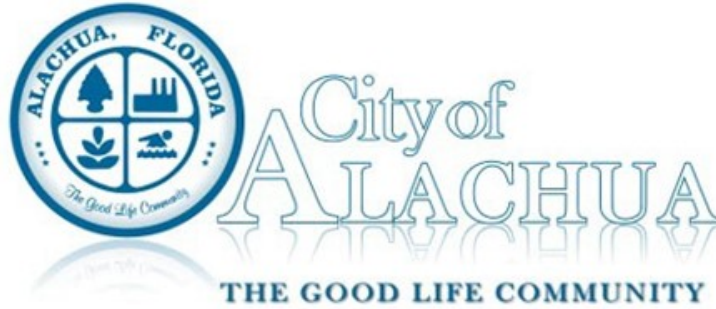




Mayor Walter Welch
Vice Mayor Shirley Green Brown
Commissioner Jacob Fletcher
Commissioner Jennifer Ringersen
Commissioner Dayna Williams

City Manager Rodolfo Valladares
City Attorney Scott Walker

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

to address the item(s) below.

Meeting Date: October 13, 2025

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

City Commission Meeting

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

CALL TO ORDER

INVOCATION

PLEDGE TO THE FLAG

APPROVAL OF THE AGENDA

APPROVE READING OF PROPOSED ORDINANCES AND RESOLUTIONS BY TITLE ONLY

I. SPECIAL PRESENTATIONS

- A) SANTA FE HIGH SCHOOL STUDENT PERFORMING ARTS APPRECIATION**
- B) 2025 NATIONAL BREAST CANCER AWARENESS MONTH AND ALACHUA GOES PINK!**
- C) COMMUNITY PLANNING MONTH PROCLAMATION**
- D) FLORIDA CITY WEEK 2025 PROCLAMATION**

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

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 (SECOND READING; LEGISLATIVE HEARING).

B) 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 (SECOND READING, QUASI JUDICIAL HEARING).

V. AGENDA ITEMS

A) FY2025/2026 CITY OF ALACHUA/ALACHUA POLICE DEPARTMENT-FRATERNAL ORDER OF POLICE COLLECTIVE BARGAINING AGREEMENT

B) REVISION TO FY 2026 COMPENSATION PLAN

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)** 2026 CITY COMMISSION CALENDAR
- B)** APPROVAL OF THE AUGUST 25, 2025, CITY COMMISSION BUDGET WORKSHOP MEETING MINUTES
- C)** APPROVAL OF THE AUGUST 25, 2025, CITY COMMISSION MEETING MINUTES
- D)** 2026 BUCKET TRUCK (F600 SKYLIFT SBA471 TRUCK W/ARTICULATING BOOM)



Commission Agenda Item

MEETING DATE: October 13, 2025

SUBJECT: Santa Fe High School Student Performing Arts Appreciation

PREPARED BY: LeAnne Williams, Deputy City Clerk

RECOMMENDED ACTION:

Receive the presentation.

Summary

Performing arts offer a human connection like no other. They are a way of expressing thoughts and emotions through a variety of mediums. Tonight, the Santa Fe High School Symphonic Band will perform the Santa Fe High School Alma Mater and Fanfare America by Randall Standridge. After the Commission receives the performance, Mayor Welch and Mr. Jacob Massena will hand out the certificates to the musicians.

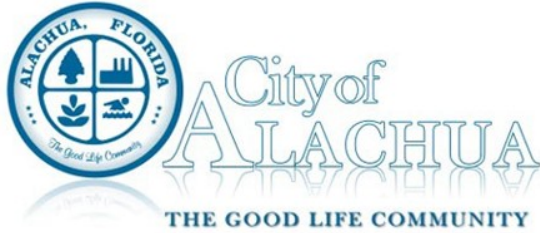
FINANCIAL IMPACT

ADDITIONAL FINANCIAL INFORMATION

COMMISSION GOALS

ATTACHMENTS

None



Commission Agenda Item

MEETING DATE: October 13, 2025

SUBJECT: 2025 National Breast Cancer Awareness Month and Alachua Goes Pink!

PREPARED BY: Tara Malone, Human Resources Director

RECOMMENDED ACTION:

City Attorney to read the proclamation, declaring October 2025 as National Breast Cancer Awareness Month & Alachua Goes Pink!

Summary

Each year, October is recognized as National Breast Cancer Awareness month. It is a time to honor those who have lost lives to breast cancer, those still undergoing treatment and survivors. National Mammography Day is observed on the third Friday of October and encourages preventative care for early detection. In support of these efforts, the City of Alachua launches its "Alachua Goes Pink!" campaign. Pink ribbons are placed on fleet vehicles, APD decals one of its vehicles in pink and staff members wear commemorative bracelets, lanyards and pins.

FINANCIAL IMPACT

ADDITIONAL FINANCIAL INFORMATION

COMMISSION GOALS

Quality of Life

ATTACHMENTS

1. Proclamation_Breast Cancer Awareness-Alachua Goes Pink_2025



City of Alachua, Florida
Office of Mayor Walter Welch

PROCLAMATION

WHEREAS, October 2025 is National Breast Cancer Awareness Month; and

WHEREAS, National Breast Cancer Awareness Month is dedicated to education and increasing public awareness about the importance of early breast cancer detection, diagnosis and treatment; and

WHEREAS, one in eight American women are affected by breast cancer, and when breast cancer is detected early, and is in the localized stage, the 5-year relative survival rate is 99%; and

WHEREAS, breast cancer can effect men too – according to the American Cancer Society, about 2,800 American men will be diagnosed with breast cancer in 2025; and

WHEREAS, October 17th, 2025, is National Mammography Day, to serve as a reminder to all that the best defense is early detection, and that a mammogram can often detect a problem before there is any outward physical sign; and

WHEREAS, the American Cancer Society recognizes that although great strides have been made in breast cancer awareness and treatment, there remains much more to be accomplished.

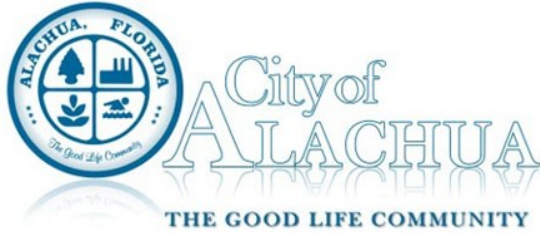
NOW, THEREFORE, I, Walter Welch, Mayor of the City of Alachua, representing the City and the City Commission, do hereby proclaim **October 2025**, as

*National Breast Cancer Awareness Month &
Alachua Goes Pink!*

IN WITNESS WHEREOF, I have hereunto set my hand this 13th day of October, 2025

ATTEST:

Walter Welch, Mayor



Commission Agenda Item

MEETING DATE: October 13, 2025

SUBJECT: Community Planning Month Proclamation

PREPARED BY: Carson Crockett

RECOMMENDED ACTION:

Mayor Welch to read the proclamation and present it to the City of Alachua Planning & Zoning Board (to be received by Bryan S. Thomas, AICP, Planning & Community Development Director on the Board's behalf).

Summary

The month of October is designated across the United States of America and its territories as National Community Planning Month. The American Planning Association recognizes National Community Planning Month as an opportunity to celebrate the role that planning plays in creating great communities. Planners work to improve the well-being of all people living in our communities by leveraging professional expertise, data-driven insights, and a long-term, comprehensive vision for the future. From appointed Planning & Zoning Board members and professional staff to residents and local stakeholders engaged in the community planning process, we each play a significant role in the future of the City of Alachua through the community planning process. The month of October gives us, as a local community, a chance to highlight the importance of the community planning process and recognize the role everyone has in creating the future of the City of Alachua.

FINANCIAL IMPACT

ADDITIONAL FINANCIAL INFORMATION

COMMISSION GOALS

ATTACHMENTS

1. Community Planning Month



City of Alachua, Florida

Office of Mayor Walter Welch

PROCLAMATION

WHEREAS, change is a constant and affects the City of Alachua and all cities, towns, suburbs, counties, boroughs, townships, rural areas, and other places; and,

WHEREAS, planners can help navigate this change, facilitating community planning with data-driven insights and expertise that provide better choices for how people work and live; and,

WHEREAS, community planning provides an opportunity for all residents to be meaningfully involved in making choices that determine the future of their community; and,

WHEREAS, the full benefits of community planning require public elected and appointed officials who understand, support, and demand excellence in planning and plan implementation; and,

WHEREAS, the month of October is designated as National Community Planning Month throughout the United States of America and its territories; and,

WHEREAS, the American Planning Association endorses National Community Planning Month as an opportunity to highlight how planning is essential to every community, and how planners are uniquely positioned to identify solutions to communities' most difficult housing, transportation, and land use questions; and,

WHEREAS, the celebration of National Community Planning Month gives us the opportunity to increase awareness of the important role continued public participation of all residents plays in community planning; and,

WHEREAS, we publicly recognize the participation and dedication of appointed Planning & Zoning Board Members and the many valuable contributions made by the professional community and professional planners of the City of Alachua and extend our thanks for the continued commitment to public service by these individuals.



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

City of Alachua Community Planning Month

IN WITNESS WHEREOF, I have hereunto set my hand this 13th day of October, 2025

ATTEST:

Walter Welch, Mayor



Commission Agenda Item

MEETING DATE: October 13, 2025

SUBJECT: Florida City Week 2025 Proclamation

PREPARED BY: LeAnne Williams, Deputy City Clerk

RECOMMENDED ACTION:

City Attorney Scott Walker is to read the Proclamation, and Mayor Welch is to proclaim October 20th through October 26th, 2025, as Florida City Week.

Summary

Because the city government is the government closest to most citizens, and the one with the most direct daily impact on its residents, it is important that residents understand how their city operates, the services it provides, and the importance of their active involvement in the life of the city.

Florida City Week is an opportunity to help residents become more informed about the many services city governments provide. This, in turn, will lead to increased citizen participation and provide citizens with additional knowledge for the future.

This year, our Public Services Department will educate and delight the students at Alachua Elementary, W.W. Irby Elementary, and Mebane Middle School as they bring the City's utility vehicles to the school. Public Services Director Michael Carrillo will inform the students about the activities performed by crews that operate each vehicle. The presentation will culminate with the principal of each school climbing into a bucket truck and being elevated above the students. The principal will then participate in a bean bag toss game.

FINANCIAL IMPACT

ADDITIONAL FINANCIAL INFORMATION

COMMISSION GOALS

ATTACHMENTS

1. Florida City Week



City of Alachua, Florida

Office of Mayor *Walter Welch*

PROCLAMATION

WHEREAS, City government is the government closest to most citizens, and the one with the most direct daily impact on its residents; and

WHEREAS, City government is administered for and by its citizens and is dependent upon public commitment to and understanding of its many responsibilities; and

WHEREAS, City government officials and employees share the responsibility to pass along their understanding of public services and their benefits; and

WHEREAS, Florida City Government Week is a very important time to recognize the important role played by city government in our lives; and

WHEREAS, Florida City Government Week offers an important opportunity to convey to all the citizens of Florida that they can shape and influence government through their civic involvement; and

WHEREAS, The City of Alachua does encourage all citizens, city government officials, and employees to do everything possible to ensure that this week is recognized and celebrated accordingly; and

WHEREAS, the City of Alachua supports and encourages all city governments to actively promote and sponsor "Florida City Government Week."

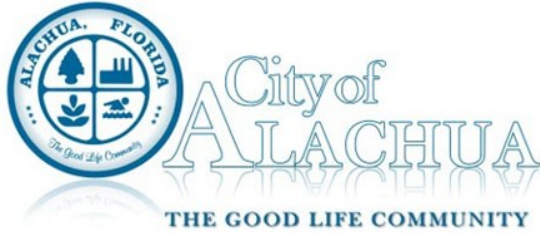
NOW, THEREFORE, I, Walter Welch, Mayor of the City of Alachua, representing the City and the City Commission, do hereby proclaim **October 20-26, 2025** as

Florida City Week

IN WITNESS WHEREOF, I have hereunto set my hand this 13th day of October 2025

ATTEST:

Walter Welch, Mayor



Commission Agenda Item

MEETING DATE: October 13, 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

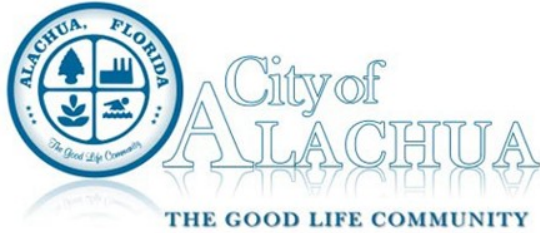
ADDITIONAL FINANCIAL INFORMATION

COMMISSION GOALS

Quality of Life
Community Enhancement
Strengthen Community Service

ATTACHMENTS

None



Commission Agenda Item

MEETING DATE: October 13, 2025

SUBJECT: 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 ($\pm$ 23.05-ACRES), INDUSTRIAL ($\pm$ 81.31-ACRES), AND CONSERVATION ($\pm$ 7.40-ACRES) TO MODERATE DENSITY RESIDENTIAL ($\pm$ 89.80-ACRES), COMMERCIAL ($\pm$ 14.04-ACRES), AND CONSERVATION ($\pm$ 7.40-ACRES) ON A $\pm$ 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 (Second Reading; Legislative 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 approve Ordinance 25-12 upon second and final reading.

Recommended Motion: *I move that this Commission find the application for San Felasco Research Ventures, LLC to be consistent with the City of Alachua Comprehensive Plan and approve Ordinance 25-12 upon second and final reading.*

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 large-scale Comprehensive Plan amendment to the Future Land Use Map. The amendment proposes changing the future land use categories from Commercial ($\pm$ 23.05-acres), Industrial ($\pm$ 81.31-acres), and Conservation ($\pm$ 7.40-acres) to Commercial ($\pm$ 14.04-acres), Moderate Density Residential ($\pm$ 89.80-acres), and Conservation ($\pm$ 7.40-acres) on a $\pm$ 111.25-acre subject property. The subject property is generally located south of the intersection at US Highway 441 and Rachel Boulevard (CR 2054).

Existing Future Land Use Designations

Policy 1.3.b of the City of Alachua Comprehensive Plan, Future Land Use Element establishes the Commercial land use category, the purpose of which is 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 Commercial land use category provides for the widest array of business uses at a maximum floor area ratio of 0.6 for parcels greater than 5-acres and also permits limited residential uses at a maximum density of 15 dwelling units per acre.

Objective 1.5 of the City of Alachua Comprehensive Plan, Future Land Use Element establishes the Industrial land use category. The Industrial land use category provides for “a broad range of clean industry, warehousing, research, and technology industries, to provide for a variety of job opportunities to the citizens of Alachua and the North Central Florida Region.” The Industrial land use category permits up to 8 dwelling units per acre and a floor area ratio of 0.5 for parcels greater than 5-acres.

Objective 1.8 of the City of Alachua Comprehensive Plan, Future Land Use Element establishes the Conservation land use category. Only limited, low-intensity uses are permitted in the land use category to ensure that “conservation areas [allow for] a diverse range of activities and opportunities, depending on the nature and degree of vulnerability of the susceptible features present.” The Conservation land use category currently present on the subject property is not proposed to be altered.

Proposed Future Land Use Designations

The Commercial land use category is proposed to remain on the subject property, but have some adjustments made to the boundary lines and area it currently designates.

Policy 1.2.b of the City of Alachua Comprehensive Plan, Future Land Use Element establishes the Moderate Density Residential land use category, which permits “development at a maximum density of 4 dwelling units per acre.” Single family detached dwelling units are the primary development type located in this category; however, the category also permits accessory dwelling units, manufactured or modular homes meeting certain design criteria, mobile homes only within mobile home parks, duplexes and quadplexes, townhomes, Residential Planned Developments, and supporting community services.

The Conservation land use category currently present on the subject property is not proposed to be altered.

This application is a companion application to PR24-0002 - The Hammock Rezoning, which proposes a PD-COMM and PD-R portion.

Planning & Zoning Board Recommendation

On July 8, 2025, the Planning & Zoning Board, serving in its capacity as the Local Planning Agency (LPA), voted 3-1 to transmit the application to the City Commission with a recommendation to approve.

On July 28, 2025, the City Commission voted 4-0 to approve Ordinance 25-12 upon first reading and transmit the application to the Florida Department of Commerce under the Expedited State

Review Process. Staff transmitted the application and received no comments from the reviewing agencies.

FINANCIAL IMPACT

N/A

ADDITIONAL FINANCIAL INFORMATION

N/A

COMMISSION GOALS

ATTACHMENTS

1. Ordinance 25-12
2. Expedited State Review Process Transmittal Documents
3. Staff Report
4. Application Materials
5. Public Notice Materials
6. Carson J. Crockett, AICP - Resume on File

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.

WHEREAS, the Community Planning Act (Section 163.3161 et. Seq.), Florida Statutes, requires each local government to maintain a comprehensive plan; and,

WHEREAS, an application for a large-scale Comprehensive Plan amendment, as described below, to the Future Land Use Map has been filed with the City; and,

WHEREAS, a duly advertised public hearing was conducted on the proposed amendment on July 8, 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 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 a duly advertised public hearing on July 28, 2025, provided for and received public participation, and approved the amendment for transmittal to the Florida Department of Commerce and reviewing agencies under the Expedited State Review process; and,

WHEREAS, the Florida Department of Commerce has reviewed the proposed amendment and issued its comment letter on August 25, 2025; and,

WHEREAS, the City Commission considered the comments and recommendations received from the Florida Department of Commerce and reviewing agencies; and,

WHEREAS, the City Commission held a duly advertised public hearing on adoption of the proposed amendment and provided for and received public participation, and approved the amendment on October 13, 2025, with no changes since the transmittal hearing; and,

WHEREAS, the City Commission has determined and found said application for the 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 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. Findings of Fact and Conclusions of Law

1. The above recitals are true and correct and incorporated herein by reference.
2. The proposed Future Land Use Map amendment is consistent with the Comprehensive Plan.
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. Comprehensive Plan, Future Land Use Map Amended

The Comprehensive Plan Future Land Use Map is hereby amended on the subject property generally located south of the intersection at US Highway 441 and Rachel Boulevard (CR 2054), Tax Parcel 03957-000-000, from Commercial ($\pm$ 23.05-acres), Industrial ($\pm$ 81.31-acres), and Conservation ($\pm$ 7.40-acres) to Moderate Density Residential ($\pm$ 89.80-acres), Commercial ($\pm$ 14.40-acres), and Conservation (7.40-acres) in accordance with the legal descriptions in Exhibit "A" and map in Exhibit "B" attached hereto and incorporated herein.

Section 3. Ordinance to be Construed Liberally

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

Section 4. Repealing Clause

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

Section 5. 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 6. Effective Date

This ordinance shall become effective immediately upon passage and adoption. The effective date of these plan amendments shall be 31 days after the state land planning agency notifies the City of Alachua, Florida that the plan amendment package is complete, unless a timely challenge has been filed by an affected person in accordance with Chapter 163.3184, Florida Statutes. If timely challenged, these plan amendments shall not become effective until the state land planning agency or the Administration Commission enters a final order determining the adopted amendment to be in compliance in accordance with Chapter 163.3184, Florida Statutes. No development orders, development permit, or land uses dependent on this plan amendment may be issued or commenced before this plan amendment has become effective.

PASSED on first reading on the 28th day of July, 2025.

PASSED and **DULY ADOPTED**, in regular session, with a quorum present and voting, by the City Commission, upon second reading this 13th, day of October, 2025.

CITY COMMISSION OF THE
CITY OF ALACHUA, FLORIDA

Walter Welch, Mayor
SEAL

ATTEST:

APPROVED AS TO FORM

Rodolfo Valladres, City Manager/Clerk

City Attorney

EXHIBIT "A"

LEGAL DESCRIPTIONS:

DESCRIPTION FOR: FLU: Moderate Density Residential

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: FLU: Commercial

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

DESCRIPTION FOR: FLU: Conservation

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

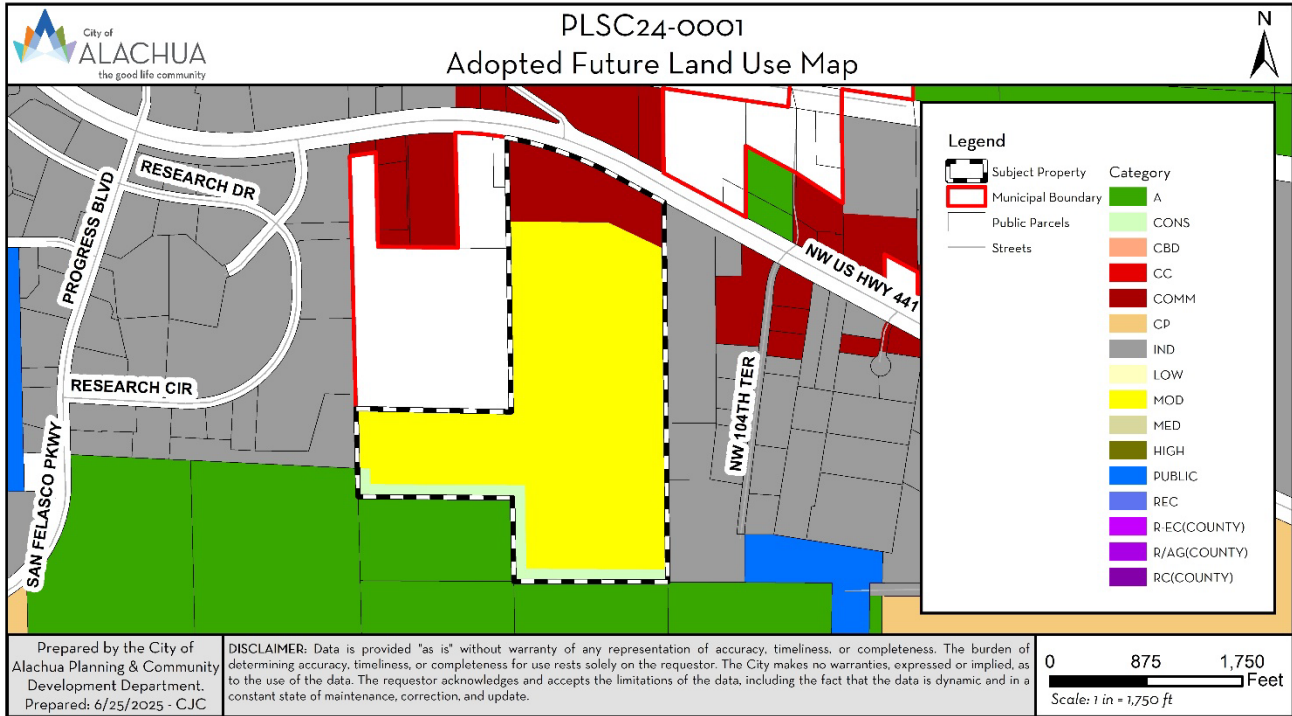
THE SOUTHERLY 100.00 FEET (MEASURED PERPENDICULAR) OF THE NORTH 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 24, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA.

TOGETHER WITH

THE WESTERLY 100.00 FEET (MEASURED PERPENDICULAR) OF THE NORTH 1/2 OF THE NORTHWEST ¼ 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 "B"



From: [Bryan Thomas](#)
To: [Plan_Review](#); dcpexter@commerce.fl.gov
Cc: [Carson J. Crockett](#); [Bernadette Fisher](#); [Brenda Flieger](#)
Subject: RE: Alachua 25-01ESR Proposed
Date: Thursday, August 28, 2025 5:53:55 PM
Attachments: [image002.png](#)
[image003.png](#)

Thank you.



BRYAN S. THOMAS

Director of Planning & Community Development

☎ 386-418-6122

☎ 352-494-9033

✉ br_thomas@cityofalachua.org

🌐 www.cityofalachua.org

From: Plan_Review <Plan.Review@dep.state.fl.us>
Sent: Thursday, August 28, 2025 5:52 PM
To: Bryan Thomas <br_thomas@cityofalachua.org>; dcpexter@commerce.fl.gov
Cc: Plan_Review <Plan.Review@dep.state.fl.us>
Subject: Alachua 25-01ESR Proposed

To: Bryan S. Thomas, AICP, Planning and Community Development Director

Re: Alachua 25-01ESR – Expedited State Review of Proposed Comprehensive Plan Amendment

The Office of Intergovernmental Programs of the Florida Department of Environmental Protection (Department) has reviewed the above-referenced amendment package under the provisions of Chapter 163, Florida Statutes. The Department conducted a detailed review that focused on potential adverse impacts to important state resources and facilities, specifically: air and water pollution; wetlands and other surface waters of the state; federal and state-owned lands and interest in lands, including state parks, greenways and trails, conservation easements; solid waste; and water and wastewater treatment.

