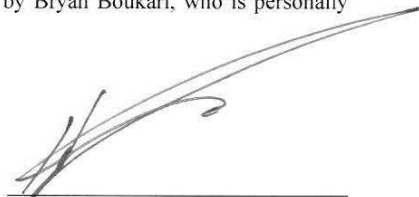
Published Weekly
Alachua, Alachua County, FLORIDA

STATE OF FLORIDA
COUNTY OF ALACHUA:

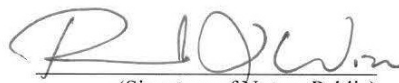
Before the undersigned authority personally appeared **Bryan Boukari**, who on oath and in my physical presence says that he is the Manager of *Alachua County Today*, a weekly newspaper published at Alachua in Alachua County, Florida; that the attached copy of advertisement, **City of Alachua – Notice of Hearing - TK Basin**, being a Public Notice in the Matter set forth at the beginning of the attached notice, was published in said newspaper in the issue(s) dated **August 14, 2025**.

Affiant further says that *Alachua County Today* is a newspaper published at Alachua, in said Alachua County, Florida, and that the said newspaper has heretofore been continuously published in said Alachua County, Florida, each week and has been entered as periodicals matter at the post office in Alachua, in said Alachua County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that he (she) has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

Sworn to and subscribed before me this **17th day of August 2025** by Bryan Boukari, who is personally known to me.



(Signature of Affiant)



(Signature of Notary Public)



RAYMOND L. WISE
Commission # HH 687250
Expires April 1, 2029

APPENDIX B
AFFIDAVIT OF MAILING

AFFIDAVIT OF MAILING

BEFORE ME, the undersigned authority, personally appeared Rodolfo Valladares, who, after being duly sworn, deposes and says:

1. I am the Assessment Coordinator designated responsibility for coordinating the assessments by the City Manager of the City of Alachua, Florida, and have caused any notices required by Ordinance No. 10-13, as codified in Article IV, Chapter 2 of the City Code (the "Ordinance") to be prepared in conformance with Resolution No. 25-13 of the City of Alachua, Florida, adopted July 28, 2025 (the "Preliminary Rate Resolution"). An exemplary form of such notice is attached hereto. If required, I have caused such individual notices for each affected property owner to be prepared and each notice included the following information: the purpose of the assessment; the total amount proposed to be levied against each parcel; the unit of measurement to be applied against each parcel to determine the assessment; the number of such units contained within each parcel; the total revenue the City expects to collect by the assessment; a statement that failure to pay the assessment will cause a tax certificate to be issued against the property which may result in a loss of title; a statement that all affected property owners have a right to appear at the hearing and to file written objections with the local governing board within 20 days of the notice; and the date, time, and place of the hearing.

2. If required, on or before August 18, 2025, I caused the above-referenced notices to be mailed in accordance with the Ordinance and the Preliminary Rate Resolution by First Class Mail to each affected owner, at the addresses then shown on the real property assessment tax roll database maintained by the Alachua County Property Appraiser for the purpose of the levy and collection of ad valorem taxes.

FURTHER AFFIANT SAYETH NOT.

Rodolfo Valladares, Interim City Manager

STATE OF FLORIDA

COUNTY OF ALACHUA

The foregoing Affidavit of Mailing was sworn to and subscribed before me, by means of ☐ physical presence or ☐ online notarization, this ____ day of _____, 2025 by Rodolfo Valladares. He is personally known to me or has produced _____ as identification and did take an oath.

Printed Name: _____

Notary Public, State of Florida

At Large

My Commission Expires: _____

Commission No.: _____

EXEMPLARY NOTICE PAGE 1

CITY OF ALACHUA, FLORIDA
15100 NW 142nd TERRACE
Alachua, Florida 32615
(386) 418-6100

August 14, 2025

10.47 LLC
15260 N.W. 147th Drive
Alachua, FL 32615-5338

Re: Parcel Number 03869-010-000
TK Basin Maintenance Assessment Area

Dear Property Owner:

The City Commission of the City of Alachua, Florida (the "City") created the TK Basin Maintenance Assessment Area (the "Maintenance Assessment Area") to impose special assessments to fund the maintenance and operating costs of the TK basin stormwater local improvements within the Maintenance Assessment Area. The assessment for each parcel of real property is calculated based on the parcel's percentage of the total land area contained within the Maintenance Assessment Area. A more specific description of the maintenance costs and the method of computing the maintenance assessment for each parcel of real property are set forth in the Initial Assessment Resolution (Resolution No. 10-20). Copies of the Master Capital Project and Service Assessment Ordinance (Ordinance No. 10-13), the Initial Assessment Resolution, the Final Assessment Resolution (Resolution No. 10-25), the Preliminary Rate Resolution (Resolution No. 25-13), and the updated Assessment Roll are available for inspection the Deputy Clerk's Office, located at 15100 142nd Terrace, Alachua, Florida. Information regarding the assessment for your specific real property is attached to this letter.

The City intends to continue collection of the maintenance assessments on your ad valorem tax bill, as authorized by Section 197.3632, Florida Statutes. Failure to pay your assessments will cause a tax certificate to be issued against the real property which may result in a loss of title. The total maintenance assessment revenue to be collected in the Maintenance Assessment Area is estimated to be \$10,000 for the Fiscal Year commencing on October 1, 2025.

The City will hold a public hearing at 6:00 P.M., or as soon thereafter as the matter can be heard, on September 8, 2025, in the James A. Lewis Commission Chambers, at the Alachua City Hall located at 15100 NW 142nd Terrace, Alachua, Florida, for the purpose of receiving comments on the reimposition of assessments in the Maintenance Assessment Area and their

collection on the ad valorem tax bill. You are invited to attend and participate in the public hearing or to file written objections with the Clerk any time prior to the public hearing.

If you decide to appeal any decision made by the City with respect to any matter considered at the hearing, you will need a record of the proceedings and may need to ensure that a verbatim record is made, including the testimony and evidence upon which the appeal is to be made. In

EXEMPLARY NOTICE PAGE 2

accordance with the Americans with Disabilities Act, if you need a special accommodation or an interpreter to participate in this proceeding, please contact the Deputy City Clerk's office at (386) 418-6103, at least two days prior to the date of the hearing.

Questions regarding your assessment and the process for collection may be directed to the Clerk's office at (386) 418-6103.

ALACHUA, FLORIDA

EXEMPLARY NOTICE PAGE 3

* * * * * **SEND NO MONEY NOW. THIS IS NOT AN INVOICE** * * * * *

TK Basin Maintenance Assessment Area

10.47 LLC

Parcel Number 03869-010-000

Parcel Size 0.08 acres

Portion of Land Area allocable to Parcel 0.06%

The total annual Maintenance Assessment for the above parcel for Fiscal Year 2025-2026 is \$5.73.

The maximum annual Maintenance Assessment that can be imposed without further notice for future fiscal years is \$5.73 for the above parcel.