Based on our review of the submitted amendment package, the Department has found no provision that, if adopted, would result in adverse impacts to important state resources subject to the Department's jurisdiction.

Please submit all future amendments by email to Plan.Review@FloridaDEP.gov. If your submittal is too large to send via email or if you need other assistance, contact Lindsay Weaver at (850) 717-9037.

Lirly Ann



August 25, 2025

The Honorable Walter Welch
Mayor, City of Alachua
Post Office Box 9
Alachua, Florida 32616

Dear Mayor Welch,

FloridaCommerce has reviewed the proposed comprehensive plan amendment for the City of Alachua (Amendment No. 25-01ESR) received on July 31, 2025. The review was completed under the expedited state review process. FloridaCommerce has no comment on the proposed amendment.

The City should act by choosing to adopt, adopt with changes, or not adopt the proposed amendment. For your assistance, FloridaCommerce has enclosed the procedures for adoption and transmittal of the comprehensive plan amendment. In addition, the City is reminded that:

- Section 163.3184(3)(b), Florida Statutes (F.S.), authorizes other reviewing agencies to provide comments directly to the City. **If the City receives reviewing agency comments and they are not resolved, these comments could form the basis for a challenge to the amendment after adoption.**
- **The second public hearing**, which shall be a hearing on whether to adopt one or more comprehensive plan amendments, **must be held within 180 days** of your receipt of agency comments or the amendment shall be **deemed withdrawn** unless extended by agreement with notice to FloridaCommerce and any affected party that provided comment on the amendment pursuant to Section 163.3184(3)(c)1., F.S.
- **The adopted amendment must be transmitted to FloridaCommerce within ten working days after the final adoption hearing or the amendment shall be deemed withdrawn pursuant to 163.3184(3)(c)2., F.S.** Under Section 163.3184(3)(c)2. and 4., F.S., the **amendment effective date** is 31 days after FloridaCommerce notifies the City that the amendment package is complete or, if challenged, until it is found to be in compliance by FloridaCommerce or the Administration Commission.

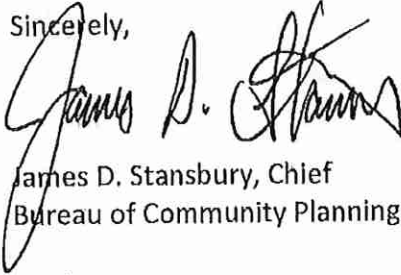
The Honorable Walter Welch, Mayor

August 25, 2025

Page 2 of 2

If you have any questions concerning this review, please contact Matthew Preston, Planning Analyst, by telephone at (850)-717-8490 or by email via Matt.Preston@Commerce.fl.gov.

Sincerely,



James D. Stansbury, Chief
Bureau of Community Planning and Growth

JDS/mp

Enclosure(s): Procedures for Adoption

cc: Bryan Thomas, AICP, Planning and Community Development Director, City of Alachua
Scott R. Koons, AICP, Executive Director, North Central Florida Regional Planning Council

SUBMITTAL OF ADOPTED COMPREHENSIVE PLAN AMENDMENTS

FOR EXPEDITED STATE REVIEW

Section 163.3184(3), Florida Statutes

NUMBER OF COPIES TO BE SUBMITTED: Please submit electronically using FloridaCommerce's electronic amendment submittal portal "**Comprehensive Plan and Amendment Upload**" (<https://fideo.my.salesforce-sites.com/cp/>) or submit three complete copies of all comprehensive plan materials, of which one complete paper copy and two complete electronic copies on CD ROM in Portable Document Format (PDF) to the State Land Planning Agency and one copy to each entity below that provided timely comments to the local government: the appropriate Regional Planning Council, Water Management District, Department of Transportation, Department of Environmental Protection, Department of State, the appropriate county (municipal amendments only), the Florida Fish and Wildlife Conservation Commission and the Department of Agriculture and Consumer Services (county plan amendments only), and the Department of Education (amendments relating to public schools), and for certain local governments, the appropriate military installation and any other local government or governmental agency that has filed a written request.

SUBMITTAL LETTER: Please include the following information in the cover letter transmitting the adopted amendment:

_____ State Land Planning Agency identification number for adopted amendment package.

_____ Summary description of the adoption package, including any amendments proposed but not adopted.

_____ Identify if concurrency has been rescinded and indicate for which public facilities. (Transportation, schools, recreation and open space).

_____ Ordinance number and adoption date.

_____ Certification that the adopted amendment(s) has been submitted to all parties that provided timely comments to the local government.

_____ Name, title, address, telephone, FAX number and e-mail address of local government contact.

_____ Letter signed by the chief elected official or the person designated by the local government.

ADOPTION AMENDMENT PACKAGE: Please include the following information in the amendment package:

_____ In the case of text amendments, changes should be shown in strike-through/underline format.

_____ In the case of future land use map amendments, an adopted future land use map, **in color format**, clearly depicting the parcel, its future land use designation and its adopted designation.

_____ A copy of any data and analyses the local government deems appropriate.

Note: If the local government is relying on previously submitted data and analysis, no additional data and analysis is required.

_____ Copy of the executed ordinance adopting the comprehensive plan amendment(s).

Suggested effective date language for the adoption ordinance for expedited review:

"The effective date of this plan amendment, if the amendment is not timely challenged, shall be 31 days after the state land planning agency notifies the local government that the plan amendment package is complete. If the amendment is timely challenged, this amendment shall become effective on the date the state land planning agency or the Administration Commission enters a final order determining this adopted amendment to be in compliance."

_____ List of additional changes made in the adopted amendment that the State Land Planning Agency did not previously review.

_____ List of findings of the local governing body, if any, that were not included in the ordinance and which provided the basis of the adoption or determination not to adopt the proposed amendment.

_____ Statement indicating the relationship of the additional changes not previously reviewed by the State Land Planning Agency in response to the comment letter from the State Land Planning Agency.

The Caldwell Building | 107 E. Madison Street, MSC 160 | Tallahassee, Florida 32399-2100

1952 23 505

[illegible][illegible]



Florida Department of Transportation

RON DESANTIS
GOVERNOR

2198 Edison Avenue MS 2806
Jacksonville, FL 32204-2730

JARED W. PERDUE, P.E.
SECRETARY

August 14, 2025

Bryan S. Thomas, AICP
Planning and Community Development Director
City of Alachua
P.O. Box 9
Alachua, Florida 32616

SUBJECT: City of Alachua Proposed Comprehensive Plan Amendment (25-1ESR)

Dear Mr. Thomas,

Pursuant to Section 163.3184(3), Florida Statutes, (F.S.) in its role as a reviewing agency as identified in Section 163.3184(1)(c), F.S., the Florida Department of Transportation (FDOT) reviewed proposed amendment, City of Alachua 25-1ESR.

Amendment Summary

The large-scale land use amendment proposes to change approximately 111.25 acres from the Commercial, Industrial and Conservation designations to Commercial, Moderate Density Residential and Conservation. This would allow for a net permitted decrease of 426 dwelling units and 2,006,416 sq. ft. of non-residential floor area. US-441 / SR-20/25 segment 20,050 runs adjacent to this project site, with a 2023/2029 peak LOS rating of B. As this amendment will lower permitted density and intensity, there are no anticipated adverse impacts to state facilities from the approval of this project.

Comments

FDOT has no comments.

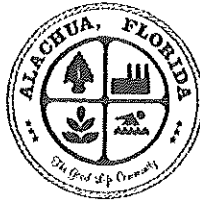
We appreciate the opportunity to review the proposed comprehensive plan amendment and request that a copy of the adopted amendment, along with the supporting data and analysis be transmitted within ten working days after the second public hearing for FDOT review.

If you have any questions, please do not hesitate to contact me by email:
jacob.linton@dot.state.fl.us or call: (904) 360-5547.

Sincerely,

A handwritten signature in black ink, appearing to be 'J. Linton', with a stylized flourish at the end.

Jacob Linton
Planner II
FDOT District Two



City of Alachua

MAYOR WALTER WELCH
VICE MAYOR SHIRLEY GREEN BROWN
COMMISSIONER JACOB FLETCHER
COMMISSIONER JENNIFER RINGERSEN
COMMISSIONER DAYNA WILLIAMS

RODOLFO VALLADARES
CITY MANAGER

July 31, 2025

Submitted electronically to the CPAU - Upload to Plan Processing Unit

ATTN: Donna Harris
FloridaCommerce, Bureau of Comprehensive Planning
107 East Madison, MSC 160
Tallahassee, Florida 32399-4120

RE: Transmittal of Proposed Large-Scale Comprehensive Plan Future Land Use Map
Amendment Pursuant to the Expedited State Review Process - City of Alachua
Ordinance 25-12

Dear Donna Harris,

Enclosed, find the proposed Large-Scale Comprehensive Plan Amendment to the City of Alachua Future Land Use Map (the "Amendment") and supporting data and analysis, submitted through the Florida Department of Commerce's CPAU Upload to Plan Processing Unit portal pursuant to the expedited state review process as set forth in Chapter 163.3184(3), Florida Statutes.

The City of Alachua Planning and Zoning Board, sitting as the City's Local Planning Agency ("LPA"), held a duly advertised public hearing on the Amendment on July 8, 2025 and transmitted the Amendment with a recommendation of approval to the City Commission. On July 28, 2025, the City of Alachua City Commission held a duly advertised public hearing on the Amendment and approved transmittal of the Amendment pursuant to the expedited state review process.

This transmittal includes one amendment to the City of Alachua Comprehensive Plan, as described below. The Amendment is not within in area of critical state concern, a rural land stewardship area, or an area subject to a sector plan. The City of Alachua anticipates the adoption hearing for the Amendment will be held in October of 2025.

This transmittal includes:

1. Ordinance 25-12: A request by CHW, LLC ("Agent") on behalf of San Felasco Research Ventures, LLC ("Owner") for a large-scale Comprehensive Plan amendment to the Future Land Use Map ("FLUM") of a $\pm$ 111.25-acre subject property from Commercial ($\pm$ 23.05-acres), Industrial ($\pm$ 81.31-acres), and Conservation ($\pm$ 7.40-acres) to Commercial ($\pm$ 14.04-acres), Moderate Density Residential ($\pm$ 89.80-acres), and Conservation ($\pm$ 7.40-acres).

The subject property is generally located to the south of the intersection at US Highway 441 and Rachel Boulevard (CR 2054); tax parcel 03957-000-000; Existing FLU: Commercial, Industrial, Conservation; Existing Zoning: Agricultural (County).

I certify that the complete Amendment package, including supporting data and analysis, was transmitted on July 31, 2025, to the following agencies: Florida Department of Environmental Protection; Florida Department of Transportation – District 2; Florida Department of State; North Central Florida Regional Planning Council; Florida Department of Commerce; Suwannee River Water Management District; Florida Department of Education; Alachua County; School Board of Alachua County; City of Gainesville; and, City of High Springs. As such, the proposed amendment has been submitted to all parties required in Chapter 163.3184(3)(b), Florida Statutes.

The name, title, address, e-mail, and telephone number of the local contact person is:

Bryan S. Thomas, AICP
Planning and Community Development Director
City of Alachua
P.O. Box 9
Alachua, Florida 32616
br.thomas@cityofalachua.org
office: (386) 418-6122

If you have any questions regarding this transmittal, please contact Bryan S. Thomas, AICP, Planning and Community Development Director.

Sincerely,



Rodolfo Valladares
City Manager

Attachments: Ordinance 25-12 and Supporting Materials

CC: Office of Educational Facilities, Florida Department of Education *(by electronic mail)*
Plan Review, Office of Intergovernmental Programs, Florida Department of Environmental Protection *(by electronic mail)*
Alissa S. Lotane, State Historic Preservation Officer, Florida Department of State *(by electronic mail)*
Brian Austin, Transportation Planner, Florida Department of Transportation – District Two *(by electronic mail)*
Scott R. Koons, AICP, Executive Director, North Central Florida Regional Planning Council *(by electronic mail)*
Ben Glass, Community Affairs Manager, Suwannee River Water Management District *(by electronic mail)*
Michele L. Lieberman, County Manager, Alachua County *(by electronic mail)*

Jeffrey L. Hays, Growth Management Director, Alachua County *(by electronic mail)*
Suzanne M. Wynn, Director of Facilities Planning & Construction, Alachua County Public
Schools *(by electronic mail)*
Cynthia W. Curry, City Manager, City of Gainesville *(by electronic mail)*
Jeremy Marshall, City Manager, City of High Springs *(by electronic mail)*
City of Alachua City Commission *(by electronic mail)*
Marian B. Rush, City Attorney *(by electronic mail)*
Bryan S. Thomas, AICP, Planning & Community Development Director *(by electronic mail)*
Carson J. Crockett, AICP, Principal Planner *(by electronic mail)*
Bernadette Fisher, Principal Planner *(by electronic mail)*



City of Alachua

Planning & Community Development Department

Staff Report

Planning & Zoning Board Hearing Date:
Legislative Hearing

July 8, 2025
Application #: PLSC24-0001

SUBJECT: A request for a large-scale Comprehensive Plan amendment which proposes to amend the future land use categories from Commercial ($\pm$ 23.05-acres), Industrial ($\pm$ 81.31-acres), and Conservation ($\pm$ 7.40-acres) to Commercial ($\pm$ 14.04-acres), Moderate Density Residential ($\pm$ 89.80-acres), and Conservation ($\pm$ 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: $\pm$ 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 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 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 large-scale Comprehensive Plan amendment to the Future Land Use Map. The amendment proposes changing the future land use categories from Commercial (± 23.05-acres), Industrial (± 81.31-acres), and Conservation (± 7.40-acres) to Commercial (± 14.04-acres), Moderate Density Residential (± 89.80-acres), and Conservation (± 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 (CR 2054).

Existing Future Land Use Designations

Policy 1.3.b of the City of Alachua Comprehensive Plan, Future Land Use Element establishes the Commercial land use category, the purpose of which is 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 Commercial land use category provides for the widest array of business uses at a maximum floor area ratio of 0.6 for parcels greater than 5-acres and also permits limited residential uses at a maximum density of 15 dwelling units per acre.

Objective 1.5 of the City of Alachua Comprehensive Plan, Future Land Use Element establishes the Industrial land use category. The Industrial land use category provides for “a broad range of clean industry, warehousing, research, and technology industries, to provide for a variety of job opportunities to the citizens of Alachua and the North Central Florida Region.” The Industrial land use category permits up to 8 dwelling units per acre and a floor area ratio of 0.5 for parcels greater than 5-acres.

Objective 1.8 of the City of Alachua Comprehensive Plan, Future Land Use Element establishes the Conservation land use category. Only limited, low-intensity uses are permitted in the land use category to ensure that “conservation areas [allow for] a diverse range of activities and opportunities, depending on the nature and degree of vulnerability of the susceptible features present.” The Conservation land use category currently present on the subject property is not proposed to be altered.

Table 1. Existing FLUM Designations

Summary of Existing FLUM Designations		
FLUM Designation:	Commercial; Industrial, Conservation	
Max Gross Density:	Commercial	345 dwelling units (15 DUA*)
	Industrial	650 dwelling units (8 DUA)
	Conservation	N/A
	TOTAL	995 dwelling units (± 8.9 DUA)

Table 1. Existing FLUM Designations (Continued)

Max Floor Area:	Commercial	± 602,434 square feet (0.60 FAR*)
	Industrial	± 1,770,931 square feet (0.50 FAR)
	Conservation	N/A
	TOTAL	± 2,373,365 square feet (± 0.49 FAR)
Typical Uses: (For a full and comprehensive list, refer to the City of Alachua Comprehensive Plan, Future Land Use Element)	Commercial	▪ Retail sales and services; ▪ Personal services; ▪ Financial institutions; ▪ Recreation and entertainment; ▪ Tourist-related uses; ▪ Visitor accommodations; ▪ Commercial shopping centers; ▪ Auto-oriented uses; ▪ Traditional Neighborhood Planned Developments; ▪ Employment Center Planned Developments; ▪ Commercial recreation centers; ▪ Office/business parks; ▪ Limited industrial services; ▪ Eating establishments; ▪ Single family attached units; ▪ Apartments and townhomes; ▪ Duplexes and quadplexes; ▪ Single-family and multi-family residential above first floor commercial uses; ▪ Convention centers; and, ▪ Supporting community services such as schools, houses of worship, parks, and community centers.
	Industrial	▪ Industrial service uses; ▪ Office/business parks; ▪ Biotechnology and other technologies; ▪ Business incubators; ▪ Self-storage facilities; ▪ A limited amount of retail sales and services; ▪ Live/work uses; ▪ Employment center planned developments; ▪ Outdoor storage yard or lots; and, ▪ Construction industry uses.
	Conservation	▪ Public access; ▪ Low-intensity resource-based recreation; ▪ Native vegetative community restoration; and, ▪ Residential and non-residential uses necessary to manage such conservation lands.
*Density and intensity calculations were completed using the highest densities and intensities permitted in the Commercial land use category; however, the highest densities and intensities are associated with mixed-use development. Non-mixed-use development would have a lower theoretical development potential.		

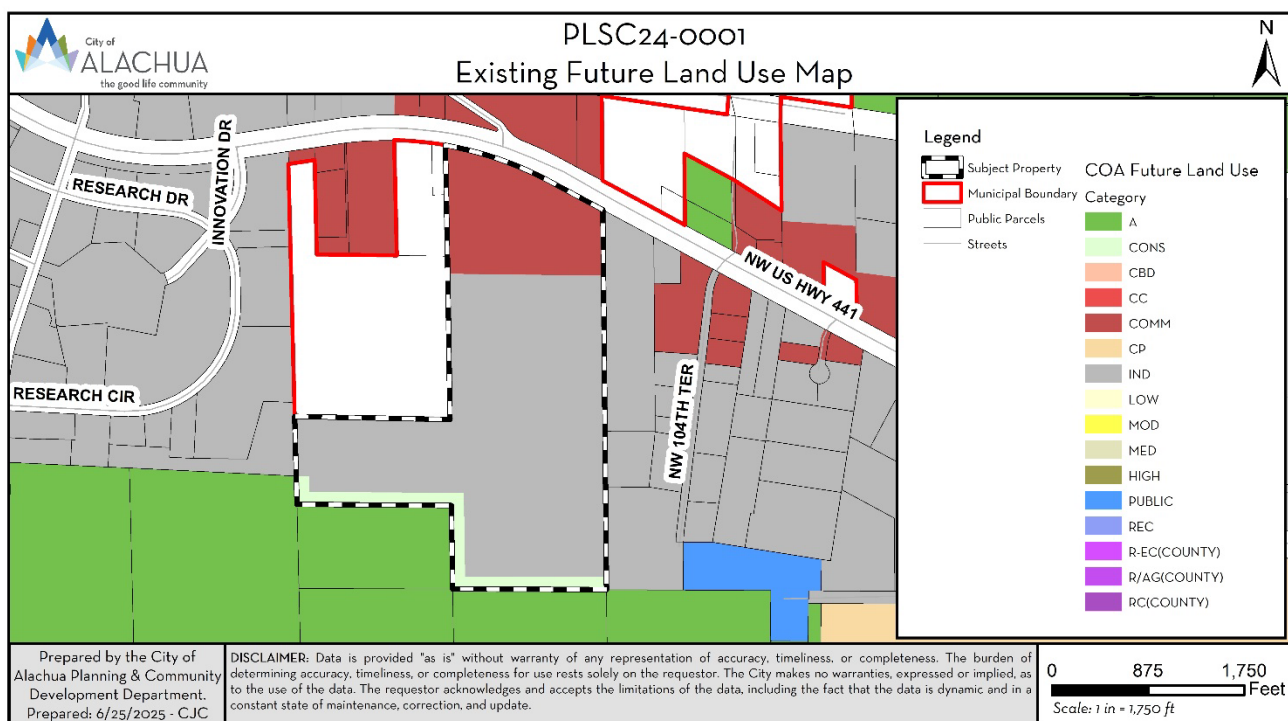


Figure 1. Existing City of Alachua Future Land Use Map: 2035

Proposed Future Land Use Designations

The Commercial land use category is proposed to remain on the subject property, but have some adjustments made to the boundary lines and area it currently designates.

Policy 1.2.b of the City of Alachua Comprehensive Plan, Future Land Use Element establishes the Moderate Density Residential land use category, which permits “development at a maximum density of 4 dwelling units per acre.” Single family detached dwelling units are the primary development type located in this category; however, the category also permits accessory dwelling units, manufactured or modular homes meeting certain design criteria, mobile homes only within mobile home parks, duplexes and quadplexes, townhomes, Residential Planned Developments, and supporting community services.

The Conservation land use category currently present on the subject property is not proposed to be altered.

Table 2. Proposed FLUM Designations

Summary of Proposed FLUM Designations		
FLUM Designation:	Commercial; Moderate Density Residential; Conservation	
Max Gross Density:	Commercial	210 dwelling units (15 DUA*)
	Moderate Density Residential	359 dwelling units (4 DUA)
	Conservation	N/A
	TOTAL	569 dwelling units (± 5.1 DUA)
Max Floor Area:	Commercial	± 366,949 square feet (0.60 FAR*)
	Moderate Density Residential	N/A
	Conservation	N/A
	TOTAL	± 366,949 square feet (± 0.08 FAR)
Typical Uses: (For a full and comprehensive list, refer to the City of Alachua Comprehensive Plan, Future Land Use Element)	Commercial	▪ Retail sales and services; ▪ Personal services; ▪ Financial institutions; ▪ Recreation and entertainment; ▪ Tourist-related uses; ▪ Visitor accommodations; ▪ Commercial shopping centers; ▪ Auto-oriented uses; ▪ Traditional Neighborhood Planned Developments; ▪ Employment Center Planned Developments; ▪ Commercial recreation centers; ▪ Office/business parks; ▪ Limited industrial services; ▪ Eating establishments; ▪ Single family attached units; ▪ Apartments and townhomes; ▪ Duplexes and quadplexes; ▪ Single-family and multi-family residential above first floor commercial uses; ▪ Convention centers; and, ▪ Supporting community services such as schools, houses of worship, parks, and community centers.
	Moderate Density Residential	▪ Single family detached dwelling units; ▪ Accessory dwelling units; ▪ Manufactured or modular homes meeting certain design criteria; ▪ Mobile homes only within mobile home parks; ▪ Duplexes and quadplexes; ▪ Townhomes; ▪ Residential Planned Developments; and, ▪ Supporting community services such as schools, houses of worship, parks, and community centers.

Table 2. Proposed FLUM Designations (Continued)

	Conservation	▪ Public access; ▪ Low-intensity resource-based recreation; ▪ Native vegetative community restoration; and, ▪ Residential and non-residential uses necessary to manage such conservation lands.
<i>Net Increase/Decrease</i>	<i>- 426 dwelling units</i> <i>- 2,006,416 square feet non-residential floor area</i>	
*Density and intensity calculations were completed using the highest densities and intensities permitted in the Commercial land use category; however, the highest densities and intensities are associated with mixed-use development. Non-mixed-use development would have a lower theoretical development potential.		

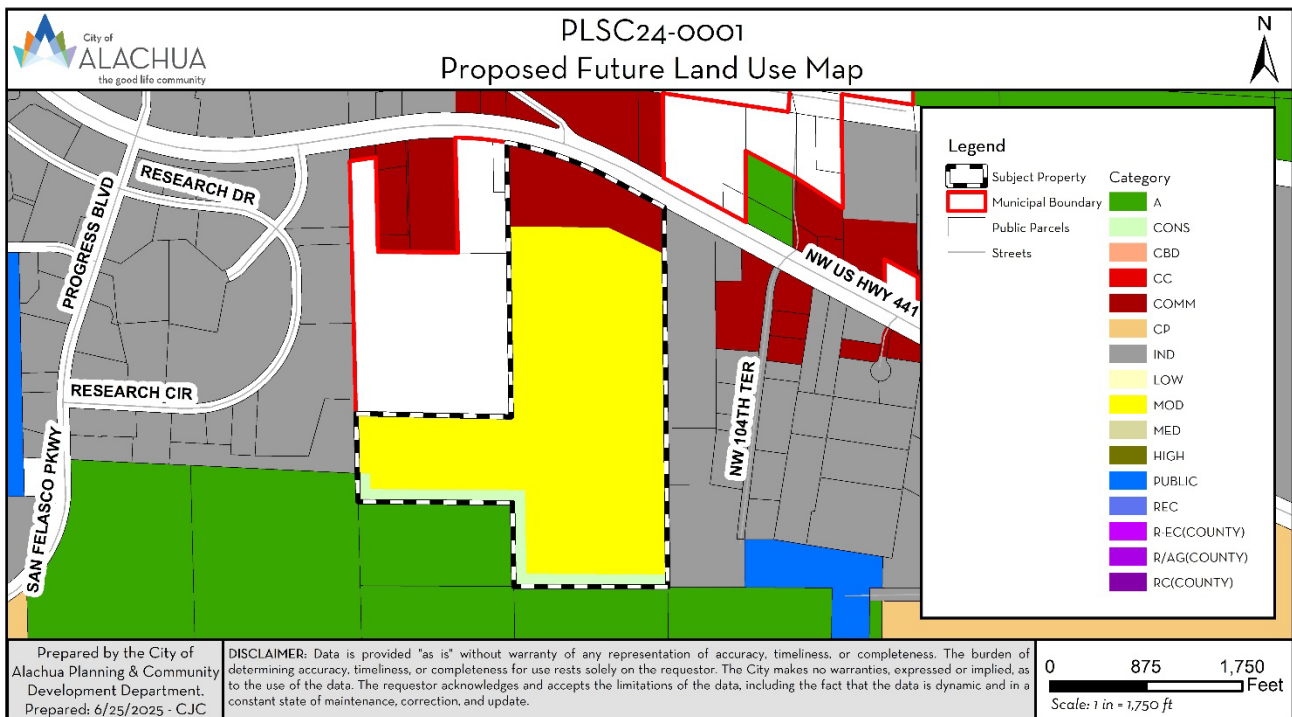


Figure 2. Proposed City of Alachua Future Land Use Map: 2035

SURROUNDING USES

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

Table 3. 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)

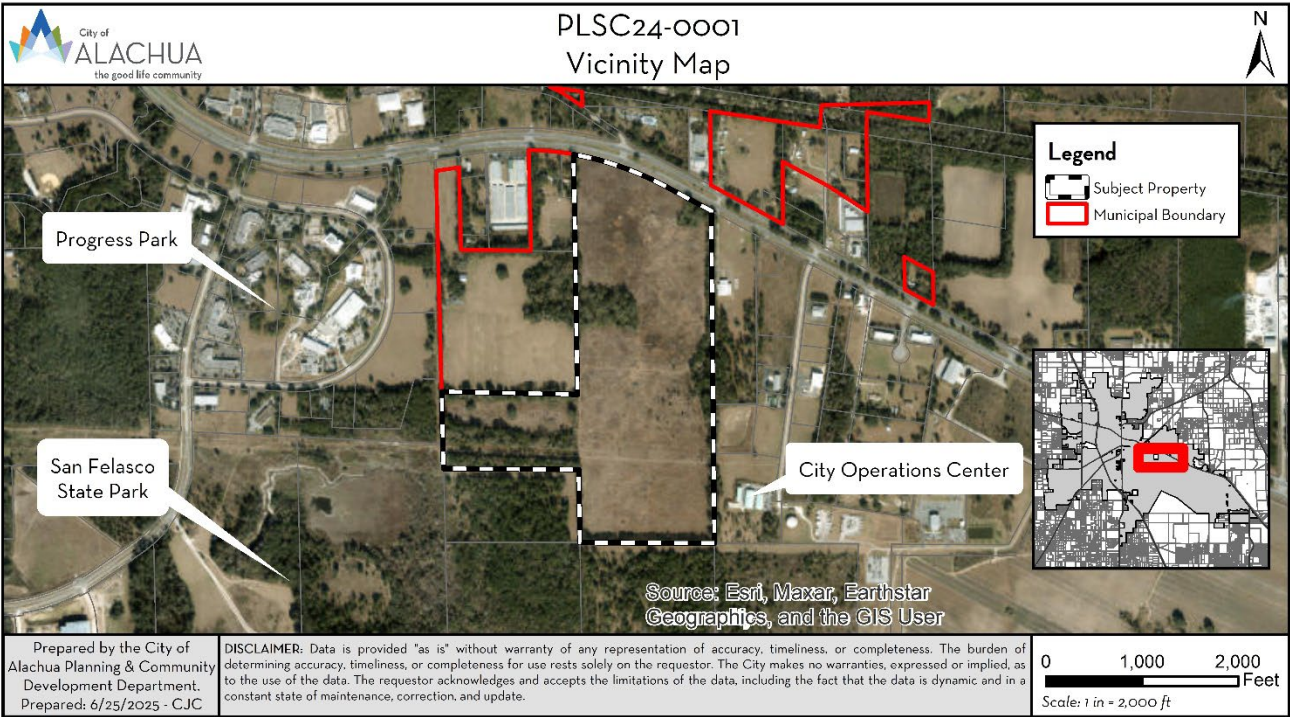


Figure 3. Vicinity Map

EXISTING USES

The subject property is undeveloped and has been historically used for timberland and silviculture. Despite the silviculture, a small portion of the site does have naturally wood areas.

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 not required for large-scale Comprehensive Plan amendment applications; however, the applicant held a neighborhood meeting addressing this application and a companion site-specific amendment to the Official Zoning Atlas application (application PR24-0002).

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.

NEEDS ANALYSIS

Chapter 163.3177(6)(a)4., Florida Statutes, requires the future land use element of a comprehensive plan to provide a balance of uses that foster vibrant, viable communities and economic development opportunities and address outdated development patterns, such as antiquated subdivisions. The amount of land designated for future land uses should allow the operation of real estate markets to provide adequate choices for permanent and seasonal residents and business and may not be limited solely by the projected population. The element shall accommodate at least the minimum amount of land required to accommodate the medium projections as published by the Office of Economic and Demographic Research for at least a 10-year planning period unless otherwise limited under s. 380.05, including related rules of the Administration Commission.

Staff has reviewed the needs analysis submitted by the applicant and notes that the applicant has provided population estimates based on historical population data and market analysis to contend that a need exists for the proposed large-scale Comprehensive Plan amendment. The applicant did not limit the needs analysis to population and market analysis. Included are needs outlined by the City's Comprehensive Plan, including the Vision Element, Goal 4, which states that "the City will encourage mixed-use development with affordable housing, workforce housing, senior housing, housing for the disabled..."

The applicant also expresses the need for the reallocation of the Industrial land use category to Moderate Density Residential due to the proximity to "one of the City's largest jobs/employment centers, specifically Progress Park." The applicant continues to say:

This Needs Analysis looks beyond population growth and also demonstrates the need for more resilient and sustainable land use forms in the City. Too many existing and proposed residential communities house or place residents in areas where the only option to meet daily, weekly, and occasional needs are using single-occupant vehicles.

The full needs analysis submitted by the applicant is available for review in the application materials.

URBAN SPRAWL ANALYSIS

Section 163.3177, Florida Statutes, requires any amendment to the Future Land Use Element to discourage the proliferation of urban sprawl. Section 163.3177(6)(a)9.a., Florida Statutes, identifies 13 primary urban sprawl indicators and states that, “[t]he evaluation of the presence of these indicators shall consist of an analysis of the plan or plan amendment within the context of features and characteristics unique to each locality...”

An evaluation of each primary indicator is provided below.

- (I) Promotes, allows, or designates for development substantial areas of the jurisdiction to develop as low-intensity, low-density, or single-use development or uses.

Evaluation & Findings: The proposed land use categories provided for a variety of compatible residential and non-residential uses.

- (II) Promotes, allows, or designates significant amounts of urban development to occur in rural areas at substantial distances from existing urban areas while not using undeveloped lands that are available and suitable for development.

Evaluation & Findings: While undeveloped, the subject property is already designated with urban land use categories and is proximate to existing urban developments, including Progress Park, which is a major employment center. The subject property is adjacent to urban land use categories to both the east and west. Proposed development will be required to connect to City of Alachua utilities as applicable.

- (III) Promotes, allows, or designates urban development in radial, strip, isolated, or ribbon patterns generally emanating from existing urban developments.

Evaluation & Findings: The proposed amendment would not result in a radial, strip, isolated, or ribbon pattern of development. The subject property is already designated with urban land use categories. The applicant contends that the proposed land use categories would result in a more interconnected US 441 corridor serving residents and visitors.

- (IV) Fails to adequately protect and conserve natural resources, such as wetlands, floodplains, native vegetation, environmentally sensitive areas, natural groundwater aquifer recharge areas, lakes, rivers, shorelines, beaches, bays, estuarine systems, and other significant natural systems.

Evaluation & Findings: The subject property is largely used for silviculture operations and is not known to contain any delineated wetlands in the National Wetland Inventory (NWI) and is located in flood zone X. The subject property does contain a 100-foot-wide Conservation land use area along the south property line which is proposed to remain as is and would provide buffering and protection to San Felasco Hammock Preserve State Park.

- (V) Fails to adequately protect adjacent agricultural areas and activities, including silviculture, active agricultural and silvicultural activities, passive agricultural activities, and dormant, unique, and prime farmlands and soils.

Evaluation & Findings: An adjacent property to the west of the subject property is known to exist with a historical land use of agriculture. The proposed future land use categories would likely do more to protect the agricultural activities of the adjacent property than the existing industrial land use category. Less pollution, nuisances, and environmental impacts would be anticipated from the Moderate Density Residential land use category over the Industrial land use category. Additionally, the Future Land Use Element of the City's Comprehensive Plan requires consideration of buffering from adjacent existing and potential uses.

- (VI) Fails to maximize use of existing public facilities and services.

Evaluation & Findings: Existing public facilities and services, including potable water and sanitary sewer, exist along the US 441 right-of-way and would be extended into the site to serve new development as required by the City of Alachua Comprehensive Plan.

- (VII) Fails to maximize use of future public facilities and services.

Evaluation & Findings: Existing public facilities and services, including potable water and sanitary sewer, exist along the US 441 right-of-way and would be extended into the site to serve new development as required by the City of Alachua Comprehensive Plan. Additionally, development of the site would be required to provide right-of-way that furthers the City of Alachua Future Traffic Circulation Map: 2035 as established in the Future Land Use Element of the City's Comprehensive Plan, which is essential to relieving existing and future traffic on the US 441 corridor, increasing multi-modal connectivity, and increasing resiliency during emergency events.

- (VIII) Allows for land use patterns or timing which disproportionately increase the cost in time, money, and energy of providing and maintaining facilities and services, including roads, potable water, sanitary sewer, stormwater management, law enforcement, education, health care, fire and emergency response, and general government.

Evaluation & Findings: The subject property is adjacent to existing public facilities and services and the proposed future land use categories are not expected to increase the cost in time, money, and energy of providing and maintaining facilities and services. The subject property is located adjacent to the City of Alachua Operations Center and in proximity to existing emergency response services, including fire rescue. Additionally, development of the site would be required to provide right-of-way that furthers the City of Alachua Future Traffic Circulation Map: 2035 as established in the Future Land Use Element of the City's Comprehensive Plan, which is essential to relieving existing and future traffic on the US 441 corridor, increasing multi-modal connectivity, and increasing resiliency during emergency events.

- (IX) Fails to provide a clear separation between rural and urban uses.

Evaluation & Findings: The proposed land use categories have been organized to place higher intensity uses along US 441, with a transition to lower density uses and the Conservation land use category to the south. To the east and west, urban land uses are already adjacent. Where rural uses exist adjacent to the subject property, the Future Land Use Element of the City's Comprehensive Plan requires consideration of buffering from adjacent existing and potential uses.

- (X) Discourages or inhibits infill development or the redevelopment of existing neighborhoods and communities.

Evaluation & Findings: The proposed future land use categories would not inhibit infill development or the redevelopment of existing neighborhoods and communities. The applicant contends that they have, "to the maximum extent practicable," followed urban design principles, and the property will be developed consistent with urban form utilizing existing public facilities and infrastructure.

- (XI) Fails to encourage a functional mix of uses.

Evaluation & Findings: The proposed land use categories provided for a variety of compatible residential and non-residential uses. The Commercial future land use category is a mixed-use land use category.

- (XII) Results in poor accessibility among linked or related land uses.

Evaluation & Findings: The proposed land use categories would not result in poor accessibility among linked or related land uses. Development of the site would be required to provide right-of-way that furthers the City of Alachua Future Traffic Circulation Map: 2035 as established in the Future Land Use Element of the City's Comprehensive Plan, which is essential to relieving existing and future traffic on the US 441 corridor, increasing multi-modal connectivity, and increasing resiliency during emergency events. Access would be provided directly to Progress Park as a major employment center and would continue to the east.

- (XIII) Results in the loss of significant amounts of functional open space.

Evaluation & Findings: The subject property has historically been used for silviculture, is privately owned (not open to the public), and does not provide for functional open space. New development on the site will be required to comply with all requirements in the City's Comprehensive Plan and Land Development Regulations regarding open space. The existing 100-foot-wide Conservation land use category is proposed to remain and may actually become more functional if connectivity is provided to the area in future development.

Urban Form Criteria

In addition to the preceding urban sprawl indicators, Chapter 163.3177 also establishes eight “Urban Form” criteria. An amendment to the Future Land Use Map is presumed to not be considered urban sprawl if it meets four of the eight urban form criteria. These urban form criteria, and an evaluation of each as each may relate to this application, are provided below.

The applicant has also provided an analysis of the application’s consistency with Chapter 163.3177 within the application materials.

- (I) Directs or locates economic growth and associated land development to geographic areas of the community in a manner that does not have an adverse impact on and protects natural resources and ecosystems.

Evaluation & Findings: While undeveloped, the subject property is already designated with urban land use categories. Adjacent to the south of the property is San Felasco Hammock Preserve State Park. The 100-foot-wide Conservation land use area to the south of the subject property is proposed to remain and will provide buffering and protection to the ecosystem of the park. The proposed future land use categories would likely do more to protect natural resources of the area than the existing industrial land use category. Less pollution, nuisances, and environmental impacts would be anticipated from the Moderate Density Residential land use category over the Industrial land use category.

- (II) Promotes the efficient and cost-effective provision or extension of public infrastructure and services.

Evaluation & Findings: Existing public facilities and services, including potable water and sanitary sewer, exist along the US 441 right-of-way and would be extended into the site to serve new development as required by the City of Alachua Comprehensive Plan. The applicant contends that the proximity of existing infrastructure ensures that future development will make efficient use of public facilities, and where possible, enhance the overall public utility system. Additionally, development of the site would be required to provide right-of-way that furthers the City of Alachua Future Traffic Circulation Map: 2035 as established in the Future Land Use Element of the City’s Comprehensive Plan, which is essential to relieving existing and future traffic on the US 441 corridor, increasing multi-modal connectivity, and increasing resiliency during emergency events.

- (III) Promotes walkable and connected communities and provides for compact development and a mix of uses at densities and intensities that will support a range of housing choices and a multimodal transportation system, including pedestrian, bicycle, and transit, if available.

Evaluation & Findings: The proposed land use categories allow for a range of housing choices. The Commercial land use category is a mixed-use land use category and permits for a variety of multi-family and single-family dwelling units compatible with commercial uses, allowing for a functional mix of uses that would support multimodal transportation, internal to the proposed Commercial land use category, between the proposed Commercial and Moderate Density Residential future land use categories, and external to the site.

- (IV) Promotes conservation of water and energy.

Evaluation & Findings: The applicant did not submit any application materials addressing this urban form criteria.

- (V) Preserves agricultural areas and activities, including silviculture, and dormant, unique, and prime farmlands and soils.

Evaluation & Findings: The applicant did not submit any application materials addressing this urban form criteria.

- (VI) Preserves open space and natural lands and provides for public open space and recreation needs.

Evaluation & Findings: The subject property contains an existing 100-foot-wide Conservation land use area that is proposed to remain along the southern boundary of the subject property. The Conservation land use category is adjacent to the San Felasco Hammock Preserve State Park and has the opportunity to provide functional, public open space in the future.

- (VII) Creates a balance of land uses based upon the demand of the residential population for the nonresidential needs of an area.

Evaluation & Findings: The subject property would provide for a variety of residential and non-residential uses in proximity to existing residential and non-residential uses, providing for the needs of both residential and non-residential demand to be met. The applicant contends that “approval of this [application] will diversify the commercial uses and provide more housing options to the residents of the City.”

- (VIII) Provides uses, densities, and intensities of use and urban form that would remediate an existing or planned development pattern in the vicinity that constitutes sprawl or if it provides for an innovative development pattern such as transit-oriented developments or new towns as defined in s. 163.3164.

Evaluation & Findings: The applicant did not submit any application materials addressing this urban form criteria.

Staff has concluded that the proposed large-scale Comprehensive Plan amendment meets five of the eight urban form criteria (criteria I, II, III, VI, VII) and, as such, does not constitute urban sprawl.

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 amendment would alter the existing land use categories on the site, replacing the Industrial land use category in its entirety and a portion of the Commercial land use category with Moderate Density Residential. The Moderate Density Residential land use category on the site would provide for a variety of housing types in close proximity to an employment center, Progress Park. The proposed Moderate Density Residential land use category permits up to four dwelling units per acre where as the existing Industrial land use category permits up to eight dwelling units per acre.

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 subject property is already designated with the Commercial land use category. The proposed amendment would reduce the size of the Commercial land use category and replace an existing portion with Moderate Density Residential. The Commercial land use category is a mixed-use district and, as such, would allow for a transition of compatible uses and development between the US 441 corridor and the proposed Moderate Density Residential portion of the subject property.

Policy 1.3.f: 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 a convenient access to the development from surrounding areas and to reduce traffic volumes on the roadways.

Evaluation & Findings: The proposed Commercial land use category is an alteration to an established Commercial land use corridor and reduces the existing size of the Commercial land use category. No extension of a commercial area is proposed, only a contraction. The four criteria will apply to all development proposals of a commercial nature.

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 amendment 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 subject property contains an existing, 100-foot-wide Conservation land use category along its southern boundary. No alterations to the Conservation land use area are proposed.

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 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 application does not constitute urban sprawl. The full evaluation has been included within this report.

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 amendment would result in a net decrease of development potential for both dwelling units (-426 dwelling units) and non-residential floor area (-2,006,416 square feet), which would result in a corresponding net decrease in potential public facility impacts. A full analysis of public facility impacts will be completed as part of any rezoning or future development application on the subject property.

- 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.

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 proposed amendment would result in less intense and dense development potential; however, the types of land uses permitted in the Commercial and Moderate Density Residential land use categories 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 Conservation land use area, to facilitate a new roadway corridor as outlined in the City of Alachua Future Traffic Circulation Map: 2035.

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

Evaluation & Findings: The proposed amendment would result in a greater variety of housing types permitted on the subject property, ranging from single-family detached homes to multi-family homes and upper story dwelling units.

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. No alterations to the Conservation land use area are proposed.

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 Conservation land use category 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 4.

Table 4. 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 Conservation land use area that is proposed to remain. The proposed land uses 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.

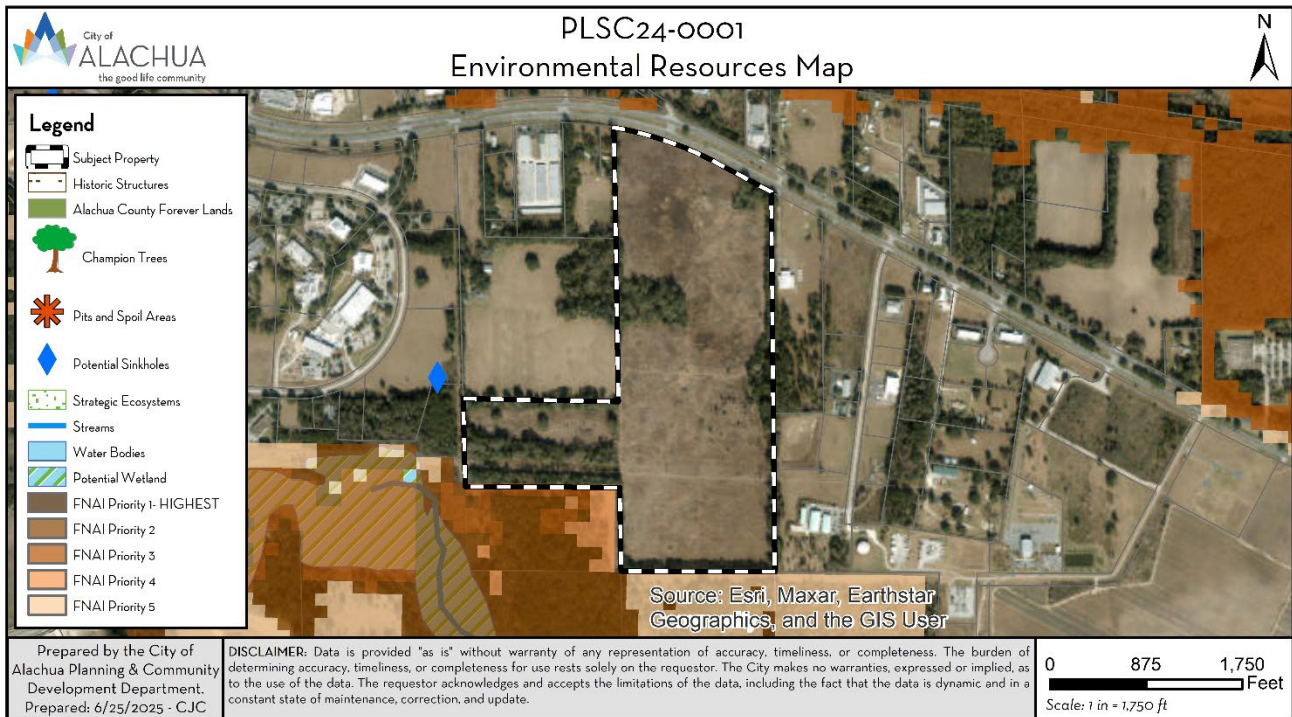


Figure 4. Environmental Resources Map

EXHIBIT "A"
TO
PLSC24-0001 | THE HAMMOCK
LARGE-SCALE COMPREHENSIVE PLAN AMENDMENT
STAFF REPORT

DRAFT ORDINANCE 25-XX

ORDINANCE 25-XX

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 ($\pm$ 23.05-ACRES), INDUSTRIAL ($\pm$ 81.31-ACRES), AND CONSERVATION ($\pm$ 7.40-ACRES) TO MODERATE DENSITY RESIDENTIAL ($\pm$ 89.80-ACRES), COMMERCIAL ($\pm$ 14.04-ACRES), AND CONSERVATION ($\pm$ 7.40-ACRES) ON A $\pm$ 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, the Community Planning Act (Section 163.3161 et. Seq.), Florida Statutes, requires each local government to maintain a comprehensive plan; and,

WHEREAS, an application for a large-scale Comprehensive Plan amendment, as described below, to the Future Land Use Map has been filed with the City; and,

WHEREAS, a duly advertised public hearing was conducted on the proposed amendment on July 8, 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 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 a duly advertised public hearing on _____, provided for and received public participation, and approved the amendment for transmittal to the Florida Department of Commerce and reviewing agencies under the Expedited State Review process; and,

WHEREAS, the Florida Department of Commerce has reviewed the proposed amendment and issued its comment letter on _____; and,

WHEREAS, the City Commission considered the comments and recommendations received from the Florida Department of Commerce and reviewing agencies; and,

WHEREAS, the City Commission held a duly advertised public hearing on adoption of the proposed amendment and provided for and received public participation, and approved the amendment on _____ with no changes since the transmittal hearing; and,

WHEREAS, the City Commission has determined and found said application for the 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 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. Findings of Fact and Conclusions of Law

1. The above recitals are true and correct and incorporated herein by reference.
2. The proposed Future Land Use Map amendment is consistent with the Comprehensive Plan.
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. Comprehensive Plan, Future Land Use Map Amended

The Comprehensive Plan Future Land Use Map is hereby amended on the subject property generally located south of the intersection at US Highway 441 and Rachel Boulevard (CR 2054), Tax Parcel 03957-000-000, from Commercial ($\pm$ 23.05-acres), Industrial ($\pm$ 81.31-acres), and Conservation ($\pm$ 7.40-acres) to Moderate Density Residential ($\pm$ 89.80-acres), Commercial ($\pm$ 14.40-acres), and Conservation (7.40-acres) in accordance with the legal descriptions in Exhibit "A" and map in Exhibit "B" attached hereto and incorporated herein.

Section 3. Ordinance to be Construed Liberally

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

Section 4. Repealing Clause

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

Section 5. 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 6. Effective Date

This ordinance shall become effective immediately upon passage and adoption. The effective date of these plan amendments shall be 31 days after the state land planning agency notifies the City of Alachua, Florida that the plan amendment package is complete, unless a timely challenge has been filed by an affected person in accordance with Chapter 163.3184, Florida Statutes. If timely challenged, these plan amendments shall not become effective until the state land planning agency or the Administration Commission enters a final order determining the adopted amendment to be in compliance in accordance with Chapter 163.3184, Florida Statutes. No development orders, development permit, or land uses dependent on this plan amendment may be issued or commenced before this plan amendment has become effective.