* * * * * **SEND NO MONEY NOW. THIS IS NOT AN INVOICE** * * * * *

APPENDIX C
UPDATED MAINTENANCE ASSESSMENT ROLL

UPDATED TK BASIN MAINTENANCE ASSESSMENT AREA ROLL

Parcel No.	Amount
03869-010-000	\$5.73
03869-007-000	\$272.00
03869-009-000	\$765.87
03869-007-001	\$1,637.68
03869-014-000	\$76.59
03863-000-000	\$1,086.48
03066-000-000	\$2,522.37
03863-002-000	\$1,027.57
03869-006-000	\$162.48
03869-008-000	\$444.49
03868-000-000	\$1,261.18
03868-001-001	\$74.28
03868-001-002	\$64.75
03868-001-003	\$72.66
03868-001-004	\$81.11
03868-001-005	\$72.67
03868-001-006	\$72.71
03868-001-007	\$75.73
03868-001-008	\$91.58
03863-020-046	\$22.31
03863-020-047	\$23.17
03863-020-048	\$27.08
03863-020-049	\$26.66
03863-020-050	\$32.85
TOTAL	\$10,000.00

APPENDIX D

FORM OF CERTIFICATE TO NON-AD VALOREM ASSESSMENT ROLL

**CERTIFICATE
TO
NON-AD VALOREM ASSESSMENT ROLL**

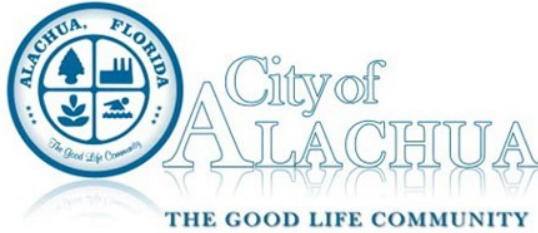
I HEREBY CERTIFY that, I am the Mayor of the City of Alachua, Florida, or an authorized agent of the City; as such I have satisfied myself that all property included or includable on the non-ad valorem assessment roll for maintenance of the TK Stormwater Basin Maintenance Assessment Area (the "Non-Ad Valorem Assessment Roll") is properly assessed so far as I have been able to ascertain; and that all required extensions on the above-described roll to show the non-ad valorem assessments attributable to the property listed therein have been made pursuant to law. The tax roll contains a parcel count of 24, and a total assessment of \$10,000.00.

I FURTHER CERTIFY that, in accordance with the Uniform Assessment Collection Act, this certificate and the herein described Non-Ad Valorem Assessment Roll will be delivered to the Alachua County Tax Collector by September 15, 2025.

IN WITNESS WHEREOF, I have subscribed this certificate and directed the same to be delivered to the Alachua County Tax Collector and made part of the above-described Non-Ad Valorem Assessment Roll this ____ day of _____, 2025.

THE CITY OF ALACHUA, FLORIDA

By: _____
Walter Welch, Mayor



Commission Agenda Item

MEETING DATE: September 8, 2025

SUBJECT: Resolution 25-20: Amending the Fiscal Year 2024-2025 Budget for the receipt of unanticipated revenue; Increasing the CDBG-ED Capital Projects Fund to Appropriate Revenues and Expenses Related to the Florida Department of Commerce (Commerce) Subgrant Agreement - FFY23 Funding Cycle in the amount of \$1,500,000; Providing an effective date.

PREPARED BY: Tyler Williams

RECOMMENDED ACTION:

Adopt Resolution 25-20 and approve the budget amendment.

Summary

On November 6, 2024 the State of Florida Department of Commerce (Commerce) executed the Federally Funded Subgrant Agreement for the Community Development Block Grant (CDBG) program - Economic Development (ED) awarded to the City of Alachua. The CDBG-ED agreement provides the City \$1,500,000 in grant funding to provide for street improvements.

The purpose of this grant is to provide the minimum public infrastructure to serve development by Ben E. Keith Company. As a result of this development, a minimum of forty-four (44) jobs are to be created/retained of which twenty-three (23) are to be held by individuals of low-to-moderate income households.

In order to account for the revenues and expenditures of the grant, a resolution and budget amendment are necessary to appropriate funds within the CDBG-ED Capital Projects Fund.

FINANCIAL IMPACT

\$1,500,000

ADDITIONAL FINANCIAL INFORMATION

Funding sources are:

CDBG-ED grant: \$1,500,000

ATTACHMENTS

1. Resolution 25-20
2. Resolution 25-20 Exhibit A

RESOLUTION 25-20

A RESOLUTION OF THE CITY OF ALACHUA, FLORIDA; AMENDING THE FISCAL YEAR 2024-2025 BUDGET FOR THE RECEIPT OF UNANTICIPATED REVENUE; ESTABLISHING THE COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) –ECONOMIC DEVELOPMENT (ED) CAPITAL PROJECTS FUND TO APPROPRIATE REVENUES AND EXPENSES RELATED TO THE FLORIDA DEPARTMENT OF COMMERCE (COMMERCE) SUBGRANT AGREEMENT – FFY23 FUNDING CYCLE IN THE AMOUNT OF \$1,500,000; PROVIDING AN EFFECTIVE DATE.

WHEREAS, on October 31, 2024, the City Commission accepted and authorized the execution of the Commerce CDBG Program Subgrant Agreement – FFY 2023 Funding Cycle for Economic Development; and,

WHEREAS, on November 6, 2024, Commerce fully executed said agreement;

WHEREAS, on August 15, 2025, Commerce approved the City's completed Environmental Review Record and issued the Authority to Use Grant Funds;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY OF ALACHUA COMMISSION:

1. The Finance and Administrative Services Director is directed to amend the Fiscal Year 2024-2025 Budget by increasing the CDBG-ED Capital Projects Fund and appropriating the amount of one million five hundred thousand dollars (\$1,500,000) as reflected in the budget amendment attached hereto as Exhibit A.
2. That this resolution shall take effect immediately upon its adoption.

DULY ADOPTED in regular session, this 8th day of September, 2025.

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

Walter Welch, Mayor

SEAL

ATTEST:

Rodolfo Valladares, Interim City Manager
City of Alachua

CITY OF ALACHUA
BUDGET AMENDMENT / BUDGET TRANSFER

#	FUND NAME	DEPARTMENT NAME	ACCOUNT NAME	ACCOUNT NUMBER	REVENUES (+/-)	EXPENSES (+/-)
1	CDBG-ED Fund	CDBG-ED	Contributions From Private Sources	325-000.0000-331.4900	1,500,000.00	0.00
2	CDBG-ED Fund	CDBG-ED	Planning/Administration	325-541.7652-503.3110	0.00	105,000.00
3	CDBG-ED Fund	CDBG-ED	Infrastructure - Construction	325-541.7652-506.6302	0.00	1,395,000.00
4						
5						
6						
7						
8						
9						
10						
11						
12						
13						
14						
15						
AMENDMENT/TRANSFER TOTALS					1,500,000.00	1,500,000.00

NOTE: TO INCREASE REVENUE OR EXPENSE = POSITIVE NUMBER, TO DECREASE REVENUE OR EXPENSE = NEGATIVE NUMBER.

USE WHOLE DOLLARS ONLY.

Purpose: Appropriate budget for the CDBG-ED Fund pursuant to Resolution 25-20.

APPROVED BY:

FINANCE AND ADMINISTRATIVE SERVICES DIRECTOR

DATE

APPROVED BY:

CITY MANAGER

DATE



Commission Agenda Item

MEETING DATE: September 8, 2025

SUBJECT: Approval of the July 28, 2025, City Commission Meeting Minutes.

PREPARED BY: LeAnne Williams, Deputy City Clerk

RECOMMENDED ACTION:

Approve the July 28, 2025, City Commission Meeting Minutes.