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: FLU: Moderate Density Residential

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: FLU: Commercial

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

DESCRIPTION FOR: FLU: Conservation

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 "B"

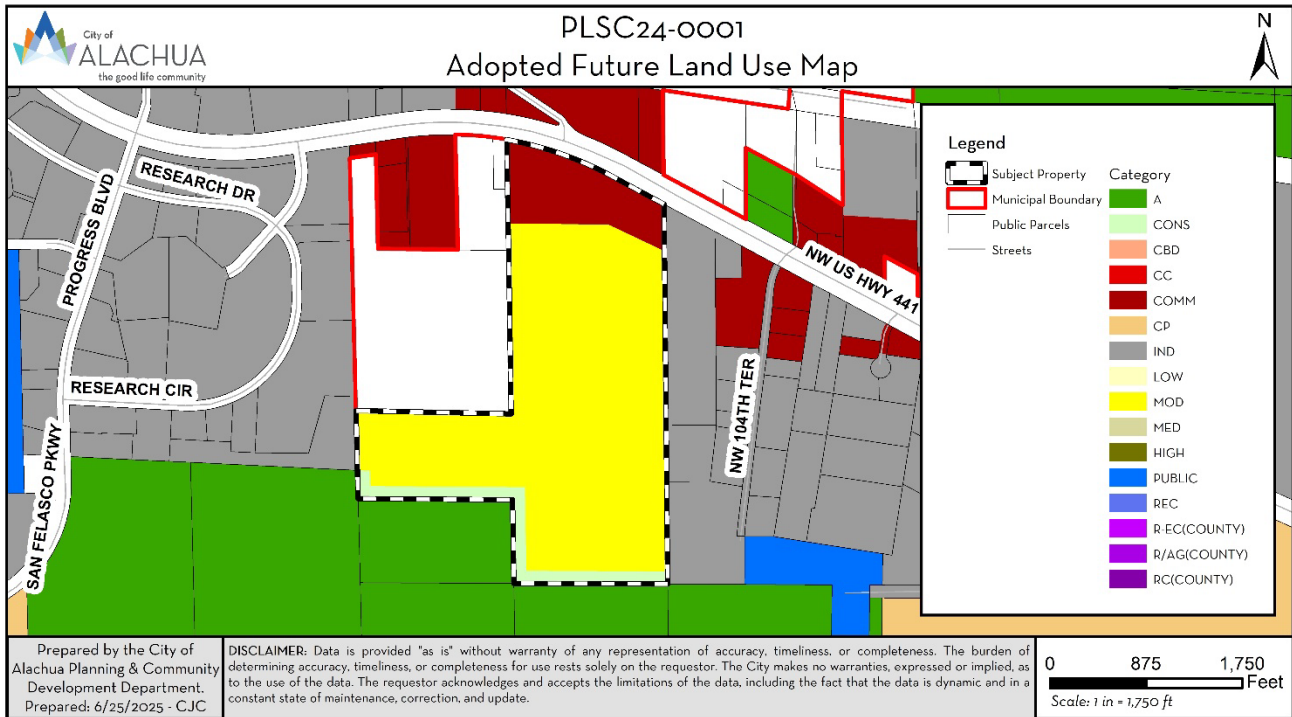


EXHIBIT “B”
TO
PLSC24-0001 | THE HAMMOCK
LARGE-SCALE COMPREHENSIVE PLAN AMENDMENT
STAFF REPORT

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

June 17, 2025

Submitted electronically to Gerry.Dedenbach@nv5.com

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

Application #: PLSC24-0001

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

Dear Gerry Dedenbach,

On June 12, 2025, the City of Alachua received your revised large-scale Comprehensive Plan amendment application for The Hammock. Based on review of the materials submitted, the City has determined that this application can now be scheduled for a hearing before the Planning & Zoning Board.

The application has been scheduled for the **July 8, 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, June 23, 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, June 23, 2025***. These signs will be ready for pickup after 12:00 PM on June 18, 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, July 7, 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 via email at ccrockett@cityofalachua.org.

Sincerely,



Carson J. Crockett, AICP
Planner

CC: Rodolfo Valladares, Interim 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)*
Craig Brashier, AICP, NV5 *(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', with a stylized, cursive script.

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)*



THE HAMMOCK

Large-scale Comprehensive Plan Amendment (Ls-CPA) – Application Package

~~August 29, 2024~~

~~RESUBMITTED September 11, 2024~~

~~RESUBMITTED October 10, 2024~~

RESUBMITTED November 4, 2024

Prepared for:

City of Alachua
Planning and Community Development Office

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
LsCPA.docx

Application Package
Table of Contents

- 1. Response Letter**
- 2. Large-scale Comprehensive Plan Amendment (LsCPA) 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**

Application Package
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- 1. Response Letter**
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3. Property Owner Affidavit
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6. Neighborhood Meeting Materials
7. Justification Report
8. Public School Student Generation Form
9. Map Set

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

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City of Alachua Comprehensive Plan Amendment Application

FOR PLANNING USE ONLY

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

- ☐ Large Scale Comprehensive Plan Amendment (greater than 10 acres)
☐ Small Scale Comprehensive Plan Amendment (10 acres or less)

NOTE: It is the burden of the applicant to be familiar with the requirements of Chapter 163, Florida Statutes, which are related to Comprehensive Plan Amendments. Requirements for Comprehensive Plan Amendments may change with each Legislative Session. Please contact the Planning and Community Development Department if you need assistance with locating this information.

A. PROJECT

1. Project Name: The Hammock
2. Address of Subject Property: N/A - US HWY 441
3. Parcel ID Number(s): 03957-000-000
4. Existing Use of Property: Vacant
5. Existing Future Land Use Map Designation: Commercial, Industrial, Conservation
6. Proposed Future Land Use Map Designation: Commercial, Moderate Density Residential, Conservation
7. Acreage: ±111.249 acres

B. APPLICANT

1. Applicant's Status ☐ Owner (title holder) ☒ Agent
2. Name of Applicant(s) or Contact Person(s): Gerry Dedenbach, AICP Title: Vice President
Company (if applicable): CHW, an NV5 Company
Mailing address: 11801 Research Drive
City: Alachua State: Florida ZIP: 32615
Telephone: () 352-331-2976 FAX: () _____ e-mail: Gerry.Dedenbach@nv5.com
3. If the applicant is agent for the property owner*:
Name of Owner (title holder): San Felasco Research Ventures, LLC
Mailing Address: P.O. Box 238
City: Lake Butler State: Florida ZIP: 32054

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

C. ADDITIONAL INFORMATION

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

D. ATTACHMENTS

1. Statement of proposed change and maps which illustrate the proposed change.
2. Urban Sprawl Analysis which evaluates as to whether the plan amendment incorporates a development pattern or urban form that achieves four or more of the following eight criteria:
 - (I) Directs growth and development to areas of the community in a manner that does not adversely impact natural resources;
 - (II) Promotes the efficient and cost effective provision or extension of public infrastructure and services;
 - (III) Promotes walkable and connected communities and provides for compact development and a mix of uses at densities and intensities that support a range of housing choices and a multimodal transportation system;
 - (IV) Promotes conservation of water and energy;
 - (V) Preserves agricultural areas and activities;

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

Revised 9/1/2011

- (VI) Preserves open space and natural lands and provides for public open space and recreation needs;
 - (VII) Creates a balance of land uses based on demands of residential population for the nonresidential needs of an area; and,
 - (VIII) Provides uses, densities and intensities of use and urban form that would remediate an existing or planned sprawl development pattern or provides for an innovative development pattern such as transit oriented development or new towns.
3. Concurrency Impact Analysis which considers the impact on public facilities, including potable water, sanitary sewer, transportation, solid waste, recreation, stormwater, and public schools in accordance with Article 2.4.14 of the Land Development Regulations.
 4. Needs Analysis which demonstrates the necessity for the proposed increase in the proposed Future Land Use Map Designation. This analysis may consist, in whole or part, of a market impact study or real estate needs analysis.
 5. Analysis of Consistency with the City of Alachua Comprehensive Plan (analysis must identify specific Goals, Objectives, and Policies and describe in detail how the application complies with the noted Goal, Objective, or Policy.)
 6. A current aerial map of the property (may be obtained from the Alachua County Property Appraiser).
 7. Three (3) sets of labels for all property owners within 400 feet of the subject property boundaries – even if property within 400 feet falls outside of City limits. (Obtain from the Alachua County Property Appraiser).
 8. If the application includes any Future Land Use Map Designation which permits residential uses, Public School Student Generation Form.
 9. Legal description with tax parcel number.
 10. Proof of ownership.
 11. Proof of payment of taxes.
 12. **Fee.** Please see fee schedule for fee determination. No application shall be accepted for processing until the required application fee is paid in full by the applicant. Any necessary technical review will be billed to the applicant at the rate of the reviewing entity. The invoice shall be paid in full prior to any legislative and/or quasi-judicial action of any kind on the petition, appeal, or development application.

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

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

Gerry Dedenbach

Signature of Applicant

Signature of Co-applicant

Gerry Dedenbach

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 29 day of August, 2024 by Gerry Dedenbach, who is/are personally known to me, or who has/have produced _____ as identification.

NOTARY SEAL



Erica Samples

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 9/1/2011

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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

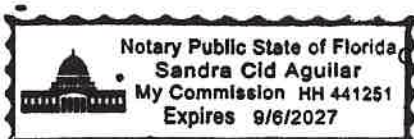
State of Florida

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



Notary Public State of Florida
Sandra Cid Aguilar
My Commission HH 441251
Expires 9/6/2027

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 driver's 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	Click Here to Open Cyclomedia Viewer in a New Tab
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	

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

Sales

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)

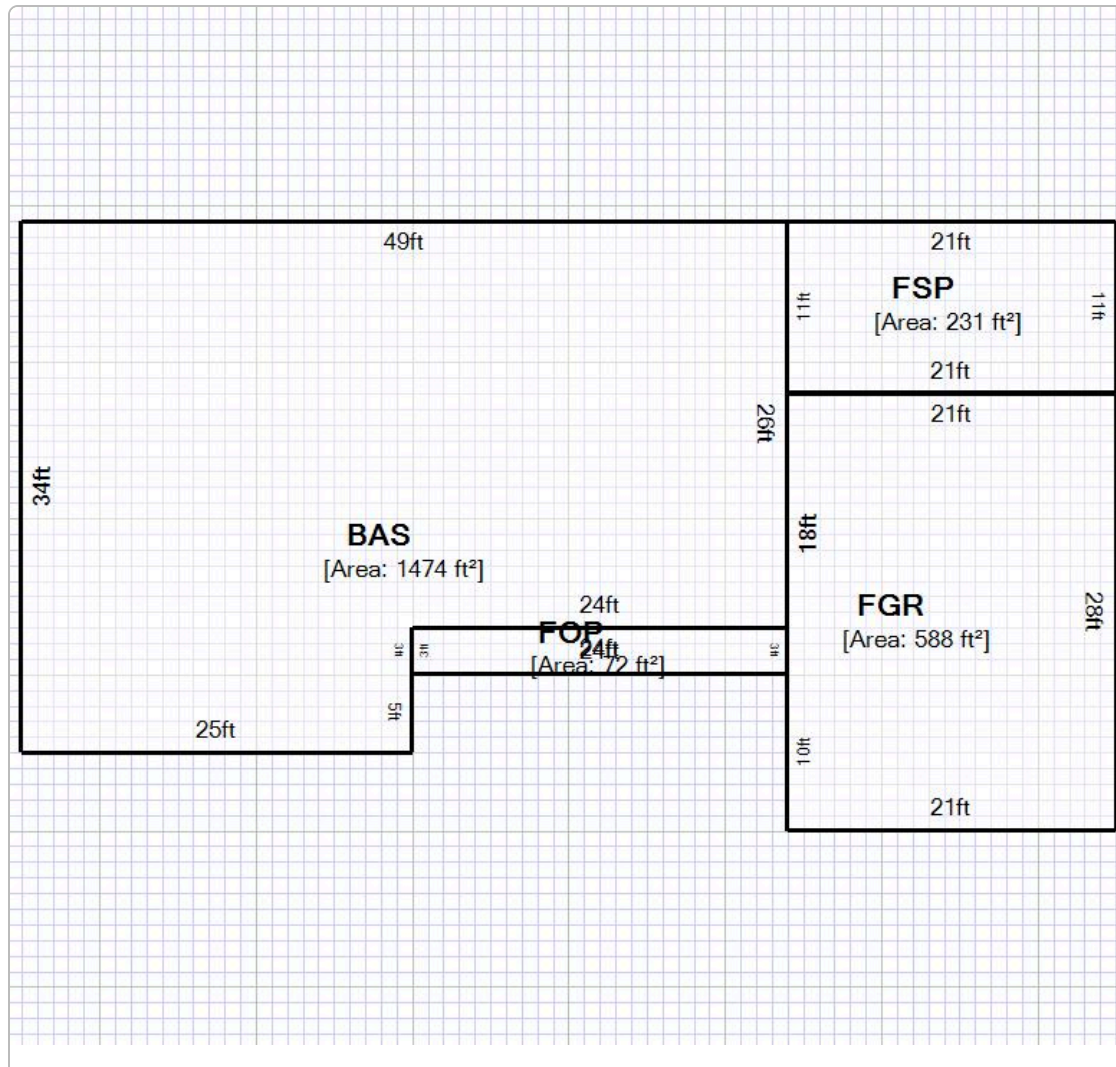
Official Public Records information is provided by the Alachua County Clerk's Office. Clicking on these links will direct you to their web site displaying the document details for this specific transaction.

Permits

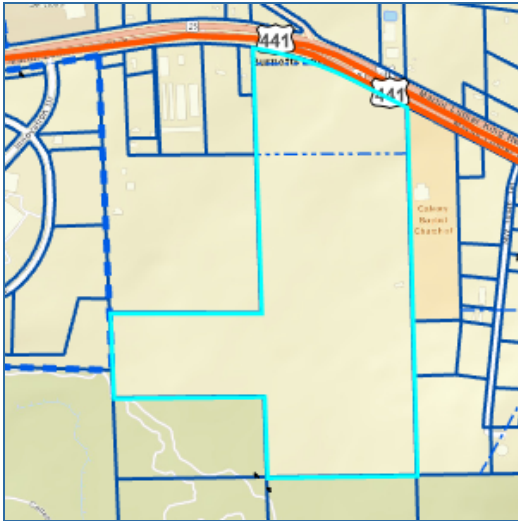
Permit Number	Type	Primary	Active	Issue Date	Value
07-10998	SERVICE UPGRADE	Yes	No	4/25/2007	\$500
7720	MECHANICAL	Yes	No	2/21/2001	\$1,000
96-00000	OVER THE COUNTER INSPECT	Yes	No	10/30/1996	\$0
95-00000	OVER THE COUNTER INSPECT	Yes	No	1/25/1995	\$0

Our permitting information is pulled from the Alachua County Permitting Offices. Permitting information shown here is all the Property Appraiser has on file for this property. Any detailed questions about permits should be directed to the Permitting Offices.

Sketches



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. LsCPA Application Lette
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

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.

The second application is a Rezoning application request to change the property's pre-existing non-conforming Agriculture (A) zoning classification to Planned Development-Commercial (PD-COMM), PD-Residential (PD-R), and Conservation (CSV).

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

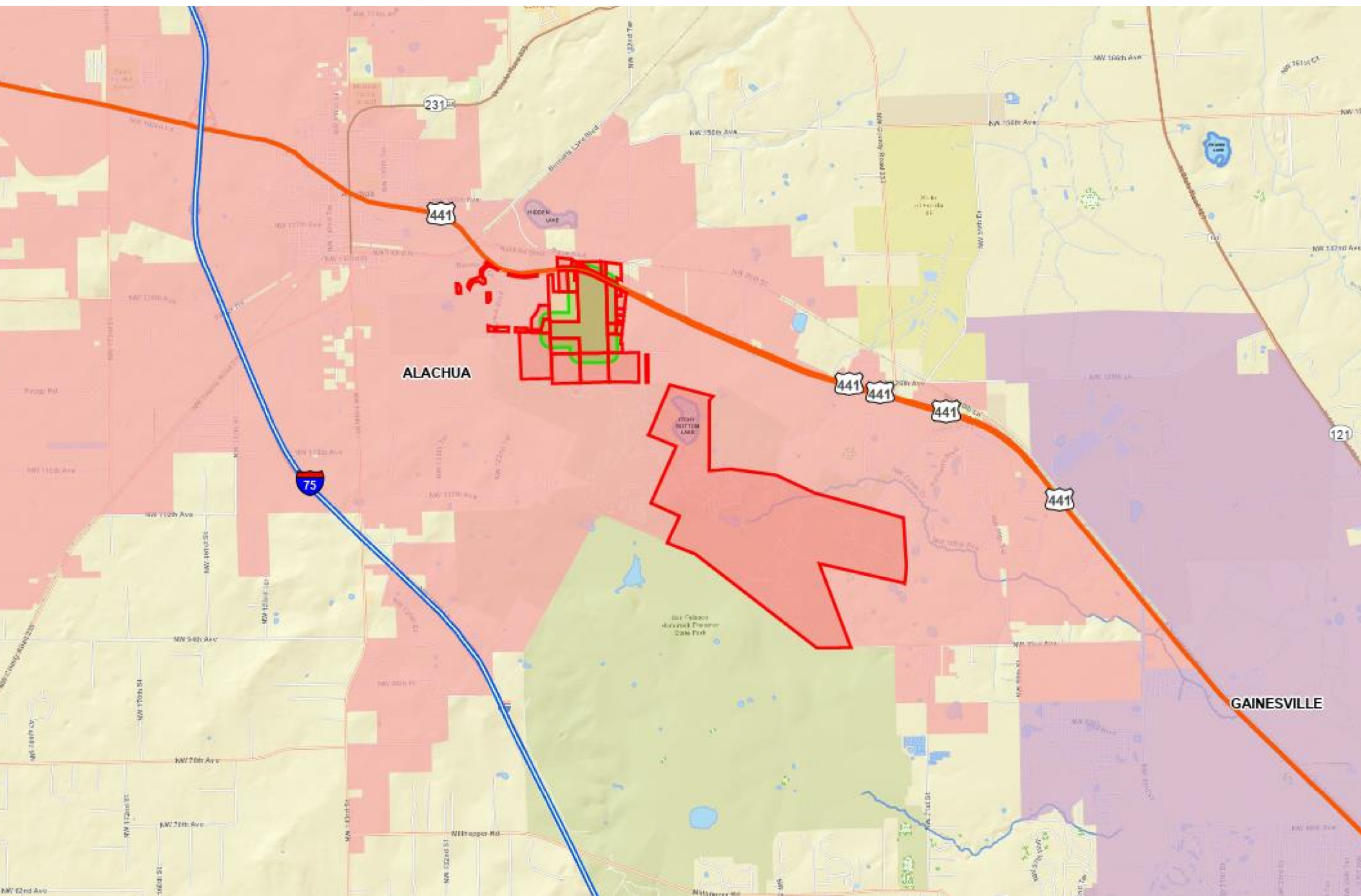
Date: 14 August 2024
Time: 6:00 PM
Location: CHW Office, 11801 Research Drive, Alachua, FL, 32615
Contact: Gerry Dedenbach, AICP
11801 Research Drive
Alachua, FL 32615
(352) 331-1976
CHW-Live@NV5.com

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

A Neighborhood Meeting will be held to discuss two (2) proposed applications on ±12 acres in the City of Alachua (Alachua County Tax Parcel # 03957-000-000). One application is a Large-scale Comprehensive Plan Amendment 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. The second application is a Rezoning application request to change the property's pre-existing non-conforming Agriculture (A) zoning classification to Planned Development-Commercial (PD-COMM), PD-Residential (PD-R), & Conservation (CSV).

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



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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

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 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. The second application is a Rezoning application request to change the property's pre-existing non-conforming Agriculture (A) zoning classification to Planned Development-Commercial (PD-COMM), PD-Residential (PD-R), & Conservation (CSV).

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Phone Number: (352) 331-1976

Email: CHW-Live@NV5.com



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

PH 24042103

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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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 (3-4 dwelling units per acre) FLU. The parcel's existing Conservation FLU area will remain.

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Meeting Details
 Date: 14 August 2024
 Time: 6:00 PM
 Location: CHW Office, 11801 Research Drive, Alachua, FL 32815
 Contact: Gerry Dederbach, AICP
 11801 Research Drive
 Alachua, FL 32815
 (352) 331-1976
 CHW-Live@NV5.com

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— Written by Gerry Dederbach, AICP, VP Infrastructure Florida, NV5 Infrastructure Florida, LLC —

Beyond Engineering | Florida Region

www.chw-inc.com

What Trump's platform says about crime

The proposed Trump platform for crime is a mix of promises and threats. It includes a promise to "bring back the death penalty" and a threat to "bring back the death penalty" for those who "commit the crime of murder".

Foreign actors to adapt to presidential race changes, says intelligence officer

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 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
 855-805-1956

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 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 (3-4 dwelling units per acre) FLU. The parcel's existing Conservation FLU area will remain. The second application is a Rezoning application request to change the property's pre-existing non-conforming Agriculture (A) zoning classification to Planned Development-Commercial (PD-COMM), PD-Residential (PD-R), and Conservation (CSV).

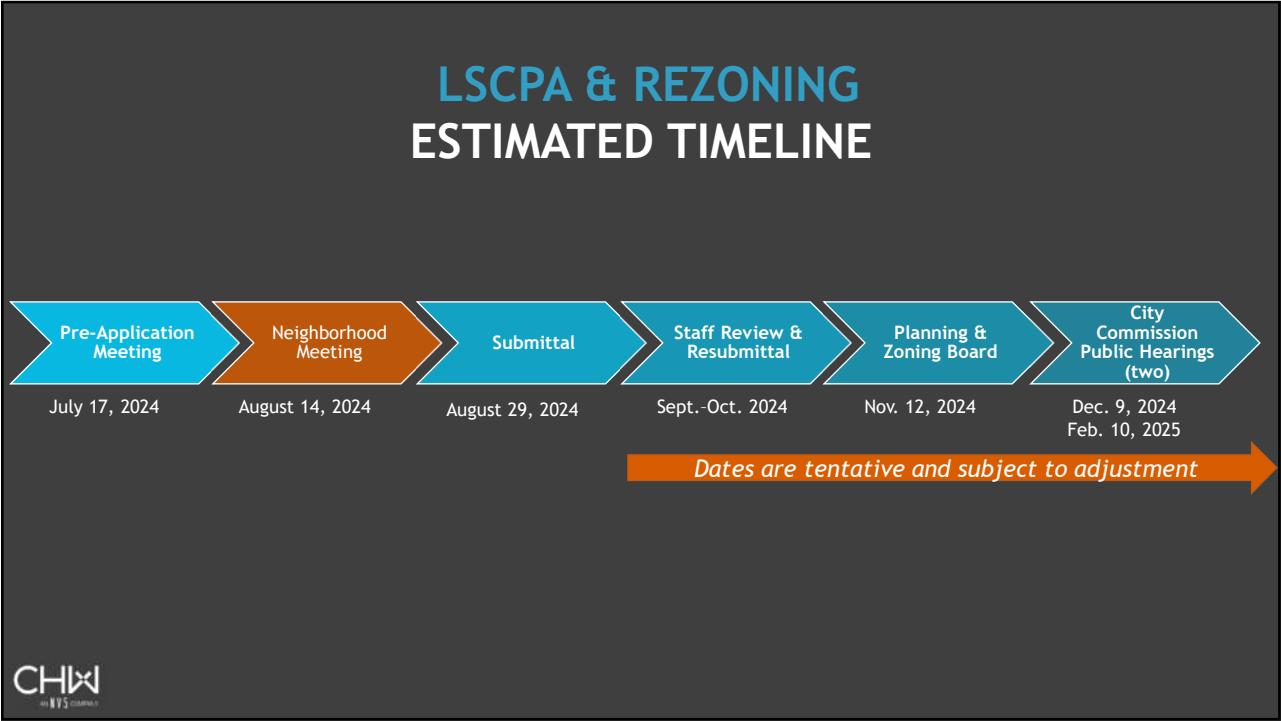
The site is located on US 441's south side, generally on the east side of Progress Park and the west side of Upland Industrial Park. The applications allow a combination of commercial retail sales / service uses along US 441, moderate density residential, and a 100'-wide conservation area consistent 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.

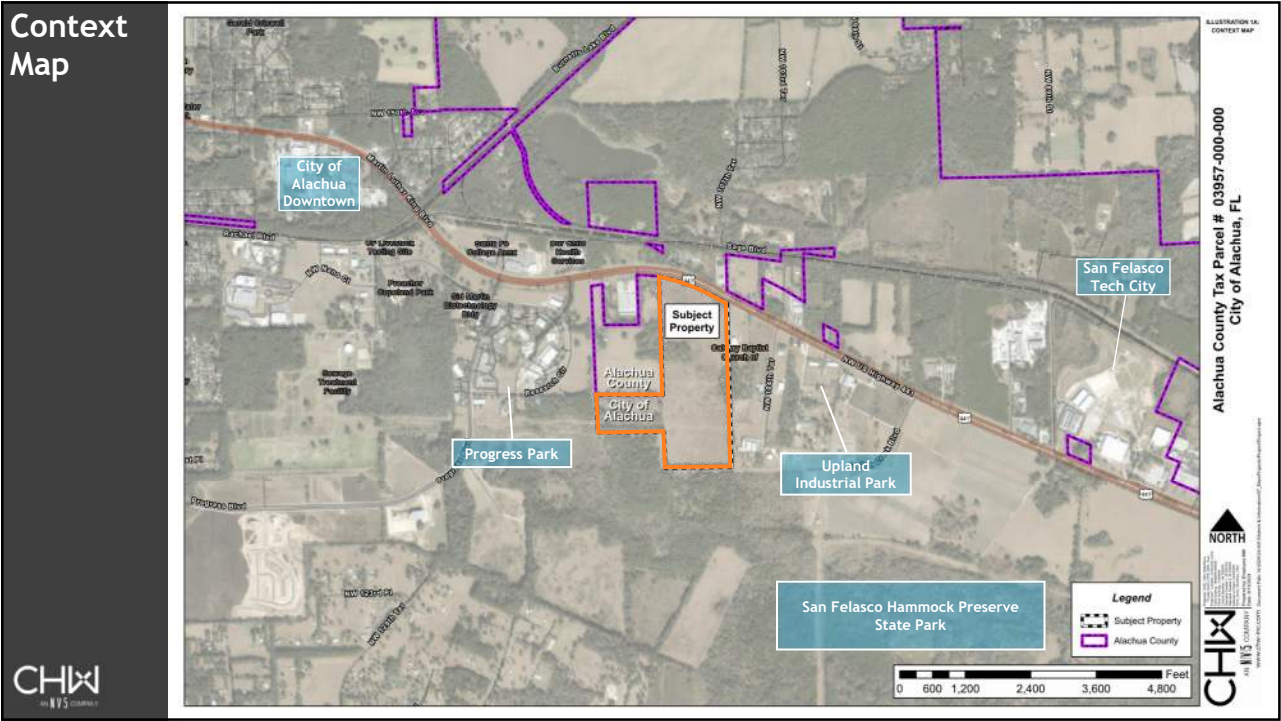
Time: 6:00 pm on August 14, 2024
Location: CHW Office, 11801 Research Drive, Alachua, FL 32815
Contact: Gerry Dederbach, AICP
Phone Number: (352) 331-1976
Email: CHW-Live@NV5.com



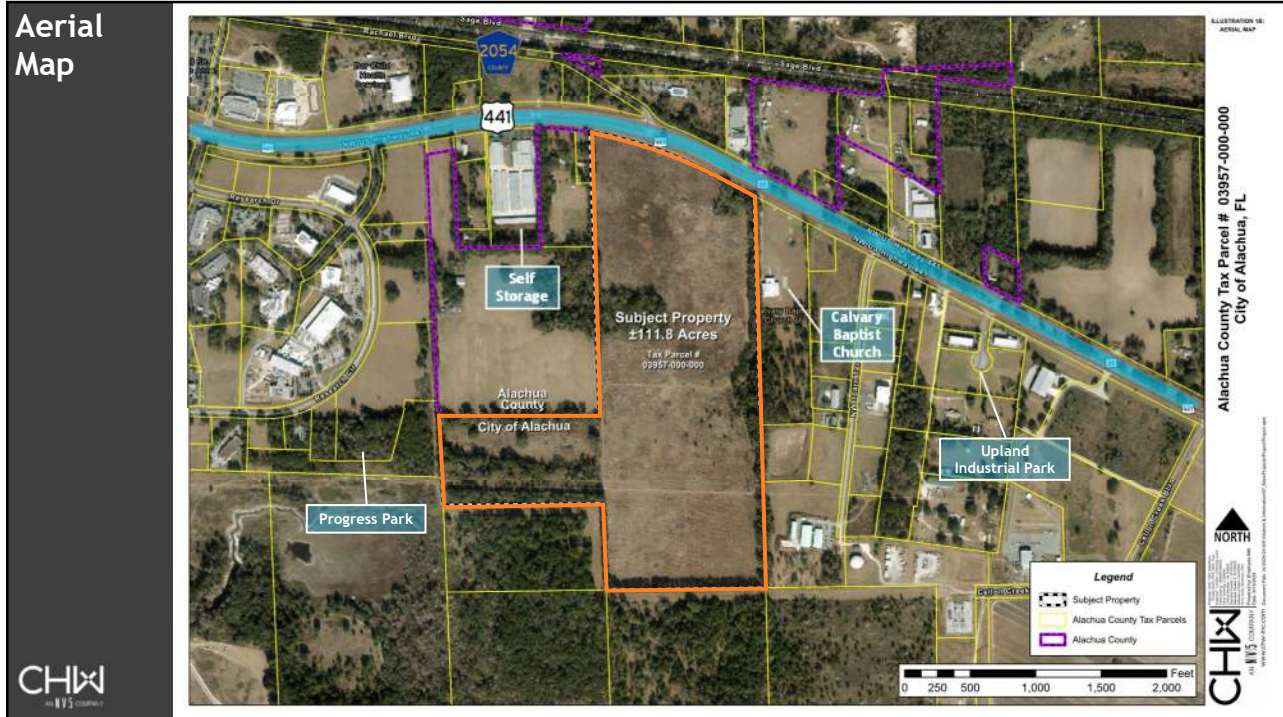
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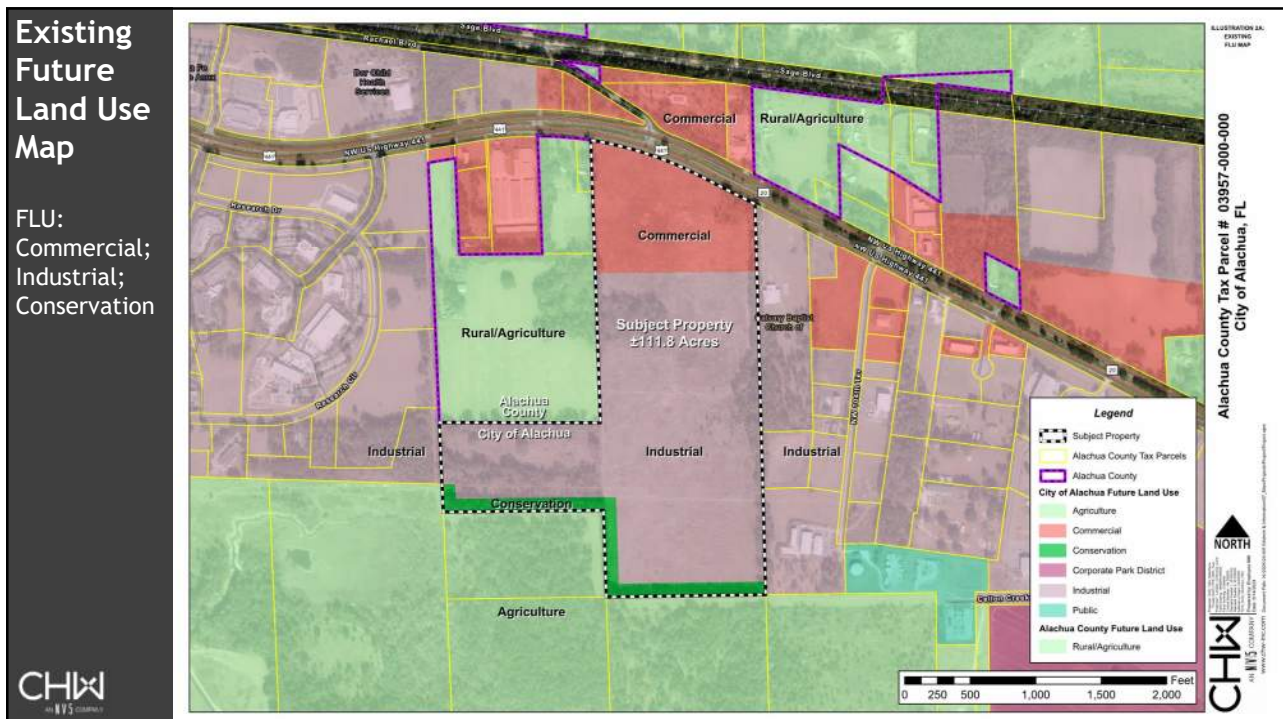
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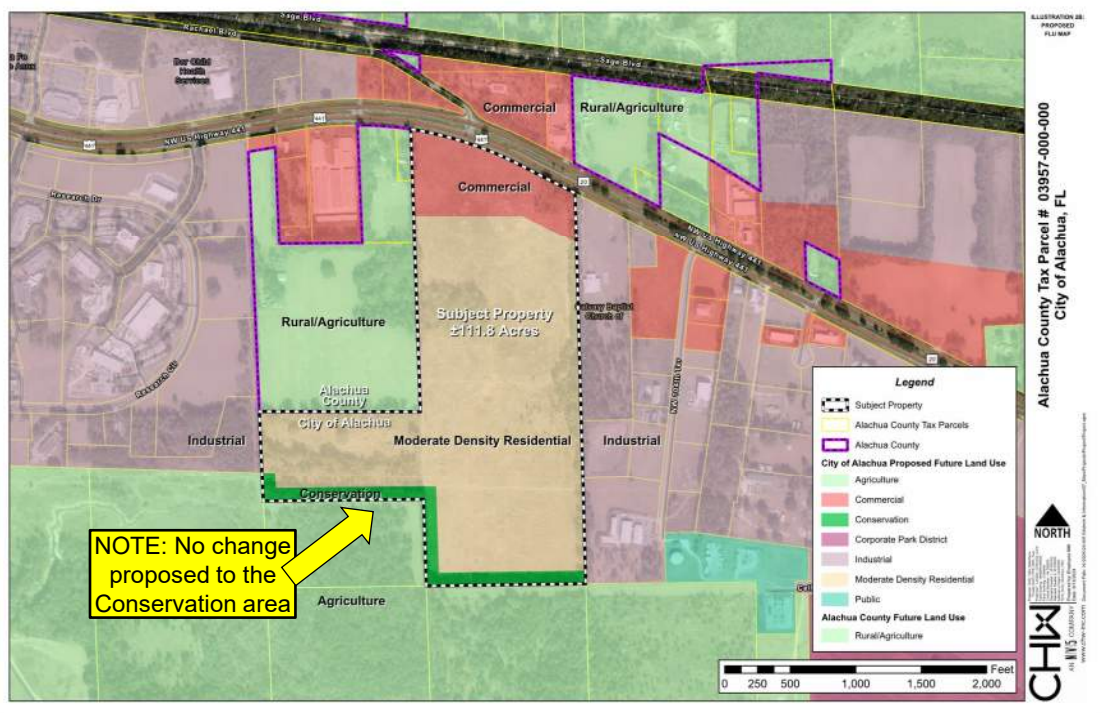


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Proposed Future Land Use Map

Proposed FLU:
Commercial;
Moderate
Density
Residential;&
Conservation

- Reduces Commercial and
- Replaces Industrial w/ Moderate Density Residential

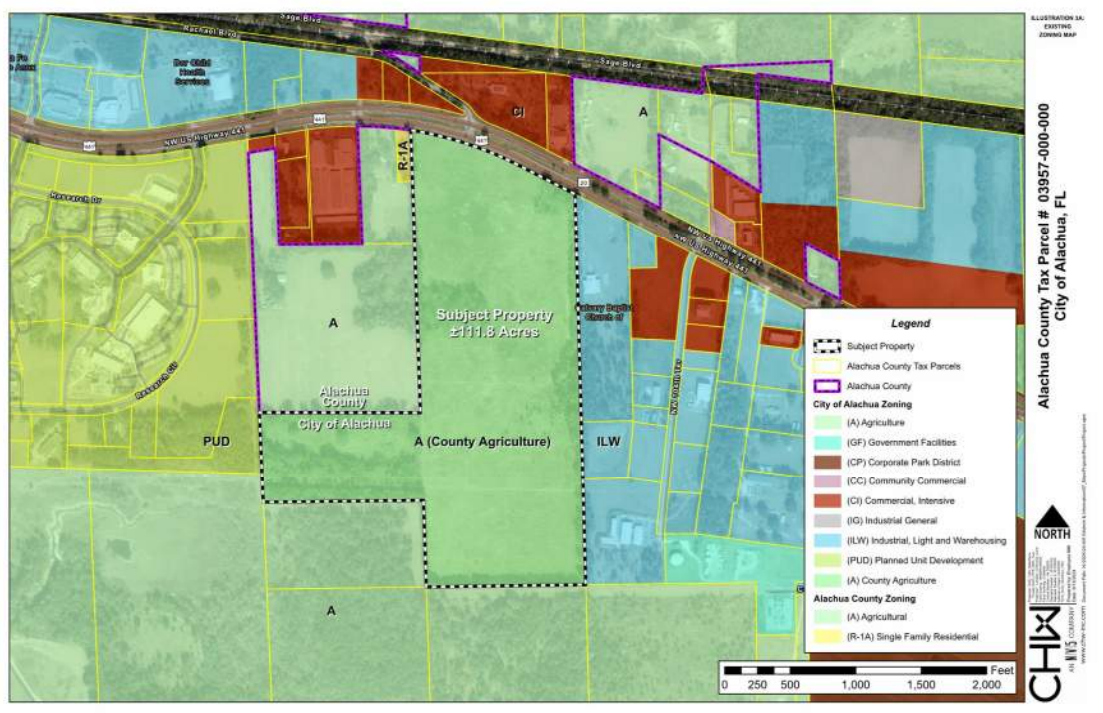


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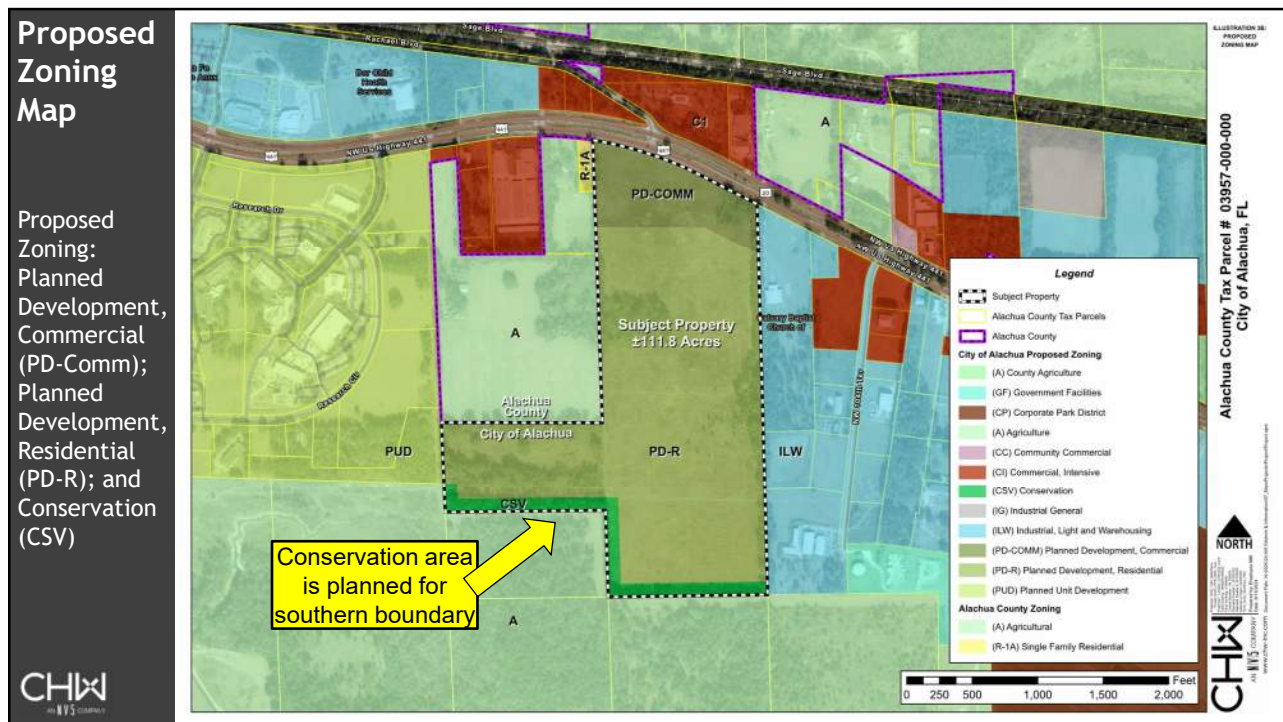
Existing Zoning Map

Zoning:
Agriculture

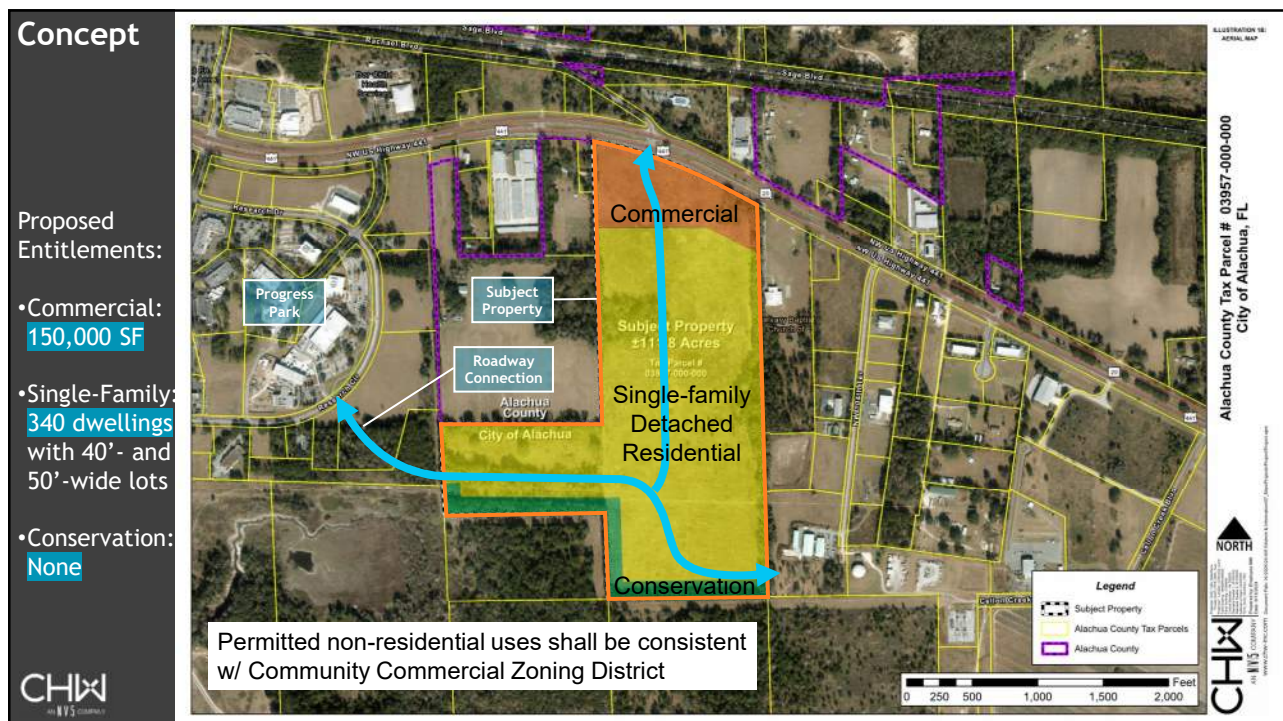
Zoning is pre-existing, non-conforming to the site's FLU categories



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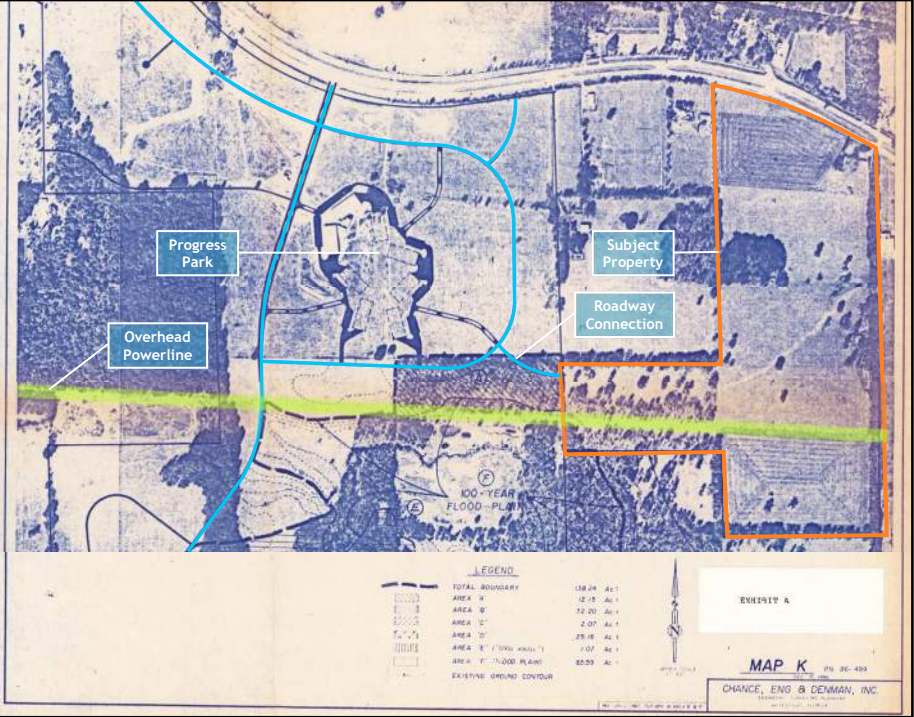
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Progress Center
Development of
Regional Impact (DRI)
Map K (Master Plan)

The Progress Park
(F/K/A Progress Center DRI)
1987 Master Plan illustrates an
intended roadway connection
east to the subject property.



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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			
10			
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. LsCPA 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



THE HAMMOCK

Large-scale Comprehensive Plan Amendment (Ls-CPA) – Justification Report

August 29, 2024

~~RESUBMITTED September 11, 2024~~

~~RESUBMITTED October 10, 2024~~

~~RESUBMITTED November 4, 2024~~

RESUBMITTED June 12, 2025

Prepared for:

City of Alachua

Planning and Community Development Office

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 250612 The Hammock
LsCPA.docx

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1. Executive Summary

To: Kathy Winburn, AICP, City of Alachua Planning & Community Development Director
From: Gerry Dedenbach, AICP+LEED AP, CHW, Vice President of Infrastructure Florida
Date: August 29, 2024, RESUBMITTED June 12, 2025
Re: The Hammock Large-scale Comprehensive Plan Amendment (Ls-CPA) 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 (Source: CHW Survey)
<u>Existing Future Land Use:</u> Commercial (±23.05 acres) 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. Industrial (±81.31 acres) 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. 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 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> Commercial (±14.04 acres) 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. Moderate Density Residential (0 to 4 du/ac) (±89.80 acres) 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. 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 Plains...

1. Executive Summary

Existing Zoning District: 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.	Proposed Zoning District: 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. CSV: Conservation (±7.40 acres) The CSV district is established and intended to conserve the unique natural features and functions of sensitive environmental lands located within the district; Maintain the natural functioning and water quality of the hydrological systems in the district; Conserve the feeding and breeding areas of wildlife habitat located in the district; Allow low-intensity, natural resource-based, public recreational uses that can be designed and located in places that are consistent with the purpose of conserving unique natural features and the functions of sensitive environmental lands; and Limit urban development and require it to be designed and located in places that are consistent with the purpose of conserving unique natural features and the functions of sensitive environmental lands.
Existing Maximum Permitted Density/Intensity: Density: - Commercial: 23.05 ac * 15 du/ac = 345du - Industrial: 81.31 ac * 8 du/ac = 650 du - TOTAL: 995 du Intensity¹: - Commercial: 23.05 ac * 0.5 FAR = 502,029.00 sf - Industrial: 81.31 ac * 0.5 FAR = 1,770,931.80 sf - TOTAL: 2,272,960.80 sf ¹Assumes ground floor commercial and industrial with upper-story units.	Proposed Maximum Permitted Density/Intensity: Density: - Moderate Density Residential: 89.80 ac * 4 du/ac = 359 du Intensity: - Commercial: 14.04 ac * 0.5 FAR = 305,791.2 sf Total Density/Intensity Requested per Planned Development (PD) Rezoning: - Residential : 340 du (±3.8 du/ac) - Commercial: 150,000 sf
Net Change: Approval of this application results in a potential net decrease of 655 du and a net decrease of 2,122,960.80 sf of non-residential uses compared to what is currently allowed by the onsite FLU categories.	