Summary

Approval of the July 28, 2025, City Commission Meeting Minutes.

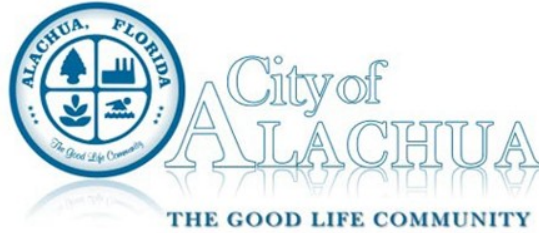
FINANCIAL IMPACT

ADDITIONAL FINANCIAL INFORMATION

COMMISSION GOALS

ATTACHMENTS

1. 25.07.28.M.CCM



Regular City Commission Meeting Minutes
July 28, 2025 at 6:00 PM

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

City Manager Rodolfo Valladares
City Attorney Marian Rush

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

CITIZENS PRESENT: Bill Smith, Julie Smith, Frank McCleneghen, Connie McGee, Chris Hill, Ed Potts, Michele Lee, Tamara Robbins, Bre Klein, Mandy Bucci, Soorya Lindberg, Lisa Vega.

STAFF ATTENDING: Robert Bonetti, Michael Carrillo, Jeanene Carrillo, Heather Carter, Daniel Chalker, Carson Crockett, Bernadette Fisher, Jack Hansen, Janet Knapp, Tony Love, Damon Messina, Donna Smith, Bryan Thomas, 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 Walter Welch.

INVOCATION

Led by Pastor Naron Curtis. The Well Church.

PLEDGE TO THE FLAG

Led by Mayor Welch, with Vice Mayor Shirley Green Brown absent.

APPROVAL OF THE AGENDA

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

Mayor Welch opened the floor for public comment.

Tamara Robbins stated she felt that old business should come before new business within the sections of the agenda.

There were no comments.

Passed by unanimous consent.

APPROVE READING OF PROPOSED ORDINANCES AND RESOLUTIONS BY TITLE ONLY

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

Passed by unanimous consent.

I. SPECIAL PRESENTATIONS

A) INTRODUCTION AND PRESENTATION FROM THE STATE ATTORNEY OF THE 8TH JUDICIAL CIRCUIT

Deputy City Clerk LeAnne Williams introduced the State Attorney of the 8th Judicial Circuit.

Brian Kramer provided the presentation.

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)

Mayor Welch opened the floor for public comment.

There were no comments.

III. COMMITTEE REPORTS/COMMITTEE APPOINTMENTS/CITY ANNOUNCEMENTS

A) APPOINTMENT TO THE EDUCATION TASK FORCE

Deputy City Clerk Williams presented the item regarding appointments to the Education Task Force.

Applicant Ryan Reidway addressed the Commission and shared his interest in serving

on the board.

Deputy City Clerk Williams conducted the ballot process and announced the results of the vote. Following the vote, Jeffrey Means and Ryan Reidway received the majority of votes.

Commissioner Ringersen moved to appoint (names of new members) to the Education Task Force for a three-year term expiring July 24, 2028; seconded by Commissioner Fletcher.

Mayor Welch opened the floor for public comment.

There were no comments.

Passed 4-0 by roll call

Commissioner Ringersen thanked the applicants and stated she was looking forward to the new year.

- B) RESOLUTION 25-10: A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF ALACHUA, FLORIDA, APPOINTING ONE MEMBER TO THE PLANNING AND ZONING BOARD; ESTABLISHING TERM OF SERVICE; ESTABLISHING BEGINNING AND ENDING DATES FOR TERM OF SERVICE; AND PROVIDING AN EFFECTIVE DATE.**

Deputy City Clerk Williams presented the item regarding appointments to the Planning and Zoning Board.

Commissioner Ringersen moved to direct the Deputy City Clerk to administer the ballot process. The ballots for determining the appointment will continue until one person receives a majority of the vote. The name(s) of the applicant(s) receiving the fewest number of votes will be eliminated from each subsequent round of voting until one person receives a majority vote of 3; seconded by Commissioner Williams.

Mayor Welch opened the floor for public comment.

Ms. Robbins gave her understanding of the charter as it applies to this item.

Deputy City Clerk Williams explained the problem with the appointments to the board.

City Attorney Marian Rush gave adjusted dates to July 28, 2025, through July 27, 2028, and explained how to remedy the problem in the future.

Discussion ensued.

Passed 4-0 by roll call.

Applicant William Smith addressed the Commission and shared his interest in serving on the board.

Deputy City Clerk Williams conducted the ballot process and announced the vote. Following the vote, William Smith received the majority of votes.

City Attorney Rush read Resolution 25-10 by title only.

Commissioner Fletcher moved to appoint William Smith to the City of Alachua Planning and Zoning Board and to adopt Resolution 25-10 and include the named appointed member in the Resolution; seconded by Commissioner Ringersen.

Mayor Welch opened the floor for public comment.

There were no comments.

Passed 4-0 by roll call

C) OPTIONS REGARDING THE CITY ORDINANCE PROHIBITING ALCOHOL SALES WITHIN 450 FEET OF RELIGIOUS INSTITUTIONS

Economic Development Manager David Wisener introduced the agenda item and discussed the Options related to the City Ordinance that prohibits alcohol sales within 450 feet of a religious institution.

Mayor Welch encouraged the commissioners to ask questions or share their thoughts.

Commissioner Williams expressed her understanding of the ordinance's purpose but suggested that it might be beneficial to reconsider the prohibition within the Community Redevelopment Agency (CRA) District. She also proposed adding an amendment to the Land Development Regulations (LDRs) to create a section specifically for bars and breweries.

Commissioner Fletcher asked City Attorney Rush to assist in drafting a motion for the proposed changes.

Commissioner Williams suggested that if a religious institution within the CRA district establishes a school, it should not restrict alcohol sales.

Commissioner Ringersen concurred with Commissioner Williams' suggestions.

Mayor Welch expressed concerns regarding the churches in the area.

Commissioner Williams proposed reducing the distance requirement from 450 feet to either 25 or 50 feet from a religious institution.

City Attorney Rush stated that the ordinance could allow for flexibility in hours of operation on certain days. She suggested that staff prepare a map illustrating the proposed changes. Additionally, she recommended that the Commission ask the Planning Department to provide recommendations for an LDR amendment that would pertain to wine bars and breweries. Rush noted that a motion could include the removal of the distance prohibition on alcoholic beverages and consumption within the Community Redevelopment District, along with a map reflecting these changes.

Commissioner Williams clarified the proposed motion.

A discussion followed regarding how to construct the motions.

Commissioner Fletcher moved to direct the City Manager to direct staff to come back with a proposal that would remove the prohibition of alcohol within the CRA, including a map; seconded by Commissioner Williams.

Mayor Welch opened the floor for public comments.

Citizens spoke in favor of the motion:

Ms. Robbins
Julie Smith
Michele Lee
Glenn Anderson
Mandi Bucci

Antionette Hunt provided business owners with strategies for growing their businesses.

Passed 4-0 by roll call.

Commissioner Williams asked the City Manager to have staff bring back recommendations to create categories within the LDRs to establish wine bars and breweries, and a map to indicate the changes.

D) JOINT WATER AND CLIMATE POLICY BOARD

City Manager Valladares introduced the item and made recommendations regarding a Joint Water and Climate Policy Board. He stated Commissioner Fletcher had expressed interest in this board. He then asked if Commissioner Flecher was interested in serving on this board, should the County appoint him.

Commissioner Fletcher stated he would like to serve on the board.

Commissioner Williams and Commissioner Ringersen raised no objection.

Mayor Welch asked the commissioners for questions or comments.

Commissioner Fletcher stated he would be honored to represent the City of Alachua on the Joint Water and Climate Policy Board, should he be appointed.

Commissioner Ringersen moved to nominate Commissioner Jacob Fletcher for the Joint Water and Climate Policy Board for consideration to serve as the City of Alachua's representative; seconded by Commissioner Williams.

Mayor Welch opened the floor for public comment.

Ms. Robbins asked for clarification regarding the nomination.

City Manager Valladares stated that at the Joint County / City Commission Meeting, the County said they had one seat open on the board, and extended the invitation to all the cities.

Passed 4-0 by roll call.

IV. PUBLIC HEARINGS AND ORDINANCES

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

- A) ORDINANCE 25-12: AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA, RELATING TO THE LARGE-SCALE AMENDMENT OF THE CITY OF ALACHUA COMPREHENSIVE PLAN FUTURE LAND USE MAP; AMENDING THE FUTURE LAND USE MAP CLASSIFICATION FROM COMMERCIAL (± 23.05-ACRES), INDUSTRIAL (± 81.31-ACRES), AND CONSERVATION (± 7.40-ACRES) TO MODERATE DENSITY RESIDENTIAL (± 89.80-ACRES), COMMERCIAL (± 14.04-ACRES), AND CONSERVATION (± 7.40-ACRES) ON A ± 111.25-ACRE SUBJECT PROPERTY GENERALLY LOCATED SOUTH OF THE INTERSECTION AT US HIGHWAY 441 AND RACHEL BOULEVARD (CR 2054); TAX PARCEL 03957-000-000; REPEALING ALL ORDINANCES IN CONFLICT; PROVIDING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE (FIRST READING; LEGISLATIVE HEARING).**

City Attorney Rush read Ordinance 25-12 by title only.

Planner Carson Crockett introduced Ordinance 25-12 and presented the staff report.

Ryan Thompson, AICP Certified Planner with NV5, provided an additional report.

Mayor Welch invited the commissioners to ask questions or offer comments.

Commissioner Fletcher asked clarifying questions.

Planner Crockett provided the information.

Commissioner Williams moved that this Commission find the application for San

Felasco Research Ventures, LLC to be consistent with the City of Alachua Comprehensive Plan and (1) approve Ordinance 25-12 upon first reading and (2) authorize Staff to transmit the amendment to the Florida Department of Commerce under the Expedited State Review Process; seconded by Commissioner Ringersen.

Mayor Welch opened the floor for comments.

Jim Currington stated that while this development makes sense, he was concerned about the loss of agricultural land within the City.

Citizens who spoke in opposition to the ordinance:
Ms. Robbins
Sorrya Lingberg

Mr. Thompson responded to the comments.

Commissioner Fletcher inquired about the number of houses with reserve concurrency that had not yet been constructed.

Planner Crockett responded that he did not have the exact number but noted that this information was provided to the Commissioners on a monthly basis.

Commissioner Fletcher then asked about land uses.

Planner Crockett shared the relevant information and engaged in a discussion with Commissioner Fletcher.

Passed 4-0 by roll call.

A five-minute recess was held.

V. AGENDA ITEMS

- A) RESOLUTION 25-12 ESTABLISHING 6.2500 AS THE PROPOSED MILLAGE RATE FOR FISCAL YEAR 2025-2026 WHICH IS 8.9% MORE THAN THE ROLLED-BACK RATE OF 5.7413; SETTING SEPTEMBER 8, 2025, AS THE DATE FOR THE FIRST PUBLIC HEARING.**

City Attorney Rush read Resolution 25-12 by title only.

Finance and Administrative Services Director Robert Bonetti introduced Resolution 25-12 and made recommendations.

Mayor Welch invited the commissioners to ask questions or offer comments.

There were no questions or comments.

Commissioner Fletcher moved to adopt Resolution 25-12; seconded by Commissioner Ringersen.

Mayor Welch opened the floor for public comment.

Ms. Robbins expressed her opinion that the millage rate should be lowered and inquired about the possibility of live-streaming the City Commission Meetings.

Finance and Administrative Services Director Bonetti addressed her concerns.

Commissioner Fletcher clarified the timeline for when the millage rate could be lowered within the process.

Finance and Administrative Services Director Bonetti explained that the millage rate could be reduced during a public hearing, provided that the final millage rate was established by the City Commission Meeting on September 22, 2025.

Passed 4-0 by roll call.

B) RESOLUTION 25-13 TK BASIN PRELIMINARY RATE RESOLUTION

City Attorney Rush read Resolution 25-13 by title only.

Finance and Administrative Services Director Bonetti introduced Resolution 25-13 and made recommendations.

Mayor Welch invited the commissioners to ask questions or offer comments.

Commissioner Fletcher asked if the Highland Hills development would impact the basin.

Finance and Administrative Services Director Bonetti provided the information.

Commissioner Williams moved to adopt Resolution 25-13; seconded by Commissioner Ringersen.

Mayor Welch opened the floor for public comment.

Ms. Robbins proposed creating a park with mulch walking paths in the basin. She mentioned that the City had previously considered refurbishing the nearby silos.

Finance and Administrative Services Director Bonetti noted that the silos may not be located on City property.

Passed 4-0 by roll call.

C) RESOLUTION 25-15: A RESOLUTION OF THE CITY COMMISSION OF THE

CITY OF ALACHUA, FLORIDA; AMENDING RESOLUTION 25-11 TO
DESIGNATE THE AUTHORITY TO ENTER SUBDIVIDER AGREEMENTS;
AND INCORPORATING RESOLUTION 25-11 IN TOTO.

City Attorney Rush read Resolution 25-15 by title only.

Planner Crockett introduced Resolution 25-15 and made recommendations.

Mayor Welch invited the commissioners to ask questions or offer comments.

Commissioner Fletcher asked if there was a way for the Commission to stay informed on the items that were once under their purview.

Planner Crockett stated the preliminary plats would still come before the Commission.

Commissioner Williams stated the item needed to pass to meet state requirements. She suggested two motions for this item: one would be the original motion, and the second would be for a report; however, she stated her concerns about overburdening staff.

City Attorney Rush commented on recently passed statutes.

Commissioner Fletcher moved to adopt Resolution 25-15; seconded by Commissioner Williams.

Mayor Welch opened the floor for public comment.

Ms. Robbins asked when the last major subdivision was brought forward.

Planner Crockett and City Attorney Rush clarified the difference between major and minor subdivisions and the language in the statute.

Soorya Lindberg asked how the public would be informed of the preliminary plats.

Planner Crockett provided the information.

Bryan Buescher inquired about the number of preliminary plats awaiting approval.

Planner Crockett stated that there were two that were ready.

Passed 4-0 by roll call.

- D) INTERLOCAL AGREEMENT BETWEEN ALACHUA COUNTY AND THE CITY OF ALACHUA FOR 9-1-1 EMERGENCY ADDRESSING SERVICES, NO 14674**

Public Services Director Michael Carrillo introduced the Interlocal Agreement Between Alachua County and the City of Alachua for 9-1-1 Emergency Addressing Services and

made recommendations.