2. STATEMENT OF PROPOSED CHANGE

This Large-scale Comprehensive Plan (Ls-CPA) application requests to amend the City of Alachua Future Land Use (FLU) category on ± 111.24 acres of land in the City of Alachua, Florida (Alachua County Tax Parcel 03957-000-000) ("Subject Property"). This Ls-CPA proposes changing the existing land use from City Commercial, Industrial, and Conservation FLU to City Commercial, Moderate Density Residential, and Conservation FLU. 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.

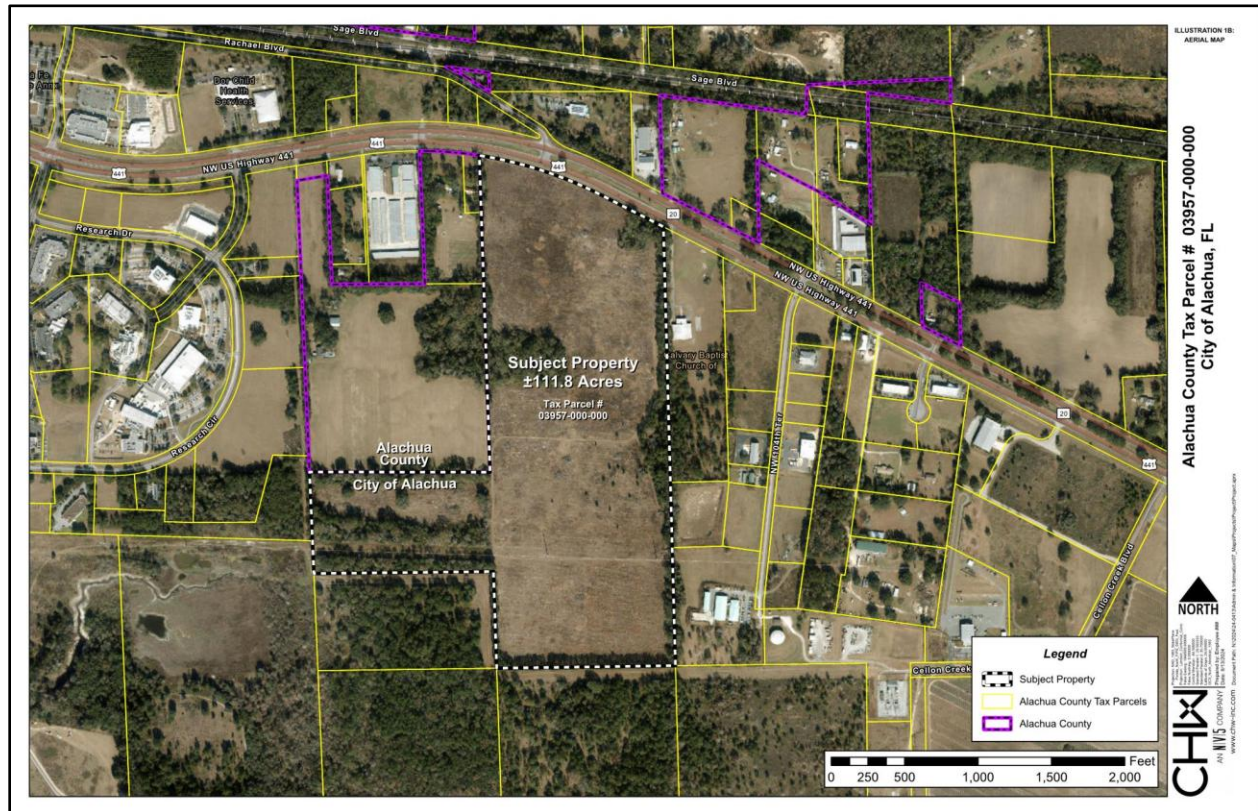


Figure 1: Aerial Map

This request is submitted as a companion to a Rezoning application to amend the site's zoning classifications from Residential Agriculture (A) to Planned Development-Commercial (PD-Comm), Planned Development-Residential (PD-R), and Conservation (CSV). The intent of this Ls-CPA application is to allow for a master planned development, inclusive of single-family detached dwelling units and community commercial uses. This FLU will be in accordance with the proposed Zoning classifications—Planned Development-Commercial (PD-Comm), Planned Development-Residential (PD-R), and Conservation (CSV) in the companion rezoning application.

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 and Future Land Use 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)

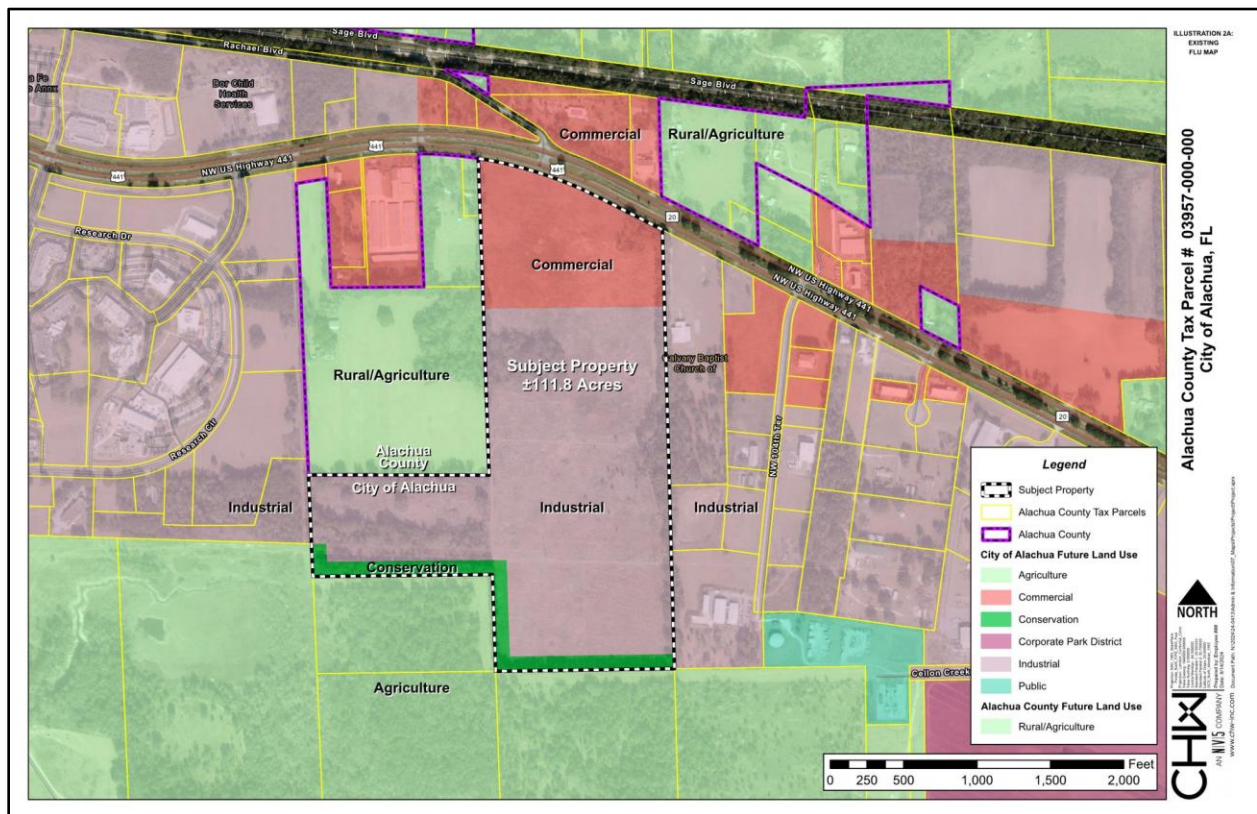


Figure 2: Existing Future Land Use Map

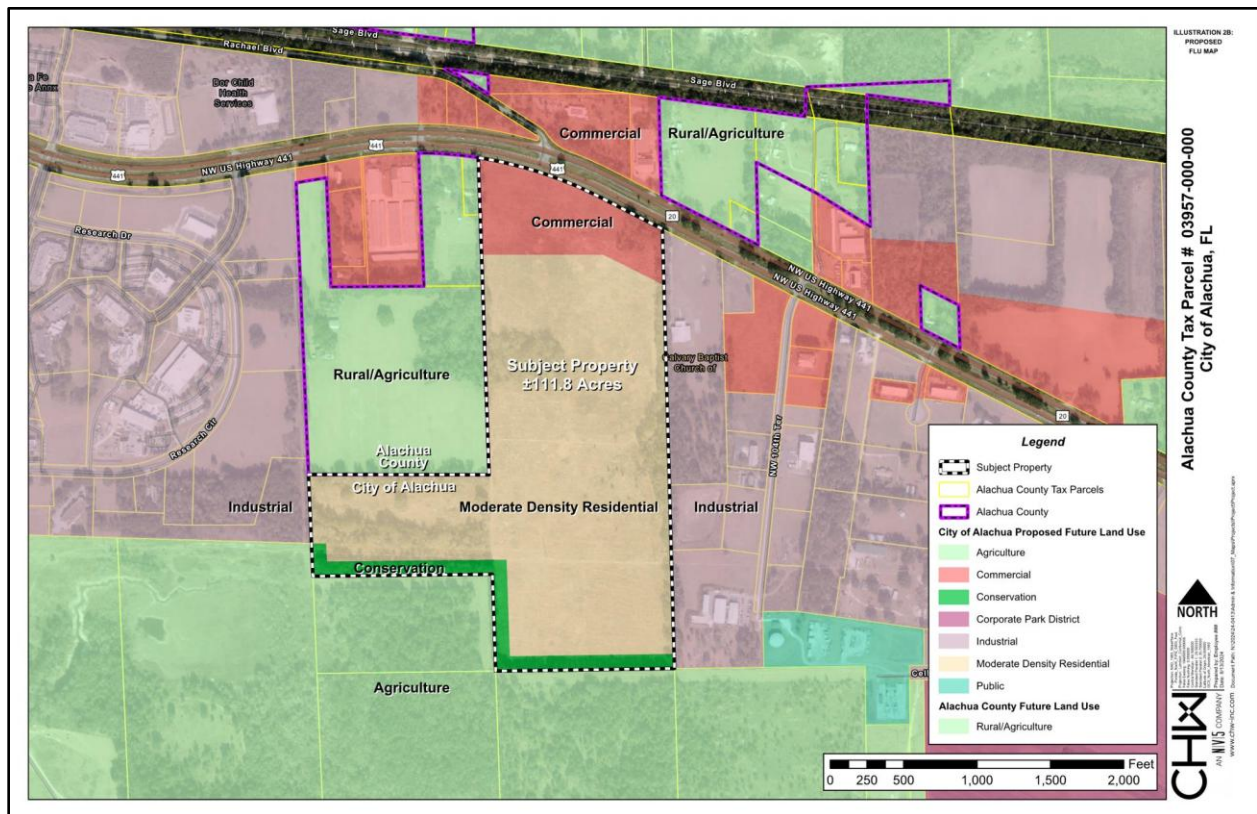


Figure 3: Proposed Future Land Use Map

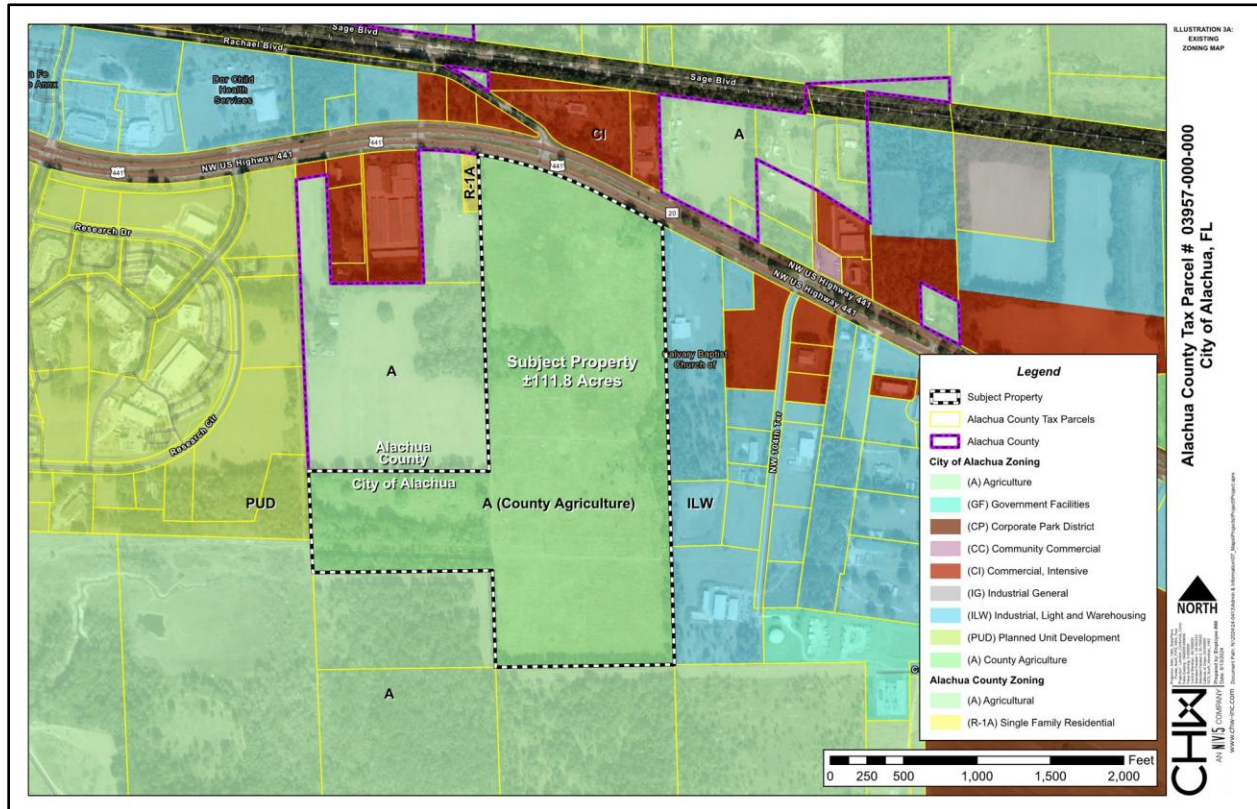


Figure 4: Existing Zoning Map

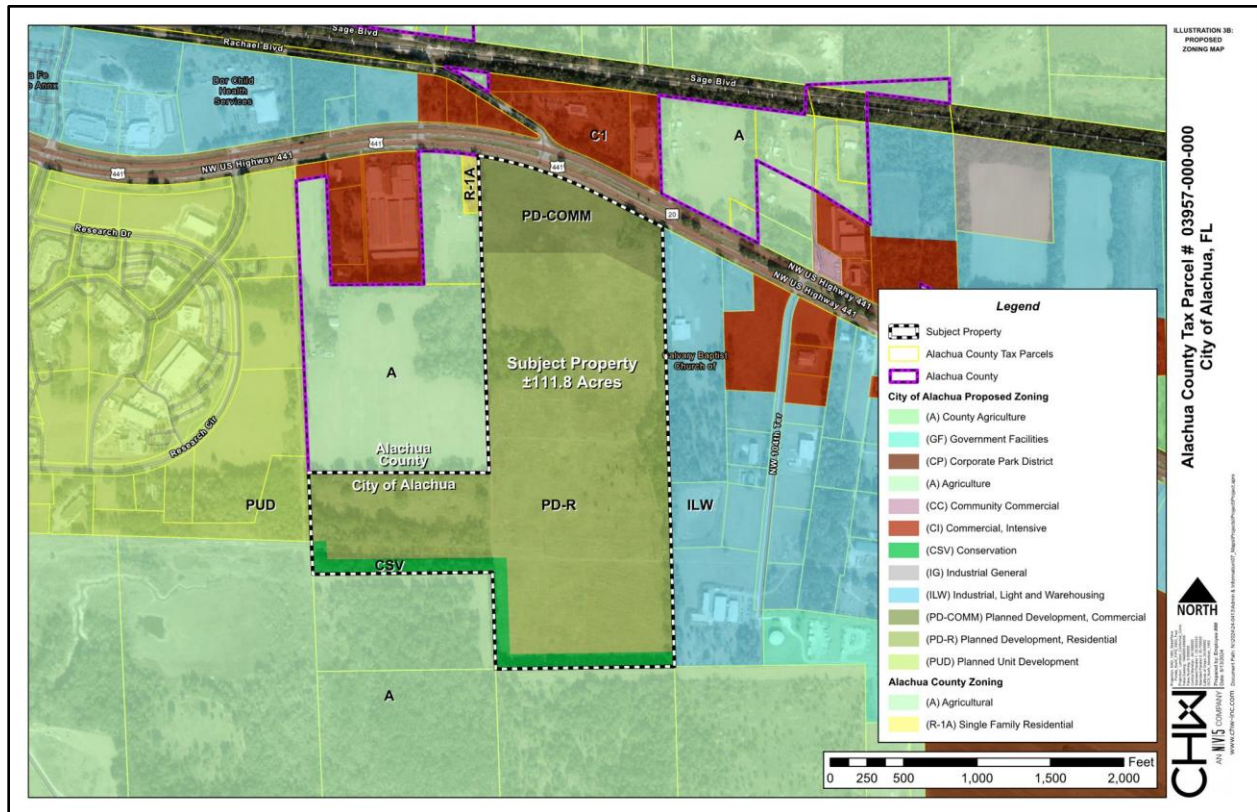


Figure 5: Proposed Zoning Map

3. IMPACT ANALYSIS

The existing Commercial and Industrial Future Land Use (FLU) categories permit both residential and non-residential entitlements, which could be realized in their entirety if commercial and industrial uses are on the ground floor with residential units above. Based on this development pattern, the maximum development potential for the existing FLU categories is as follows:

Density:

- Commercial: $\pm 23.05 \text{ ac} * 15 \text{ du/ac} = \pm 345 \text{ du}$
- Industrial: $\pm 81.31 \text{ ac} * 8 \text{ du/ac} = \pm 650 \text{ du}$
- TOTAL: **± 995 dwelling units (du)**

Intensity¹:

- Commercial: $\pm 23.05 \text{ ac} * 0.5 \text{ FAR} = \pm 502,029.00 \text{ sf}$
- Industrial¹: $\pm 81.31 \text{ ac} * 0.5 \text{ FAR} = \pm 1,770,931.80 \text{ sf}$
- TOTAL: **$\pm 2,272,960.80$ square feet (sf)**

This Ls-CPA application requests to change the ± 111.24 acre site's existing FLU designations from Commercial and Industrial to Commercial and Moderate Density Residential. The corresponding PD application further limits the site's maximum development potential with the following proposed entitlements:

- **340 du** (± 3.8 dwelling units per acre (du/ac))
- **150,000 sf** of non-residential building coverage

Based on this analysis, approval of these applications will result in a potential **net decrease of 655 du** and a **net decrease of 2,122,960.80 sf** of non-residential uses compared to what is currently allowed by the onsite FLU categories.

A change in the FLU category designation does not create entitlements for the site. Approval of the rezoning shall create entitlements since the FLU category requires a corresponding zoning district to enable onsite development. Therefore, the impact analysis for this application is based on the companion PD application's requested entitlements.

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 2a. Trip Generation Table – Proposed PD Entitlements

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.

As previously outlined in this Section, the existing Commercial and Industrial FLU categories permit multi-family, commercial, and industrial entitlements. **When looking at all existing entitlements, the average daily trip generation is approximately two to three times (2-3x) more than the proposed.** When compared to only the existing Commercial FLU category's entitlements, the permitted non-residential square footage (502,029 sf) would generate nearly twice the average daily trips than the proposed, as demonstrated in Table 2b.

Table 2b. Trip Generation Table – Existing Commercial FLU Non-residential Entitlements

Land Use	ITE LU Code	Variable (Units, KSF)	Daily	AM Peak			PM Peak		
			Total	Total	In	Out	Total	In	Out
Shopping Center (>150kSF)	820	502.029	18,580	422	262	160	1707	819	888
Pass-by Trips (1)			3,530	80	50	30	324	156	169
Net New Trips (utilizing pass-by reduction)			15,050	342	212	130	1,383	663	719
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.									

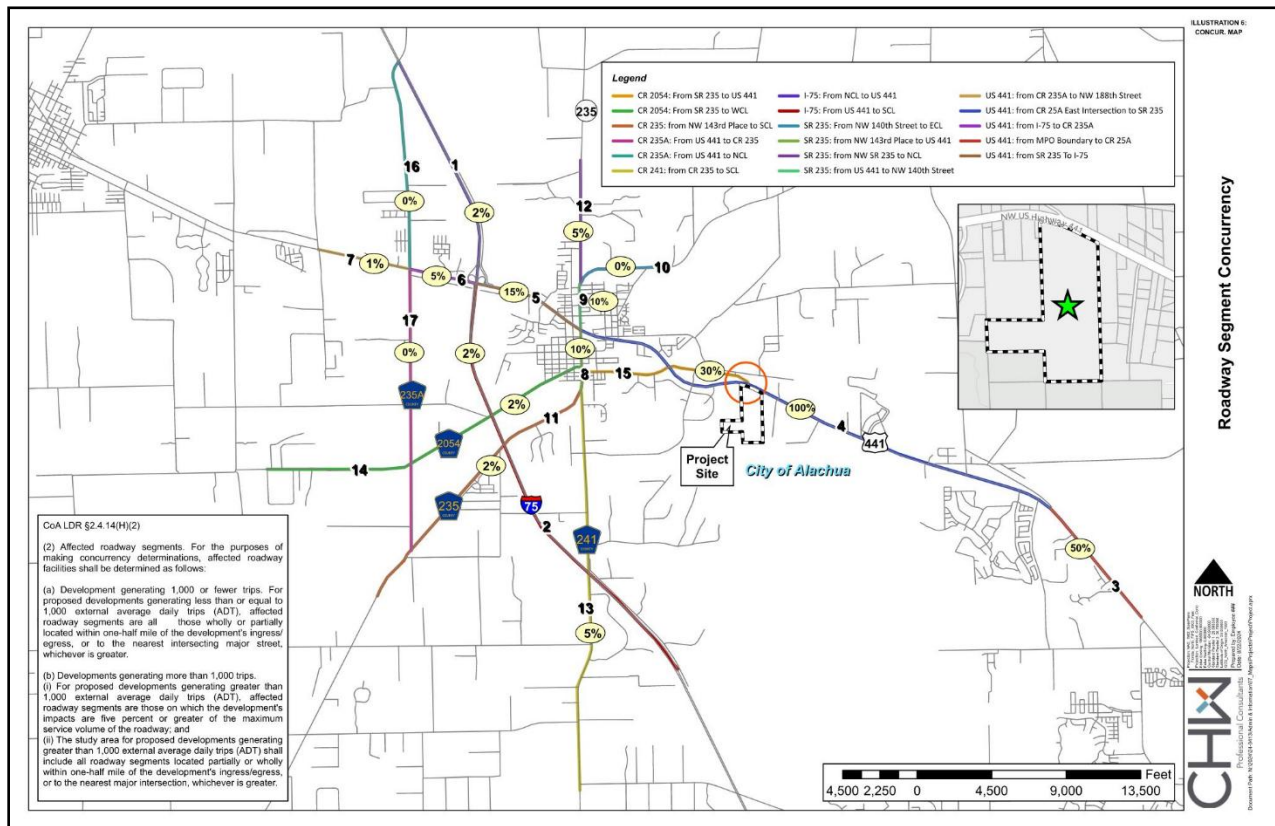


Figure 6: Projected Trip Distribution Map

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. That cannot be said for Segment 4 if the site is developed to the existing maximum development potential.

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 / sf of floor space

• 150,000 sf * 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.*

Potable water demand based on existing FLU category designations would significantly impact the City potable water system and potentially require additional system capacity. Based on the residential entitlements alone, 995 dwelling units, the system would be at or near capacity.

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 Large-scale Comprehensive Plan Amendments. 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 / sf of floor space

• 150,000 sf * 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. However, if the site were to develop consistent with the existing FLU category designation's maximum development potential, additional system capacity would be required to serve the site.

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 Large-scale Comprehensive Plan Amendments. 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 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 Capacity ¹	50 years	
Solid Waste Generated by Proposed Project ²	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: $(\text{lbs/day}) \times 0.0005 \times 365 = 528.21 \text{ tons/year}$

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.