Mayor Welch invited the commissioners to ask questions or offer comments.

There were no questions or comments.

Commissioner Ringersen moved for Commission Approval and Mayor's Signature; seconded by Commissioner Fletcher.

Mayor Welch opened the floor for public comment.

Jim Currington mentioned that his address included Gainesville as the city, and he would like to know if this agreement permits corrections.

Public Services Director Carrillo clarified the address assignment process.

Passed 4-0 by roll call.

E) NW 115TH AVENUE ROADWAY EXTENSION ACCEPTANCE OF DEED OF DEDICATION

Compliance and Risk Management Director Cap Wilson introduced the NW 115th Avenue Roadway Extension Acceptance of Deed of Dedication and made recommendations.

Mayor Welch invited the commissioners to ask questions or offer comments.

Commissioner Fletcher clarified the details of the item and inquired whether the City would be responsible for maintaining the road. He requested more information regarding the HUD grant.

Compliance and Risk Management Director Wilson provided the information.

Commissioner Williams moved to authorize and direct the Mayor, upon release of funds to the City pursuant to the Federally-Funded CDBG Block Grant Subgrant Agreement entered into by the State of Florida, Department of Commerce and the City of Alachua effective 11/06/24 (Subgrant Contract Number 25DB-E03), to sign and accept the Deed of Dedication (attached) to the property to secure required property rights to the City; seconded by Commissioner Ringersen.

Mayor Welch opened the floor for public comment.

Ms. Robbins inquired about when the City would exceed the population threshold for a CDBG and asked for clarification regarding the costs involved.

Compliance and Risk Management Director Wilson provided the information.

Economic and Development Manager Wisener provided further information.

Passed 4-0 by roll call.

**F) AMENDED AND RESTATED SOLAR POWER PURCHASE AGREEMENT
AND AMENDED AND RESTATED LICENSE AGREEMENT**

City Manager Valladares introduced the Amended and Restated Solar Power Purchase Agreement and Amended and Restated License Agreement and made recommendations.

Mayor Welch invited the commissioners to ask questions or offer comments.

Commissioner Fletcher asked questions concerning the economics involved.

City Manager Valladares mentioned that a third party could explain this information more effectively. He also provided details about the savings the City would receive.

Frank McCleneghen, CEO of Active Solar Development, provided further information.

Commissioner Fletcher moved to approve the Amended and Restated Solar Power Purchase Agreement and the Amended and Restated License Agreement, and authorize the City Manager to execute the necessary amendments and related documents; seconded by Commissioner Ringersen.

Mayor Welch opened the floor for public comment.

Ms. Robbins stated that the information regarding the costs for other cities was outdated. She inquired whether there was another parcel owned by the City that had already been cleared and could be utilized.

Commissioner Fletcher asked if the trees would be cleared before the grant was received.

Mr. McCleneghen stated no, they would not.

Commissioner Fletcher expressed his concerns regarding the spray field.

Mayor Welch asked if this project was currently underway or still in the planning stage.

City Manager Valladares provided the information.

Passed 3-1 by roll call, with Commissioner Fletcher dissenting.

**G) SELECTION OF AN ATTORNEY TO CONDUCT AN INVESTIGATION INTO
THE RESIGNATIONS OF THE PLANNING DIRECTOR AND TWO
PRINCIPAL PLANNERS OF THE CITY OF ALACHUA IN EARLY 2025.**

City Attorney Rush introduced the Selection of an Attorney to conduct an investigation into the resignations of the Planning Director and Two Principal Planners of the City of Alachua in early 2025 and made recommendations.

Mayor Welch invited the commissioners to ask questions or offer comments.

Commissioner Williams asked if City Attorney Rush or anyone from her firm had a personal connection with either of the proposed attorneys.

City Attorney Rush explained that her brother attended law school with one of the attorneys, but they had not been in contact since then. She confirmed that she had no relationship with either firm and mentioned that both attorneys had frequently spoken at the Florida Municipal Attorney Conference. She expressed her comfort in working with both attorneys.

Commissioner Williams inquired whether there was a list of individuals whom the attorneys would be interviewing and, if so, who was included on that list.

City Attorney Rush responded that there was a list; however, as they began the interviews, they might want to consult with additional individuals. She noted that the list included:

The three planners who left
Former City Manager Mike DaRoza
Attorney David Theriaque
City Attorney Rush
City Manager Rodolfo Valladares

Commissioner Ringersen asked for clarification regarding the cost.

City Attorney Rush provided the information.

Commissioner Williams addressed the projects that the City intended to initiate. She expressing her concern that the funding for this item seemed excessive, especially considering that two of the planners had exit interviews and one had publicly shared his opinions. She emphasized the importance of being good stewards of public funds.

Commissioner Ringersen expressed her concern about this item as the planners had found other jobs, and one had retired.

Commissioner Fletcher stated that trust in public servants was paramount for the public. He noted the cost of this item was not a surprise. He said his experience with City Manager Valladares had been very professional. He stated he felt there was a cloud of mistrust, and he wanted to shine a light on it so it was no longer a cloud. He noted this could bring back unity.

Commissioner Ringersen expressed that she did not believe there was any issue at hand. She stated that Human Resources could have addressed the situation, and an investigation was not required. She emphasized the importance of focusing on the future rather than dwelling on the past.

Mayor Welch mentioned that when he was elected, he aimed to foster unity and respect within the community. He observed that citizens desired closure, and providing that closure could help the city progress.

Commissioner Fletcher moved to hire attorney Clifford Shepherd to conduct an investigation into the resignations of the Planning Director and two Principal Planners in early 2025, and to authorize the Mayor to sign the attached Engagement/Proposal letter on behalf of the City; seconded by Mayor Welch.

Mayor Welch passed the gavel to Commissioner Williams in order to second the motion.

Mayor Welch opened the floor for public comment.

Citizens spoke in favor of the motion:

Ms. Robbins

Ms. Lindberg

Mr. Buescher

Ms. Bucci stated that she was not in the City when these events occurred, and she did not feel affected by them. She expressed sympathy for those who are still preoccupied with past issues. She warned that the results of the investigation might not meet everyone's expectations and that it might not be sufficient for those demanding the inquiry. She emphasized that it could potentially be a burden for the City and suggested that the focus should shift to taking positive actions for the City.

Commissioner Fletcher expressed his desire for clarity on the facts. He pointed out that the Commission needed to select a new City Manager and mentioned that he believed there could be a strong candidate within the City, but he would have reservations if progress on this matter did not continue.

Mayor Welch inquired whether this item could be moved to the next agenda since Vice Mayor Brown was not present.

Commissioner Williams responded that a quorum was present.

Mayor Welch argued that he had promised the citizens he would advance this matter and felt that the Commission was acting dishonestly.

Commissioner Fletcher - Yes

Commissioner Ringersen - No

Mayor Welch - Yes
Commissioner Williams - No

Failed 2-2 by roll call.

Commissioner Williams passed the gavel back to Mayor Welch.

Mayor Welch apologized for his outburst, explaining that his sister had passed away that day. He expressed a desire to provide closure for the citizens, so the City could move forward.

Mayor Welch requested clarification regarding the status of this item.

Commissioner Fletcher informed him that the motion was no longer alive.

Mayor Welch criticized those who voted against the motion.

Commissioner Ringersen expressed indignation at the insinuation that she was someone without faith in God.

Commissioner Williams stated that she had never supported this action and was also offended by being accused of not being a person of faith.

Commissioner Ringersen inquired about Vice Mayor Brown's absence, as the Mayor had implied that the commissioners had orchestrated the vote.

City Manager Valladares clarified that Vice Mayor Brown was absent due to health reasons.

Mayor Welch apologized again and then remarked, "One plus one equals two."

Commissioner Williams asked him to elaborate on that statement.

Mayor Welch declined to provide clarification.

Commissioner Fletcher suggested that the Commission move on to the citizens' comments.

Mayor Welch explained that he made the comment to gauge the reactions of the other Commissioners.

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.)

Mayor Welch opened the floor for public comment.

Ms. Lindberg asked if this item could come back to the agenda regarding the other attorney for a vote. She asked the Commission to consider having cooling centers for the homeless. She told Mayor Welch she was sorry for his loss.

Ms. Robbins told Mayor Welch she was sorry for his loss. She asked for the City Manager to be referred to as Interim City Manager. She stated she would like the search for a City Manager to occur. She spoke in favor of posting videos on the website. She said ADA requirements didn't apply to archived videos. She referred to a study on reclaimed water and asked for the Solar Project to wait until the study was completed.

Mr. Buescher stated that Commissioner Williams made the initial motion to start an investigation.

VII. COMMENTS FROM CITY MANAGER AND CITY ATTORNEY

City Manager Valladares expressed that the July 4th Celebration was a great success. He also mentioned attending several ribbon-cutting ceremonies and noted that the APD has undergone the re-accreditation process.

City Attorney Rush indicated that she would provide more information about the new statutes at a future meeting.

VIII. COMMISSION COMMENTS/DISCUSSION

Commissioner Ringersen mentioned that the July 4th Celebration was amazing. She noted that there were 68 soccer teams at Legacy Park for a soccer event. She also indicated there were budget cuts to programs related to school readiness. She announced that the Education Task Force meeting would take place on August 4th, 2025, at 5:00 p.m.

Commissioner Fletcher expressed that he found the July 4th Celebration to be great. He stated he was disappointed with the outcome regarding the hiring of an attorney. He mentioned that he understands what the public wants, and he believes it will be resolved in April.

Mayor Welch shared that he enjoyed a play at Legacy Park and also found the July 4th Celebration to be amazing. He apologized to Commissioner Ringersen and Commissioner Williams for his intense comments directed toward them. He acknowledged that, despite their disagreements, they make a great team.

ADJOURN

Commissioner Fletcher moved to adjourn; seconded by Commissioner Ringersen.

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.

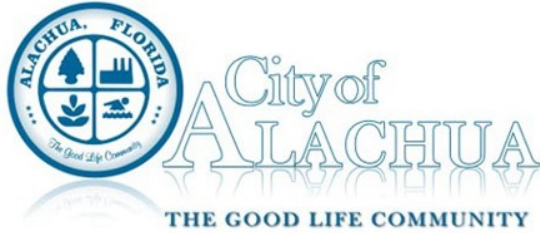
- A) APPROVAL OF THE JUNE 23, 2025, CITY COMMISSION MEETING MINUTES**
- B) CHANGE ORDER #1 FOR PO # 25-03896 - FDEP AWRF PERMIT RENEWAL APPLICATION AND ACTION / CONTINGENCY PLAN**

ATTEST:

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

Rodolfo Valladares, City
Manager/Clerk

Walter Welch, Mayor



Commission Agenda Item

MEETING DATE: September 8, 2025

SUBJECT: Approval of the August 11, 2025, City Commission Meeting Minutes.

PREPARED BY: LeAnne Williams, Deputy City Clerk

RECOMMENDED ACTION:

Approve the August 11, 2025, City Commission Meeting Minutes.

Summary

Approval of the August 11, 2025, City Commission Meeting Minutes.

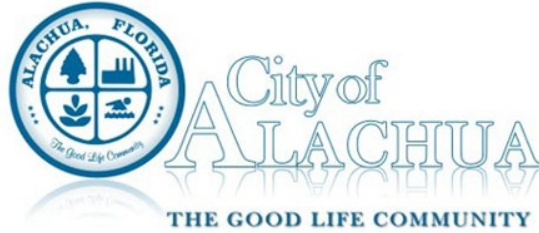
FINANCIAL IMPACT

ADDITIONAL FINANCIAL INFORMATION

COMMISSION GOALS

ATTACHMENTS

1. 25.08.11.M.CCM



Regular City Commission Meeting Minutes
August 11, 2025 at 6:00 PM

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

City Manager Rodolfo
Valladares
City Attorney Marian Rush

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

CITIZENS PRESENT: Kathy Chambers, Barnett Chenault, James Curington, Michele Lee, Jorge Gonzalez Larrnmena, Connie Meyer, J. Phillips, Asia Eichmiller, Christine Bates, Nedra Bates, Larissa Bernovich, Tray Massina, Antonette Heins, Denlonello Heins, Elliott Welker, Mike Melvin, Irena Melvin, Mandy Bucci.

STAFF ATTENDING: Robert Bonetti, Michael Carrillo, Jeanene Carrillo, Kenyata Curtis, Bernadette Fisher, Lisa Freeman, Jack Hansen, Lynn Hayes, Janet Knapp, Brent Lanier, Damon Messina, Jesse Sandusky, Donna Smith, Bryan Thomas, 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 Walter Welch.

INVOCATION

Led by Pastor Jon Rappa, First Baptist Church.

PLEDGE TO THE FLAG

Led by Mayor Welch.

APPROVAL OF THE AGENDA

Commissioner Jennifer Ringersen moved to approve the agenda; seconded by Vice Mayor Shirley Green Brown .

Mayor Welch opened the floor for public comments.

Amy Shuskack expressed her objections to the minutes from the City Commission meeting held on July 28, 2025, citing her disagreement with a decision made during that meeting.

Elliott Welker, President of the Alachua Chamber of Commerce, gave an update on the activities going on with the Alachua Chamber of Commerce and requested help with recruitment strategies.

Connie Meyer offered additional comments regarding the investigation into the resignations of the planners. Commissioner Jacob Fletcher noted that citizens would like to add this issue as an agenda item.

Passed by unanimous consent.

APPROVE READING OF PROPOSED ORDINANCES AND RESOLUTIONS BY TITLE ONLY

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

Passed by unanimous consent.

I. SPECIAL PRESENTATIONS

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)

Mayor Welch opened the floor for public comment.

There were no comments.

III. COMMITTEE REPORTS/COMMITTEE APPOINTMENTS/CITY ANNOUNCEMENTS

A) SENIOR RESOURCES ADVISORY BOARD FEEDBACK ON COMMUNICATION AND ENGAGEMENT

City Manager Rodolfo Valladares presented the Senior Resources Advisory Board's Feedback on the Communication and Engagement staff report.

Mayor Welch invited the commissioners to ask questions or offer comments.

Commissioner Fletcher inquired about how the provided information would assist in advancing the goal of implementing livestreaming.

City Manager Valladares responded with the details.

Commissioner Williams asked whether there had been any discussions regarding how a survey would be distributed to the broader community.

City Manager Valladares replied that this plan had not yet been developed.

B) CLEATHER H. HATHCOCK, SR. COMMUNITY CENTER PROJECT KICKOFF

City Manager Valladares presented the Cleather H. Hathcock, Sr. Community Center Project Kickoff staff report.