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 Large-scale Comprehensive Plan Amendment (Ls-CPA) 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

The Subject Property currently has the City of Alachua's Commercial, Industrial, and Conservation Future Land Use (FLU) categories assigned to portions of the property. This Ls-CPA application requests amending the FLU designations to allow a smaller portion of Commercial FLU on the site and to allow Moderate Density Residential FLU while maintaining the existing Conservation FLU area.

This Ls-CPA requests application of the City's Moderate Density Residential FLU on a ±89.80 acre portion of the site to allow a residential planned unit development providing ±340 single family dwelling units, resulting in a proposed maximum density of ±3.8 dwelling units per acre. This request is consistent with the City's Comprehensive Plan, Future Land Use Element (FLUE), Policy 1.2.b.

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 Residential Planned Development, 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 categories.

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 application requests the City's Commercial FLU on a ±14.04 acre portion of the Subject Property, proximal to US Highway 441. The proposed Commercial FLU is consistent with the City's Comprehensive Plan, Policy 1.3.b., as future development will provide residents and visitors with easy access to a range of goods and services along a major thoroughfare.

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 Ls-CPA and companion Rezoning 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 Ls-CPA 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.

Objective 1.8: Conservation

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 does not propose any change to or development in the existing Conservation FLU area.

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 a proposed maximum 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 (PD-R) zoning is allowed in the City's Moderate Density Residential FLU category. The proposed Residential Planned Development, 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 categories.

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 ±13.96 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 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 and conservation 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 Ls-CPA 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 Ls-CPA 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 Ls-CPA 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. URBAN SPRAWL ANALYSIS

The approval of this Ls-CPA does not constitute urban sprawl. As defined in Florida Statutes, 'Urban Sprawl' means "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" (§ 163.3164(51)).

The thirteen (13) indicators of urban sprawl formerly identified in Chapter 163.3177(6)(a)9.a, Florida Statutes states:

"The evaluation of the presence of these indicators shall consist of an analysis of the plan or plan amendment within the context of features and characteristics unique to each locality..."

As demonstrated by the following analysis, the proposed Ls-CPA does not trigger any urban sprawl indicators, and adoption of this application will discourage the proliferation of urban sprawl within the City of Gainesville and Alachua County. All indicators will be shown in normal font, while consistency statements will be provided in **bold**.

1. Promotes, allows or designates for substantial areas of the jurisdiction to develop as low-intensity, low-density, or single-use development or uses.

The Ls-CPA requests a combination of Commercial, Moderate Density Residential, and Conservation FLU designations that are intended to create an integrated development offering a mix of uses, including both residential and nonresidential uses.

2. Promotes, allows, or designates significant amounts of urban development to occur in rural areas at substantial distances from existing urban areas while leaping over undeveloped lands which are available and suitable for development.

The Subject Property is located within the corporate limits of the City of Alachua, along US 441; not in the rural area of unincorporated Alachua County. This application is being submitted to amend the FLU designations consistent with surrounding FLU and Zoning designations and is compatible with the surrounding development pattern. The site will be served by City of Alachua utilities.

3. Promotes, allows, or designates urban development in radial, strip, isolated, or ribbon patterns generally emanating from existing urban developments.

The Subject Property abuts US 441 and approval of this application will allow for a more interconnected US 441 corridor serving residents and visitors. The development will provide both residential and commercial uses, allowing residents to meet daily needs and commute to work without relying on an automobile.

4. Fails to adequately protect and conserve natural resources, such as wetlands, floodplains, native vegetation, environmentally sensitive areas, natural groundwater aquifer recharge areas, lakes, rivers, shorelines, beaches, bays, estuarine systems, and other significant natural systems.

The Subject Property does not contain any National Wetland Inventory (NWI)-delineated wetlands or Federal Emergency Management Agency (FEMA) flood areas. However, a 100'-wide conservation area currently exists along the subject property's southern boundary, which shall remain undeveloped as part of this project. Stormwater

management systems will be designed to handle stormwater onsite with no offsite storage. Additionally, future development will connect to the City utilities systems to ensure protection of groundwater aquifer resources.

5. Fails to adequately protect adjacent agricultural areas and activities, including silviculture, active agricultural and silvicultural activities, passive agricultural activities, and dormant, unique, and prime farmlands and soils.

The Subject Property will have buffering surrounding the perimeter and in accordance with City of Alachua development standards to further ensure compatibility, as indicated on the accompanying PD Master Plan.

6. Fails to maximize use of existing public facilities and services.

City of Alachua utilities are adjacent to the Subject Property, along US 441, and will serve the site.

7. Fails to maximize use of future public facilities and services.

This development will utilize future City of Alachua public facilities and services, further enhancing public services within the area. Development of this property is essential to help further the City's aim of providing parallel access to US 441, alleviating traffic demands on along 441.

8. Allows for land use patterns or timing which disproportionately increase the cost in time, money and energy, of providing and maintaining facilities and services, including roads, potable water, sanitary sewer, stormwater management, law enforcement, education, health care, fire and emergency response, and general government.

The project site is adjacent to existing developments along US 441. Sufficient public facilities and services are available and will serve future development, aided by proximity to existing infrastructure.

9. Fails to provide a clear separation between rural and urban uses.

The Subject Property is located within the City of Alachua abutting US 441. The site is master planned with a transition of intensity and density by situating commercial uses nearest US 441 and residential to the south where surrounded by agricultural lands. This transition of density and intensity sets a clear boundary of rural and urban areas and ensures long-term compatibility among uses.

10. Discourages or inhibits infill development or the redevelopment of existing neighborhoods and communities.

To the maximum extent practicable, the proposed development follows urban design principles, and the property will be developed consistent with urban form utilizing existing public facilities infrastructure.

11. Fails to encourage a functional mix of uses.

Approval of this Ls-CPA application will further diversify the residential and commercial uses within this area, allowing residents to have single-family detached housing and range of goods and services within a single development.

12. Results in poor accessibility among linked or related land uses.

Approval of this application will allow the development of a master planned community that is essential to future plans to create parallel access intended to alleviate traffic congestion along US 441.

13. Results in the loss of significant amounts of functional open space.

The Subject Property is privately owned and does not function as public open space. Future development plans for the property incorporate natural areas while enhancing native landscaping and removing invasive exotics. Common open spaces shall be easily accessible by community residents.

In addition to the thirteen (13) indicators of urban sprawl, Florida Statutes section 163.3177(6)(a)9.b identifies eight (8) development pattern or urban form criteria. If four (4) or more of those criteria are met, the presumption is that the amendment discourages urban sprawl. The proposed amendment and corresponding development are found to meet a minimum of four (4) criteria as identified in §163.3177(6)(a)9.b.

(I) Directs or locates economic growth and associated land development to geographic areas of the community in a manner that does not have an adverse impact on and protects natural resources and ecosystems.

The Subject Property is located in an area that already has surrounding development. By placing a variety of residential and commercial options within a single development and in close proximity to existing developments, this Ls-CPA will reduce development pressure on lands less suitable for development.

(II) Promotes the efficient and cost-effective provision or extension of public infrastructure and services.

The Subject Property is adjacent to City of Alachua public facilities and City of Alachua and/or Alachua County services that will serve the development. Proximity of existing infrastructure serving surrounding development ensures future phases will also make efficient use of public facilities and services and, where possible, enhance the overall public utility systems.

(III) Promotes walkable and connected communities and provides for compact development and a mix of uses at densities and intensities that will support a range of housing choices and a multimodal transportation system, including pedestrian, bicycle, and transit, if available.

Approval of this application allows both residential and commercial uses on a single development, while maintaining moderate density and intensity. The proposed amendment will allow for development in a compact efficient manner that maximizes onsite natural features, provides interconnectivity for multiple transportation modes, and a variety of single-family housing options near commercial retail. Residents can also walk or bike to work, as internal roadways will connect to Progress Park.

(VI) Preserves open space and natural lands and provides for public open space and recreation needs.

The Subject Property contains, a 100'-wide conservation area (approximately 7.40 acres with a Conservation FLU designation) along the subject property's southern boundary. This application does not propose any change to or development in the existing Conservation FLU area. In fact Conservation (CSV) zoning is proposed for this portion of the subject property to further ensure it's protection.

(VII) Creates a balance of uses based upon demands of the residential population for the nonresidential needs of an area.

The site is located along US 441, which is characterized as a major commercial corridor. Within walking or biking distance to this site are developed commercial and residential areas. Approval of this Ls-CPA application will diversify the commercial uses and provide more housing options to the residents of the City.

6. NEEDS ANALYSIS

This Needs Analysis demonstrates the necessity for the proposed Future Land Use Map (FLUM) Designation amendment. The requested Large-scale Comprehensive Plan Amendment (LS-CPA) seeks to remove the more intensive Industrial Future Land Use (FLU) category and reduce the existing, more intensive Commercial FLU category in favor of Moderate Density Residential FLU. This is effectively a downzoning, through the removal and reduction, of Industrial and Commercial FLU-designated lands, respectively, from the City of Alachua's FLUM. The proposed LS-CPA permits much-needed Moderate Density Residential FLU proximate to Progress Park, a major employment center within the City of Alachua.

Currently, there are approximately one-hundred and forty-two (142)¹ residential properties listed for sale in the City of Alachua's 36.56 square mile area.² Zillow's data is produced through a compilation of the Multiple Listing Service (MLS) used across the industry and is illustrated geographically within the City of Alachua in **Figure 7**. The listings vary in cost from \$1,900,000, on the highest end, down to \$147,000 for a 450 square foot home, on the lowest end. Most homes that would be constructed within the proposed Moderate Density Residential FLU, housing characteristic of a four dwelling units per acre (4 du/ac) density, are generally on the market for a few days to few weeks prior to transacting. This indicates a rapid absorption in the geographic market.

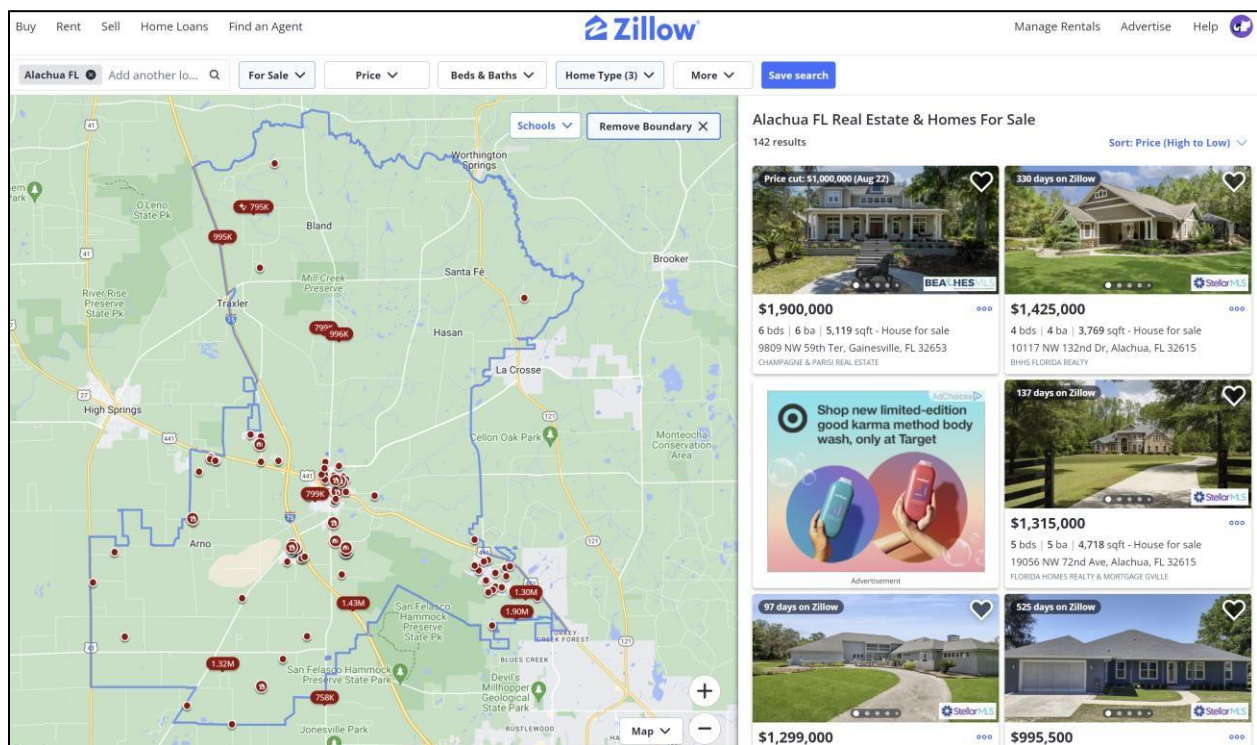


Figure 7: Zillow MLS Listing within the City of Alachua, FL

The shortage of housing is further substantiated by current planning data, which indicates the State of Florida has a deficiency of 344,000 total housing units, according to Florida's Housing Coalition. The growing demand must be met Statewide and locally in our region.

¹ Zillow Residential Search, based on Stellar Multiple Listing Service (MLS) data.

² 2020 U.S. Gazetteer Files". United States Census Bureau. Retrieved October 31, 2021.

The City of Alachua, which is the second largest city in Alachua County, has experienced significant growth according to the 2020 census. The City's population is 10,574 persons, an increase from 9,059 persons in the 2010 census.¹ This increase of 1,515 persons over the most recent decade 2010- 2020 represents a 16.72% increase in residential population within the City. Additional housing must be added to help the City to meet the future needs of its growing residential population.

The State of Florida has seen the second largest numeric population change in the nation, and is the second fastest growing state in the United States, according to the US Census Bureau:

*“Texas experienced the largest numeric change in the nation, adding 473,453 people, followed by Florida, which added 365,205 residents. South Carolina and Florida were the two fastest-growing states in the nation, growing by 1.7% and 1.6%, respectively, in 2023.”*²

Table 9, which is derived from US Census Bureau data and the University of Florida’s Bureau of Economic and Business Research (BEBR), shows that Alachua County is the 28th fastest growing of Florida’s 67 counties. The City of Alachua grew by 2.55% over the period of April 1, 2020 to the US Census Bureau’s 2022 estimate, which shows an additional 270 persons added to the City in the short timeframe. With 2.48 persons per household, over one hundred and eight (108) homes would be necessary just to accommodate the demand created in the last two (2) years.

Table 9: City of Alachua Population Estimates

Jurisdiction	2022 Estimate	April 1, 2020	Population Change	
Alachua County	287,872	278,468	9,404	3.38%
Alachua	10,844	10,574	270	2.55%
Archer	1,151	1,140	11	0.96%
Gainesville	145,879	141,085	4,794	3.40%
Hawthorne	1,480	1,478	2	0.14%
High Springs	6,741	6,215	526	8.46%
LaCrosse	288	316	-28	-8.86%
Micanopy	656	648	8	1.23%
Newberry	8,066	7,342	724	9.86%
Waldo	875	846	29	3.43%
Unincorporated	111,892	108,824	3,068	2.82%

As the State’s population and that of North Central Florida continue to grow, there has been a significant shift into the region from inside the State. **Figure 8**, which is from the US Census Bureau, clearly illustrates that Florida’s Metropolitan Statistical Areas (MSAs) are growing. Correspondingly, the cities and communities within the MSA are also experiencing growth, especially those cities that have robust municipal infrastructure. The Cities of Alachua and Newberry, which have robust potable water and sanitary sewer systems capable of accommodating the cities’ urban cores, exemplify and underscore this trend within Alachua County.

¹ <https://data.census.gov/>

² www.census.gov/newsroom/press-releases/2023/population-trends-return-to-pre-pandemic-norms.html

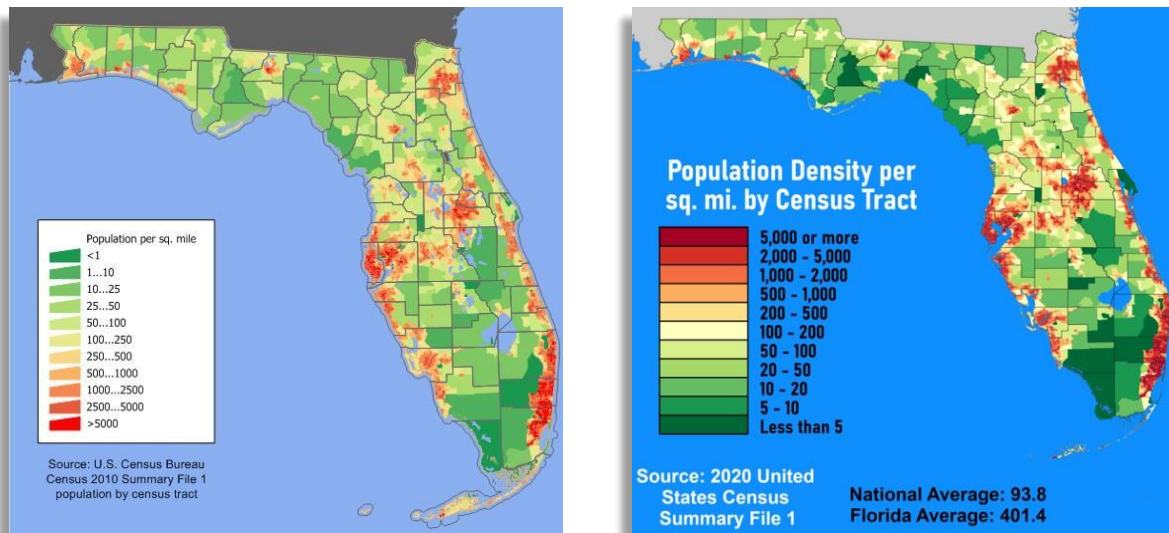


Figure 8: Population Density per Square Mile by Census Tract, 2010 and 2020

The proposed Ls-CPA represents a needed reallocation of the Moderate Density Residential FLU category near one of the City's largest jobs/employment centers, specifically Progress Park. The reallocation of residential land use proximate to established employment center represents and reinforces sound planning principles in the form of supporting multi-modal transportation options, which are also needed in the City of Alachua.

This Needs Analysis looks beyond population growth and also demonstrates the need for more resilient and sustainable land use forms in the City. Too many existing and proposed residential communities house or place residents in areas where the only option to meet daily, weekly, and occasional needs are using single-occupant vehicles.

Through the proposed Ls-CPA, onsite residents can procure both employment and goods without the need to drive personal vehicles. Reducing the reliance on vehicles for every need external to the residence also reduces Vehicle Miles Traveled (VMT), thereby promoting more sustainable energy practices and reducing the reliance on fossil fuel. Therefore, in the demonstration of need, the land use form requested is consistent with the City's Comprehensive Plan Vision Element, where Goal 3 states: [emphasis added]

GOAL 3: Transportation Mobility: The City of Alachua transportation system includes a heavily traveled U.S. 441 corridor and a walkable downtown Main Street. The City will promote a safe, convenient and aesthetically pleasing transportation environment that provides for various modes of transportation. The City will encourage multi-modal enhancements and trail systems. The expansion of sidewalks and sidewalk continuity will be directed to areas where pedestrian walkability is desirable, with particular focus upon providing greater pedestrian connectivity within and between the downtown commercial and residential areas. The City will continue to pursue the interconnectivity of development in order to reduce negative impacts upon transportation infrastructure.

The Vision Element's Goal 4 speaks to Housing, specifically housing options and choice. The requested Ls-CPA and accompanying Rezoning applications, which seek both a Planned Development - Residential (PD-R) and Planned Development - Commercial (PD-Comm) will create a mixed-use community as directed in Goal 4, which states: [emphasis added]

GOAL 4: Housing: The City of Alachua has a variety of housing options, from historic downtown neighborhoods to large lot agrarian developments. The City supports the provision of safe,

affordable housing for all income levels. The City will encourage mixed-use development with affordable housing, workforce housing, senior housing, housing for the disabled and enhancements that strengthen and upgrade neighborhoods, thereby maintaining a livable community for all age groups.

The proposed Ls-CPA responds to many of the needs expressed in the City's Vision Element. The homes that would be enabled through the proposed Moderate Density Residential FLU are clearly in the range of affordable or attainable housing, scaled to meet workforce housing demand, and sized for empty nesters or senior housing. Housing for the disabled is also possible and probable with smaller footprints and accessible, single-story residences.

As is evidenced by the FLUM's land use pattern, the City has its main industrial core west of Interstate 75 (I-75) with large-scale distribution, logistics, and manufacturing & production businesses thriving in that area. Along the US Highway 441 (US 441) corridor limited pockets of Industrial FLU exist, with many vacant or underutilized properties and a trend of land use changes to less intense commercial or employment uses occurring. Given the length of time the Subject Property has been designated Industrial, yet undeveloped, this too speaks to the need for a different FLU category in this specific location within the City. Removal of the unnecessary or inappropriately placed Industrial is a sound and logical direction for the City's continued growth.

Lastly, reducing the existing Commercial FLU category on the property to a smaller scale proportion, more aligned with the site's location and character makes good planning sense. A smaller allocation is more likely to sponsor the development of community supportive services typically associated with the requested Moderate Density Residential FLU. This Ls-CPA facilitates the creation of new appropriately scaled businesses with an opportunity to locate along the US 441 corridor to service existing residents and other complementary non-residential properties.