Barnett Chenault from Monarch Design Group gave an additional presentation.

Mayor Welch invited the commissioners to ask questions or offer comments.

Commissioner Fletcher inquired whether there was enough staff to manage the completed project.

City Manager Valladares responded that this was indeed a consideration. He emphasized that the City was seeking input from the community regarding development and future use, and for the Commission to refine the ideas presented.

Vice Mayor Brown expressed her excitement about the project's progress and encouraged citizens to share their ideas with the Commission.

Mayor Welch mentioned that he would like CareerSource to have a space in the new building, as they would be a significant support to the community.

Commissioner Ringersen requested the inclusion of outdoor lighting for the new center.

Mayor Welch opened the floor for public comment.

There were no comments.

C) 2025-2026 CITY COMMISSION BOARD AND COMMITTEE ASSIGNMENTS

Deputy City Clerk LeAnne Williams presented the 2025-2026 City Commission Board and Committee Assignments staff report.

Mayor Welch invited the commissioners to ask questions or offer comments.

There were no questions or comments.

Commissioner Williams moved to approve the Commission Committee Assignments; seconded by Commissioner Ringersen.

Mayor Welch opened the floor for public comment.

There were no comments.

Passed 5-0, by roll call.

IV. PUBLIC HEARINGS AND ORDINANCES

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

- A) ORDINANCE 25-11, FIRST READING; AMENDING CODE 38 - UTILITY RATES
STRENGTHEN COMMUNITY SERVICE**

City Attorney Marian Rush read Ordinance 25-11 by title only.

Public Services Director Michael Carrillo presented Ordinance 25-11, Amending Code 38 - Utility Rates, staff report, and made recommendations.

Mayor Welch invited the commissioners to ask questions or offer comments.

Commissioner Fletcher asked for a further explanation about the destination of reclaimed water and future rates.

Public Services Director Carrillo and City Manager Valladares provided the information.

Commissioner Ringersen moved to Approve Ordinance 25-11 on First Reading and Schedule Second Reading on August 25, 2025; seconded by Commissioner Fletcher.

Mayor Welch opened the floor for public comment.

There were no comments.

Passed 5-0 by roll call.

V. AGENDA ITEMS

- A) RESOLUTION 25-16: A RESOLUTION OF THE CITY OF ALACHUA, FLORIDA, AUTHORIZING PARTICIPATION IN A LAWSUIT SEEKING,**

AMONG OTHER THINGS, TO DECLARE THAT SENATE BILL 180'S IMPOSITION OF A BLANKET STATEWIDE PROHIBITION ON THE EXERCISE OF HOME RULE AUTHORITY REGULATIONS OVER LAND USE AND ZONING IS UNCONSTITUTIONAL AND SHOULD BE ENJOINED, AND RETAINING WEISS SEROTA HELFMAN COLE + BIERMAN, PL TO PROSECUTE THE LAWSUIT; AND PROVIDING FOR AN EFFECTIVE DATE.

City Attorney Rush read Resolution 25-16 by title only.

City Attorney Rush presented Resolution 25-16, the staff report, and made recommendations.

Mayor Welch invited the commissioners to ask questions or offer comments.

Commissioner Williams and Commissioner Fletcher asked clarifying questions regarding the legislation.

City Attorney Rush addressed the concerns.

Commissioner Williams stated she would like to have City staff contact with the state legislators before joining the lawsuit.

Commissioner Williams moved to a date certain of August 25, 2025; seconded by Vice Mayor Brown.

Mayor Welch opened the floor for public comment.

James Curington asked how the smaller cities were responding to this bill and expressed his concern for senior citizens.

Passed 5-0 by roll call.

B) FY 25/26 RENEWAL OF COMMERCIAL AND GROUP HEALTH INSURANCE PACKAGES

Compliance and Risk Management Director Cap Wilson presented the FY 25/26 Renewal of Commercial and Group Health Insurance Packages, the staff report, and made recommendations.

Mayor Welch invited the commissioners to ask questions or offer comments.

Commissioner Williams, Vice Mayor Brown, and Commissioner Fletcher expressed their appreciation to Compliance and Risk Management Director Wilson.

Commissioner Williams moved to renew the City Commercial insurance package with the Florida Municipal Insurance Trust (FMIT) at the base premium of \$792,130; the FMIT Group Health Insurance plan at the base premium of \$1,710,768.48; the Dental, Vision,

Life and Employee Assistance Program group plans at a combined base premium of \$73,668.48; the storage tank liability, law enforcement death and disability policies, including "at work" coverage for all City employees at a base premium of \$6,000 and direct the City Manager to sign appropriate contract documents; seconded by Commissioner Ringersen.

Mayor Welch opened the floor for public comment.

There were no comments.

Passed 5-0 by roll call.

C) ACQUISITION OF ALACHUA COUNTY TAX PARCEL 05900-002-029 (PINKOSON SPRINGS)

Economic Development Manager David Wisener presented the Acquisition of Alachua County Tax Parcel 05900-002-029 (Pinkoson Springs), the staff report, and made recommendations.

Mayor Welch invited the commissioners to ask questions or offer comments.

There were no questions or comments.

Commissioner Fletcher moved to authorize and direct the Mayor to execute the vacant land contract for a purchase price \$170,000, plus buyer & seller closing costs, between Gina Cain Saunders a/k/a Gina L. Saunders. Scarlett Cain Merckel a/k/a Scarlet E. Merckel and Misty Rave Amundson-Cain a/k/a Misty R. Welsch, as Successor Trustees of the Revocable Inter-vivos Jeanette T. Cain Trust, dated October 27, 2000. and the City of Alachua for the purchase by the City of Alachua of Alachua County Tax Parcel 005900-002-029. Further, authorize and direct the Mayor to execute any and all documents necessary to close the purchase and sale in accordance with the contract documents; seconded by Commissioner Ringersen.

Mayor Welch opened the floor for public comment.

There were no comments.

Passed 5-0 by roll call.

D) ACQUISITION OF ALACHUA COUNTY TAX PARCEL #03114-000-000 FOR THE CLEATHER HATHCOCK SR. COMMUNITY CENTER PROJECT.

Compliance and Risk Management Director Wilson presented the Acquisition of Alachua County Tax Parcel #03114-000-000 for the Cleather Hathcock Sr. Community Center Project, the staff report, and made recommendations.

Mayor Welch invited the commissioners to ask questions or offer comments.

There were no questions or comments.

Commissioner Williams moved to authorize and direct the Mayor to execute the vacant land contract for a purchase price \$72,500, plus buyer & seller closing costs, between Paristamika V. Owens and the City of Alachua for the purchase by the City of Alachua of Alachua County Tax Parcel 03114-000-000. Further, authorize and direct the Mayor to execute any and all documents necessary to close the purchase and sale in accordance with the contract documents; seconded by Commissioner Fletcher.

Mayor Welch opened the floor for public comment.

There were no comments.

Passed 5-0 by roll call.

E) TARA BAYWOOD PHASE 1 - INFRASTRUCTURE ACCEPTANCE AND RETURN OF SURETY

Public Services Director Carrillo presented Tara Baywood Phase 1 - Infrastructure Acceptance and Return of Surety, the staff report, and made recommendations.

Mayor Welch invited the commissioners to ask questions or offer comments.

There were no questions or comments.

Commissioner Ringersen moved to accept the Tara Baywood Phase 1 water system, wastewater system, electric system, roadways, and stormwater conveyance system, and book the value on the City's asset lists and return the surety amount of \$337,341.92 to Tara Baywood, LLC.; seconded by Commissioner Williams.

Mayor Welch opened the floor for public comment.

There were no comments.

Passed 5-0 by roll call.

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.)

Mayor Welch opened the floor for public comment.

James Curington thanked the Commission for their attention to the item concerning feedback from the Senior Advisory Board. He presented information about the average age of residents in Alachua County, noting that Alachua has the oldest population in the county.

Kelly Harris informed the Commission that Alachua had been selected to compete in a concert series, providing details about the event. She also mentioned that Josh's Place

would offer grief counseling throughout September.

Irena Melvin expressed her concerns about her mother's home on CR 235, specifically regarding the number of trucks on the road. She requested an increased presence of law enforcement in the area.

VII. COMMENTS FROM CITY MANAGER AND CITY ATTORNEY

City Manager Valladares announced that the Black Florida Caucus of Local Elected Officials recognized and honored Vice Mayor Brown for her service to the community. He also reminded citizens that the new school year has started and encouraged them to be mindful of the speed limit.

VIII. COMMISSION COMMENTS/DISCUSSION

Commissioner Fletcher mentioned the backpack giveaway with the Alachua Police Department.

Mayor Welch stated he enjoyed the backpack giveaway with the Alachua Police Department.

Commissioner Ringersen moved to waive the rules of procedure; seconded by Commissioner Fletcher.

Passed by unanimous consent.

Commissioner Ringersen moved to terminate the legal agreement with the Rush firm with a 30-day notice, with the direction of the City Manager to provide a formal notice; seconded by Vice Mayor Brown.

Commissioner Fletcher requested that Commissioner Ringersen and Vice Mayor Brown explain the reasoning behind the motion.

Commissioner Ringersen emphasized that, given the direction and growth of the City, it is essential to have an in-house attorney.

City Attorney Rush expressed her interest in becoming the in-house attorney.

Vice Mayor Brown mentioned that she seconded the motion to allow for discussion on the issue. She highlighted that the City was progressing positively under the leadership of City Manager Valladares, who had a clear and excellent vision for the City. She emphasized the importance of considering all aspects of the City.

Commissioner Fletcher expressed his objection to the motion being introduced at the end of the meeting without prior public notice. He then inquired of City Attorney Rush and City Manager Valladares whether they were aware of the intentions of his fellow commissioners.

City Attorney Rush and City Manager Valladares indicated that they were not aware of the situation.

Commissioner Fletcher pointed out that both the City staff and the public were unaware of the impending termination of the contract with the City Attorney, which was to occur without any plan in place.

Mayor Welch concurred with Commissioner Fletcher's observations.

Commissioner Williams agreed with Commissioner Ringersen that hiring an in-house attorney would be appropriate due to the City's growth. She mentioned that the attorney's contract includes a 30-day written notice period, allowing the City 30 days to find a replacement attorney.

Commissioner Fletcher highlighted that this timeframe—30 days—would obligate the City to advertise for the position, hire a new attorney, and ensure that they are competent in all matters relating to the City, as well as familiar with the City code. He expressed concerns about making such an important decision on such short notice to the staff. He reiterated that this matter should have been placed on the agenda for discussion. Furthermore, he found it unusual for three commissioners to agree on an issue not included in the agenda and without discussion.

Commissioner Williams disagreed with the notion that the three commissioners had prior knowledge of this item.

Commissioner Fletcher clarified that he made no such accusation, but inferred based on the actions presented to him.

Mayor Welch opened the floor for comment.

Mike Melvin expressed that he found the discussion unsettling.

Commissioner Williams - Yes
Commissioner Fletcher - No
Commissioner Ringersen - Yes
Vice Mayor Brown - Yes
Mayor Welch - No

Passed 3-2, by roll call.

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.

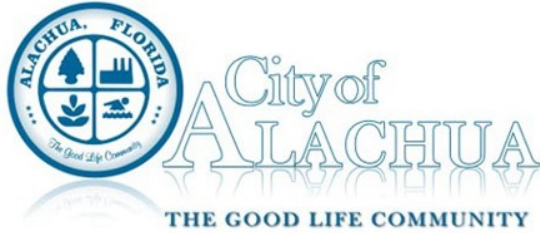
- A) REPLACEMENT OF HVAC UNIT SERVING THE ALACHUA POLICE DEPARTMENT (APD) BUILDING**
- B) APPROVAL OF THE CITY COMMISSION BUDGET WORKSHOP MINUTES, JULY 28, 2025.**

ATTEST:

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

Rodolfo Valladares, City Manager/Clerk

Walter Welch, Mayor



Commission Agenda Item

MEETING DATE: September 8, 2025

SUBJECT: Approval of the August 11, 2025, City Commission Workshop Minutes.

PREPARED BY: LeAnne Williams, Deputy City Clerk

RECOMMENDED ACTION:

Approve the August 11, 2025, City Commission Workshop Minutes.

Summary

Approval of the August 11, 2025, City Commission Workshop Minutes.

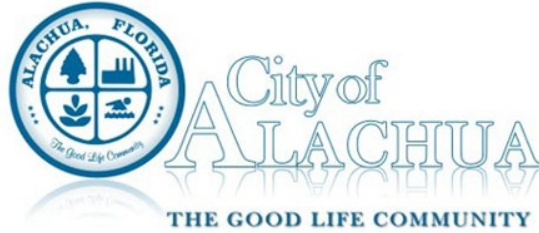
FINANCIAL IMPACT

ADDITIONAL FINANCIAL INFORMATION

COMMISSION GOALS

ATTACHMENTS

1. 25.08.11.M.CCWS



City Commission Workshop Minutes
August 11, 2025 at 3:30 PM

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

City Manager Rodolfo
Valladares
City Attorney Marian Rush

The City Commission will conduct a
City Commission Meeting
At 3:30 PM
to address the item(s) below.

Meeting Date: August 11, 2025

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

CITIZENS PRESENT: Jim Curington.

STAFF ATTENDING: Katelynn Bayles, Robert Bonetti, Jeanene Carrillo, Michael Carrillo, Heather Carter, Kenyata Curtis, Lynn Hayes, Jack Hansen, Damon Messina, Jesse Sandusky, Gardhy Saint Vil, Donna Smith, 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 Welch, with Commissioner Jacob Fletcher absent.

I. AGENDA ITEMS

A) BUDGET WORKSHOP - PROPOSED FY 2025-2026 BUDGETS FOR THE GENERAL, DEBT SERVICE, SPECIAL REVENUE AND CAPITAL PROJECTS FUNDS

Finance and Administrative Services Director Rob Bonetti introduced the Budget Workshop - Proposed FY 2025-2026 Budgets for the General, Debt Service, Special Revenue, and Capital Projects Funds, presented the staff report, and asked clarifying questions from the Commission.

Vice Mayor Shirley Green Brown remarked on the excellent work Finance and Administrative Services Director Bonetti had done on the presentation.

ADJOURN

Commissioner Jennifer Ringersen moved to adjourn; seconded by Commissioner Dayna Williams.

Passed by unanimous consent.

ATTEST:

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

Rodolfo Valladares, City
Manager/Clerk

Walter Welch, Mayor