Application Package
Table of Contents

1. Response Letter
2. LsCPA 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

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

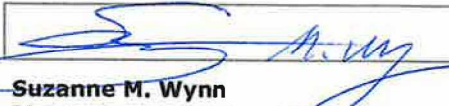
Available Capacity

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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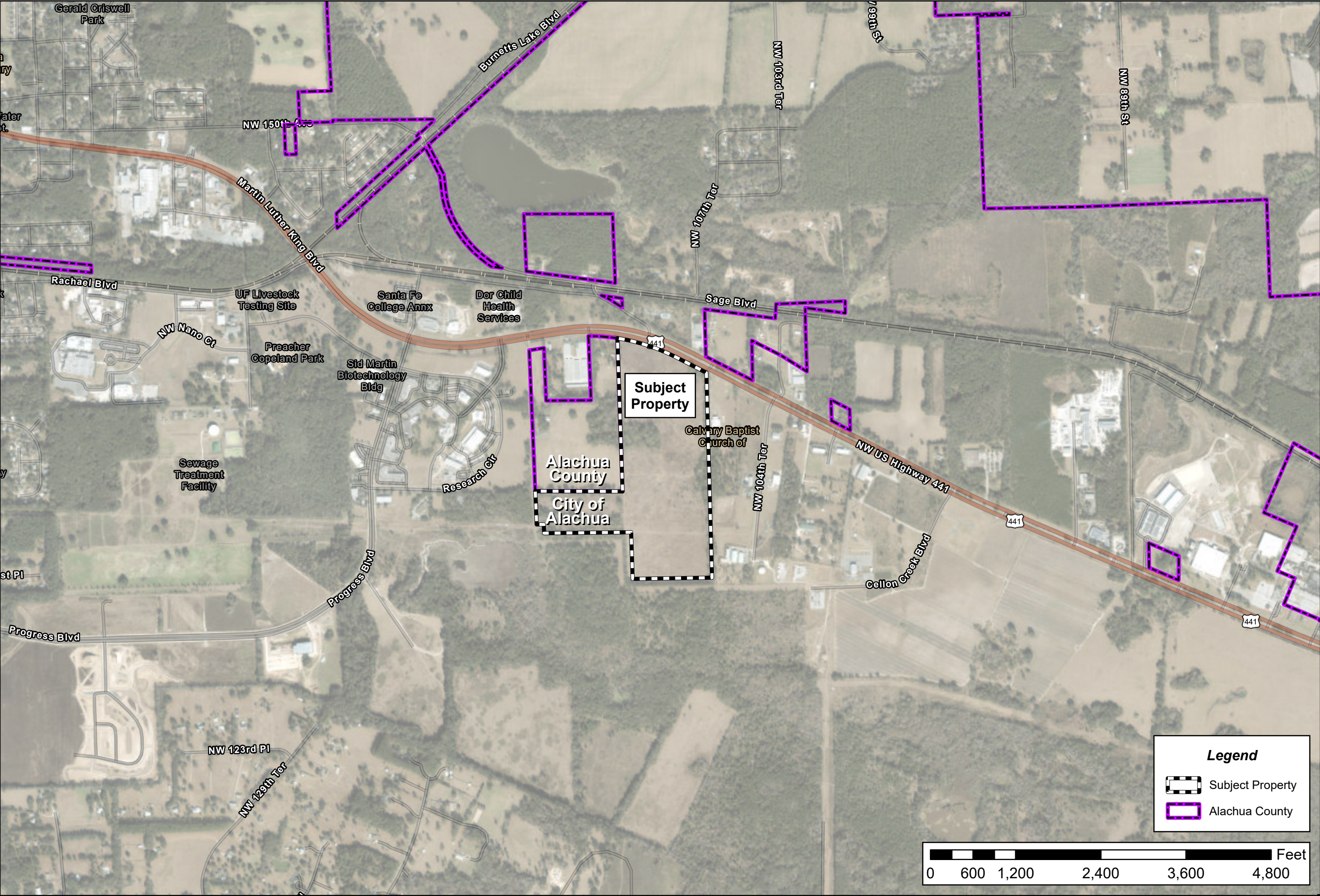


ILLUSTRATION 1A:
CONTEXT MAP

Alachua County Tax Parcel # 03957-000-000
City of Alachua, FL



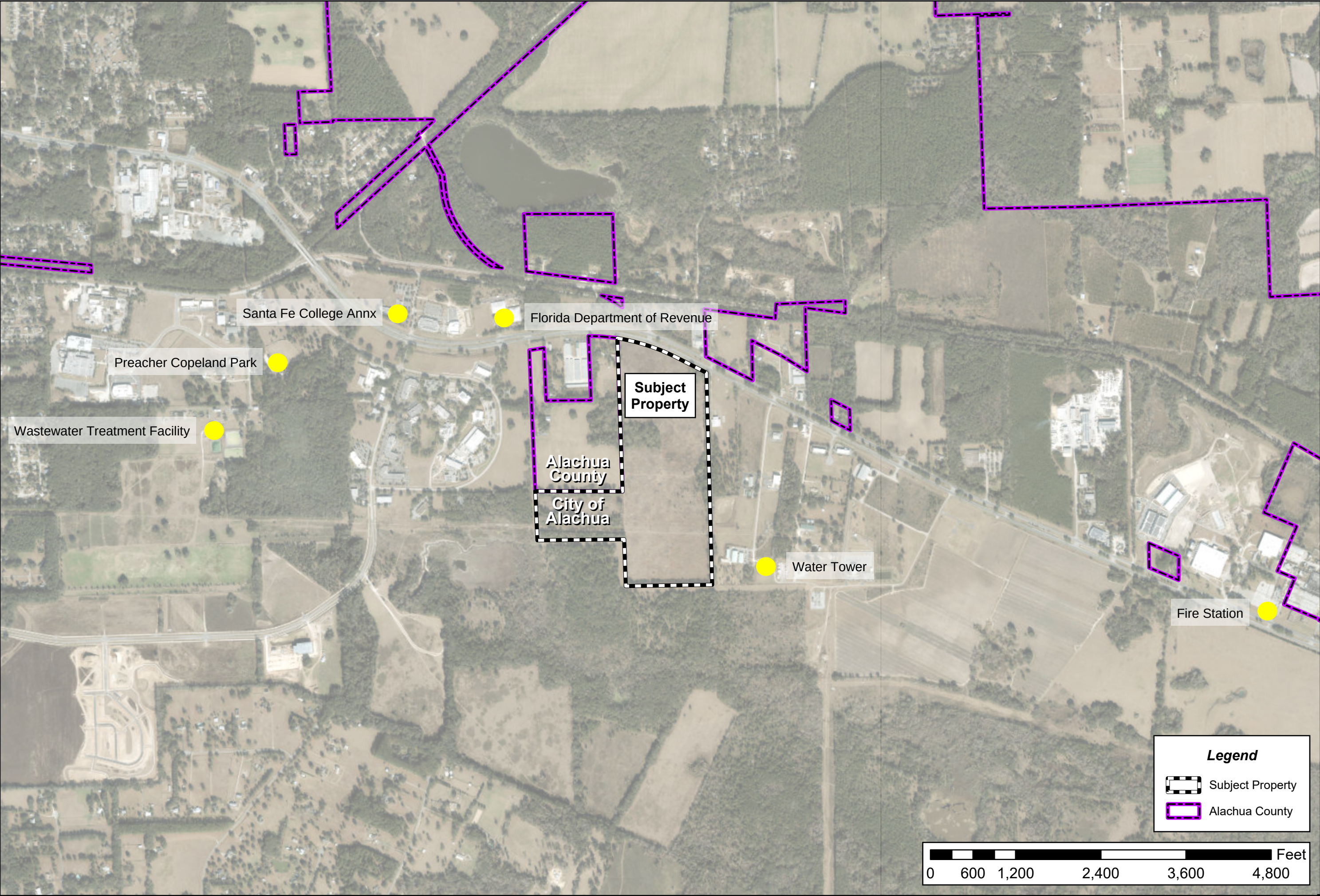


ILLUSTRATION 1A:
CONTEXT MAP

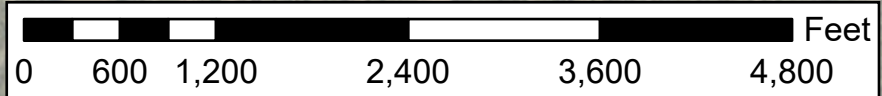
Alachua County Tax Parcel # 03957-000-000
City of Alachua, FL

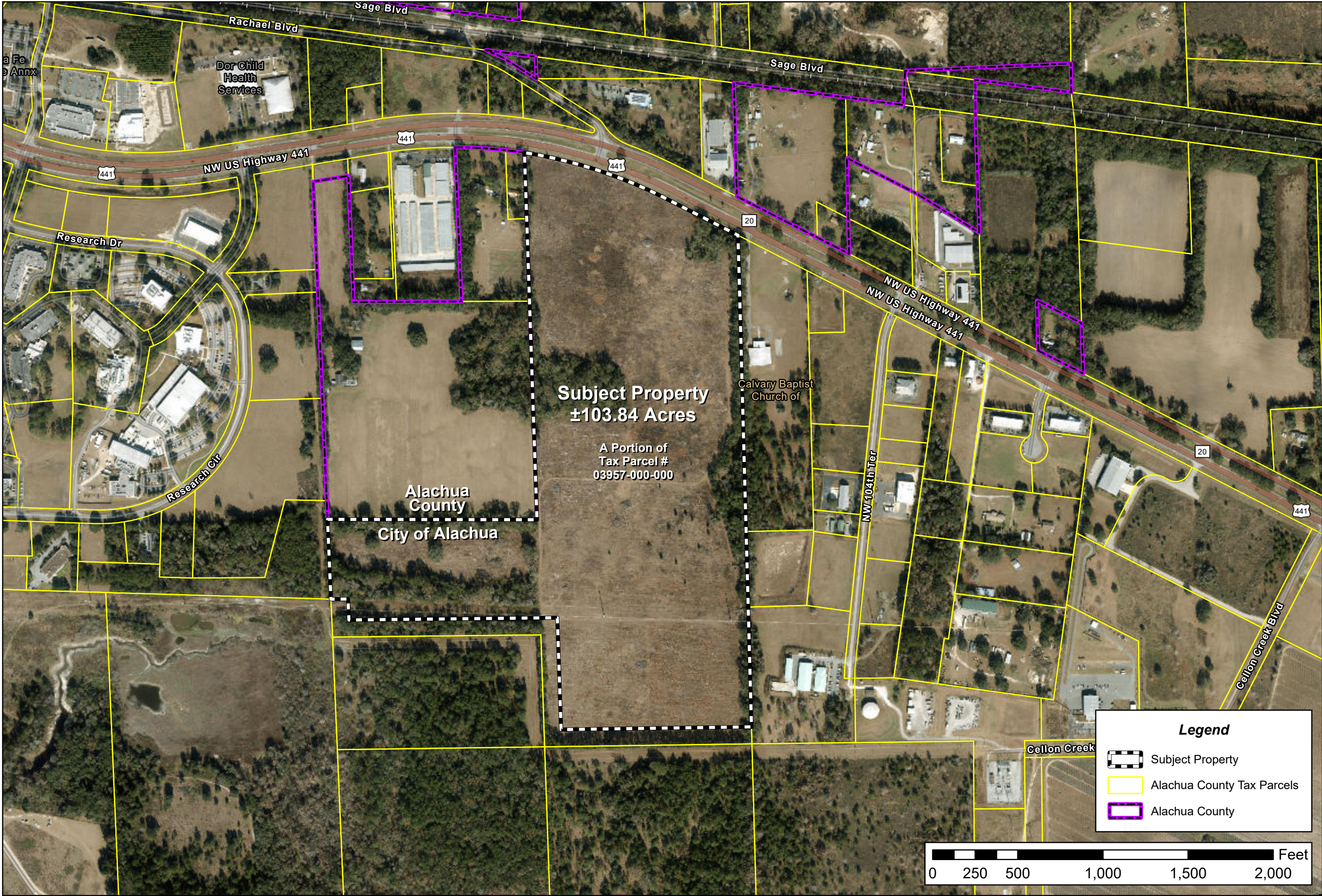


Legend

 Subject Property

 Alachua County

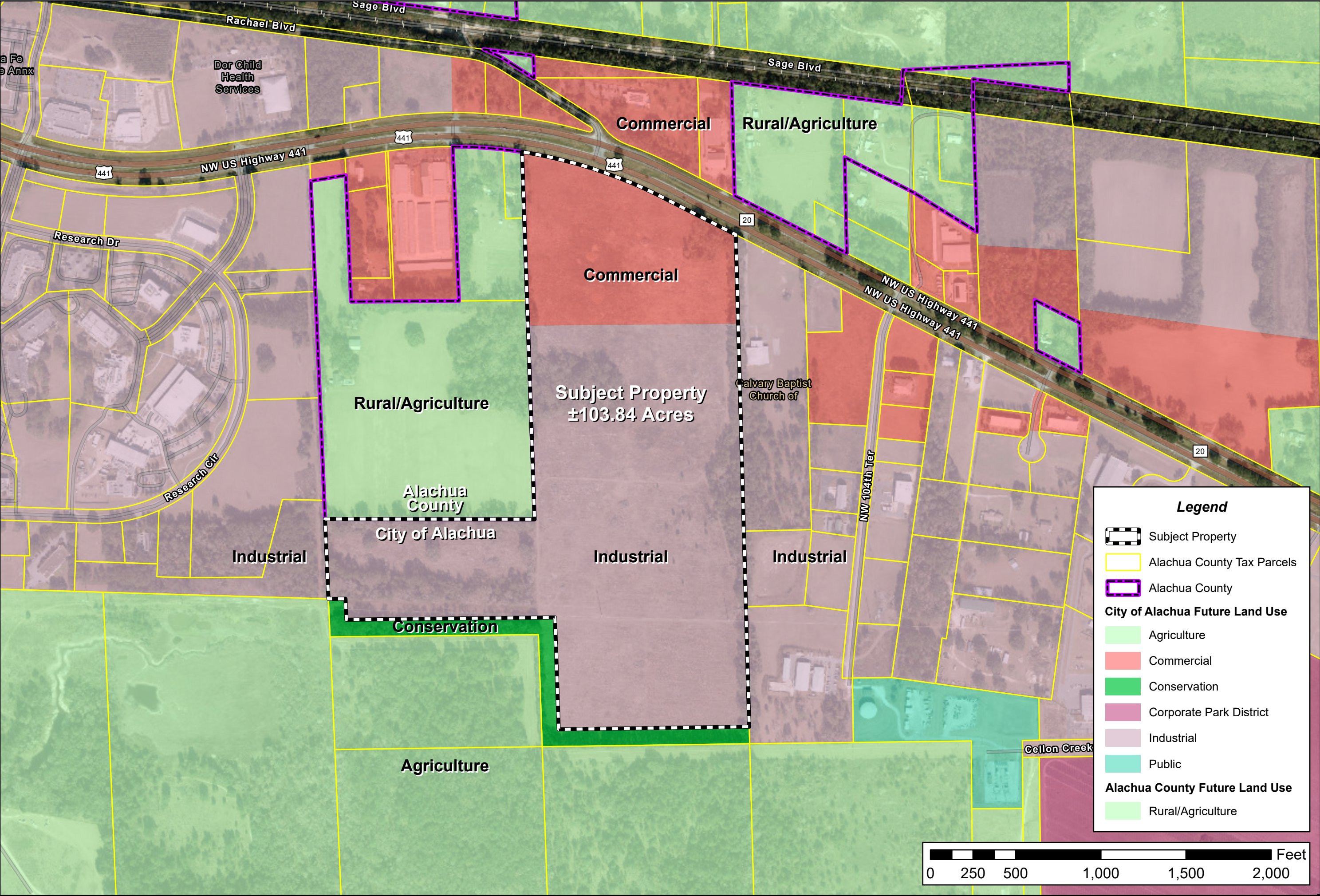




Alachua County Tax Parcel # 03957-000-000
City of Alachua, FL



Projection: NAD_1983_StatePlane_Florida_North_FLRS_0903_Feet
False Easting: 1960500.000000
False Northing: 1000000.000000
Central Meridian: -82.500000
Standard Parallel 1: 29.953333
Standard Parallel 2: 29.953333
Latitude of Origin: 29.000000
GCS: North_American_1983
Prepared by: Employee ##
Date: 10/10/2024



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

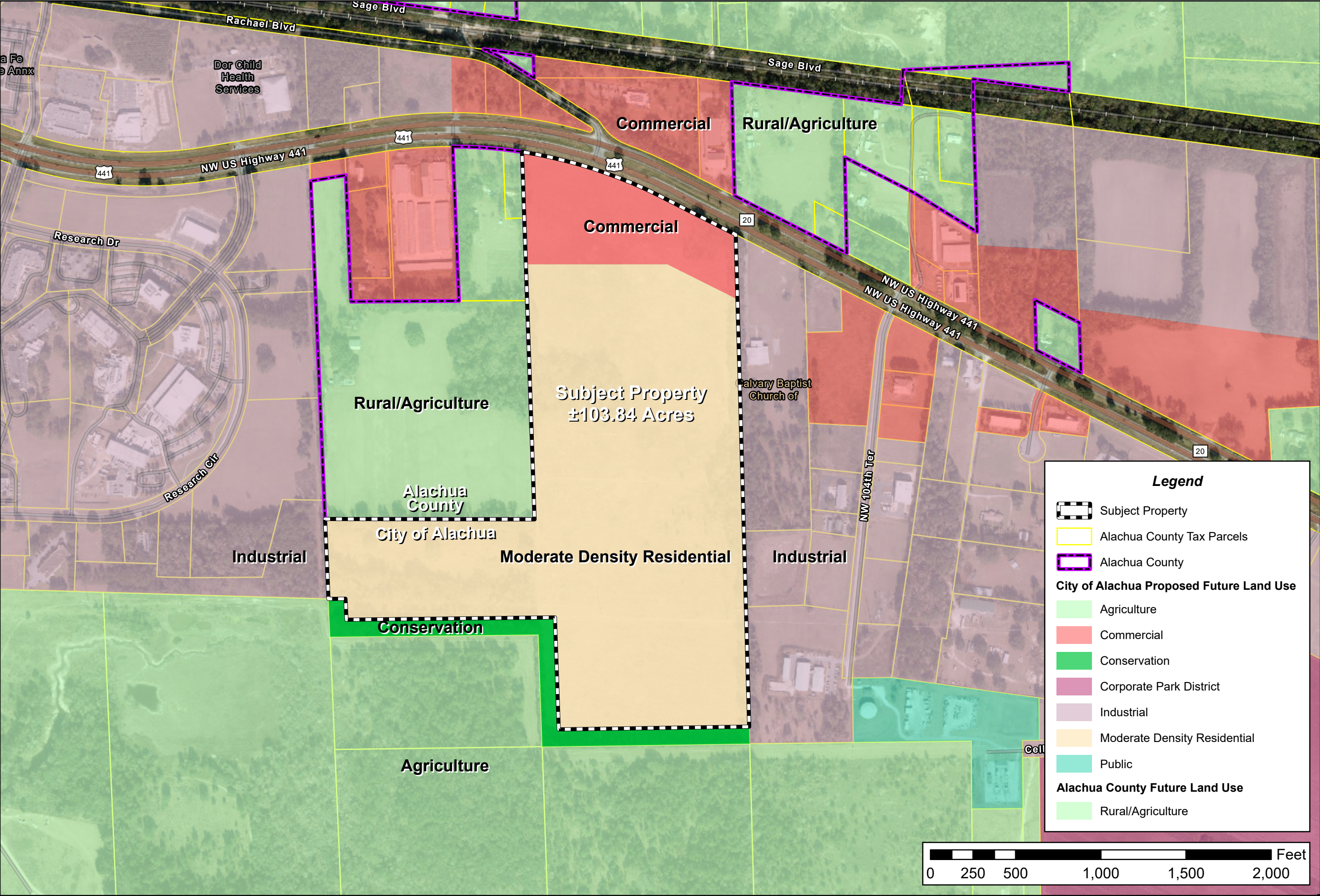
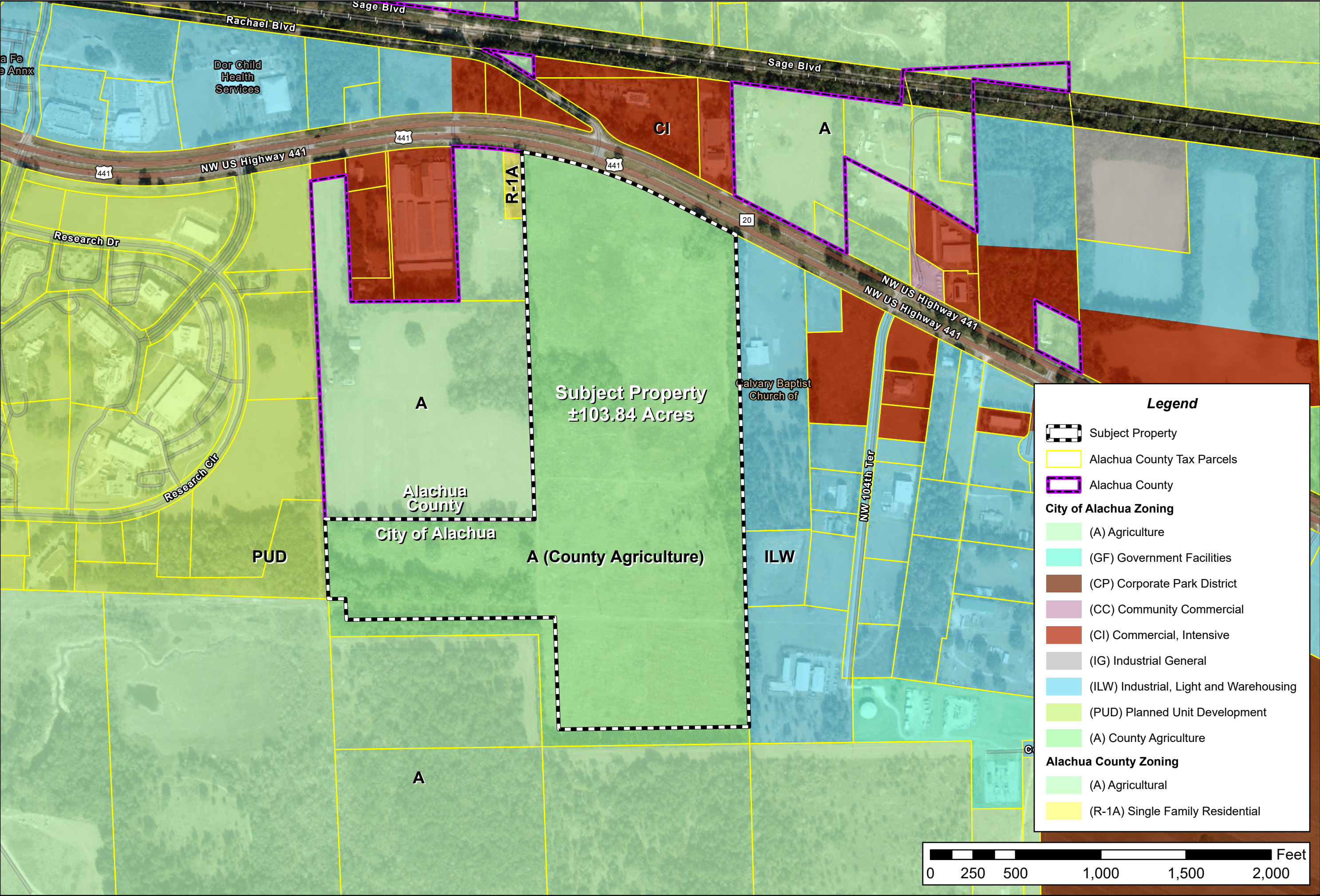


ILLUSTRATION 2B:
PROPOSED
FLU MAP

Alachua County Tax Parcel # 03957-000-000
City of Alachua, FL





Legend

Subject Property

Alachua County Tax Parcels

Alachua County

City of Alachua 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

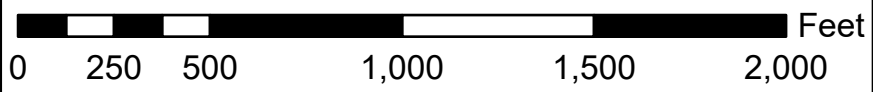


ILLUSTRATION 3A:
EXISTING
ZONING MAP

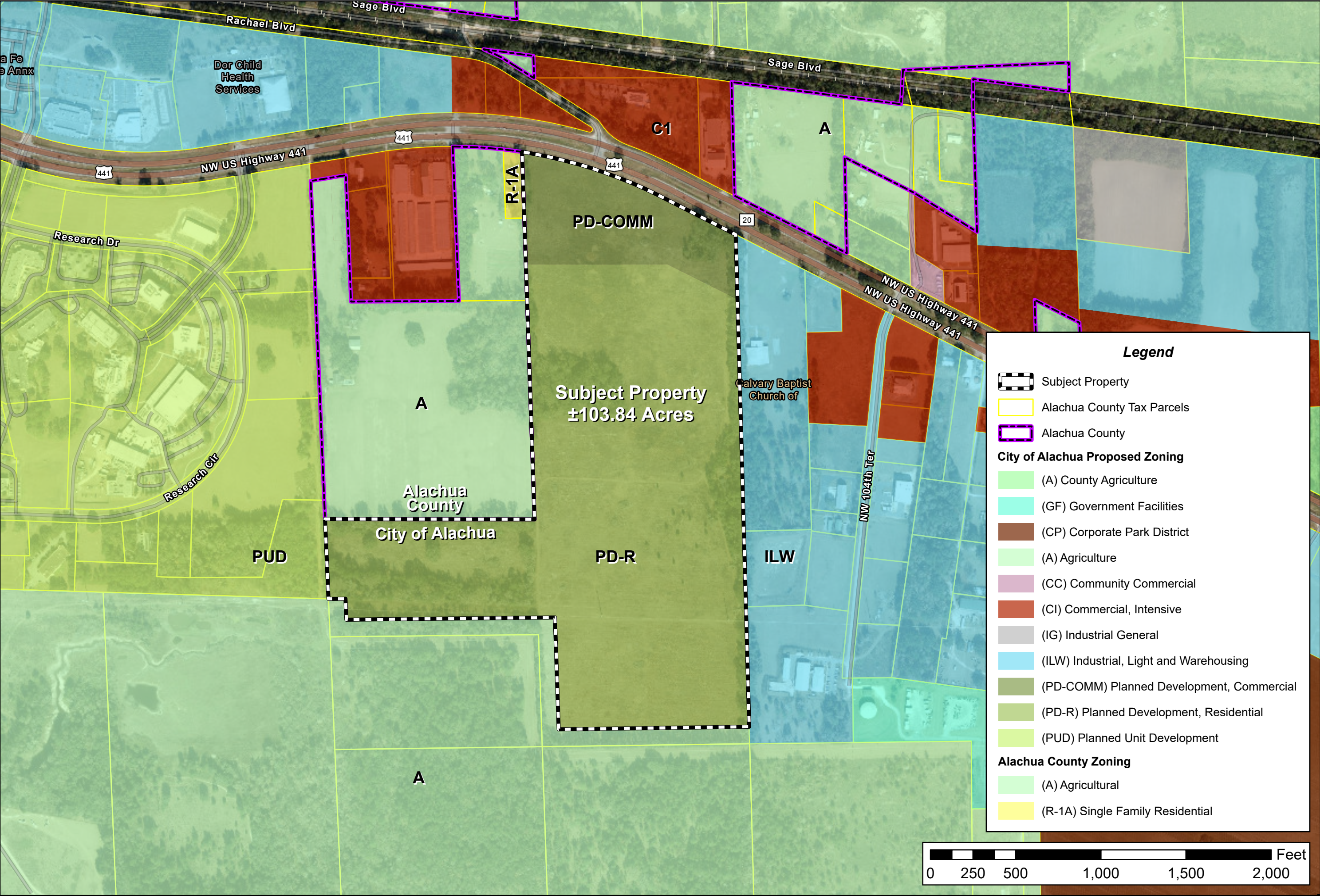
Alachua County Tax Parcel # 03957-000-000
City of Alachua, FL

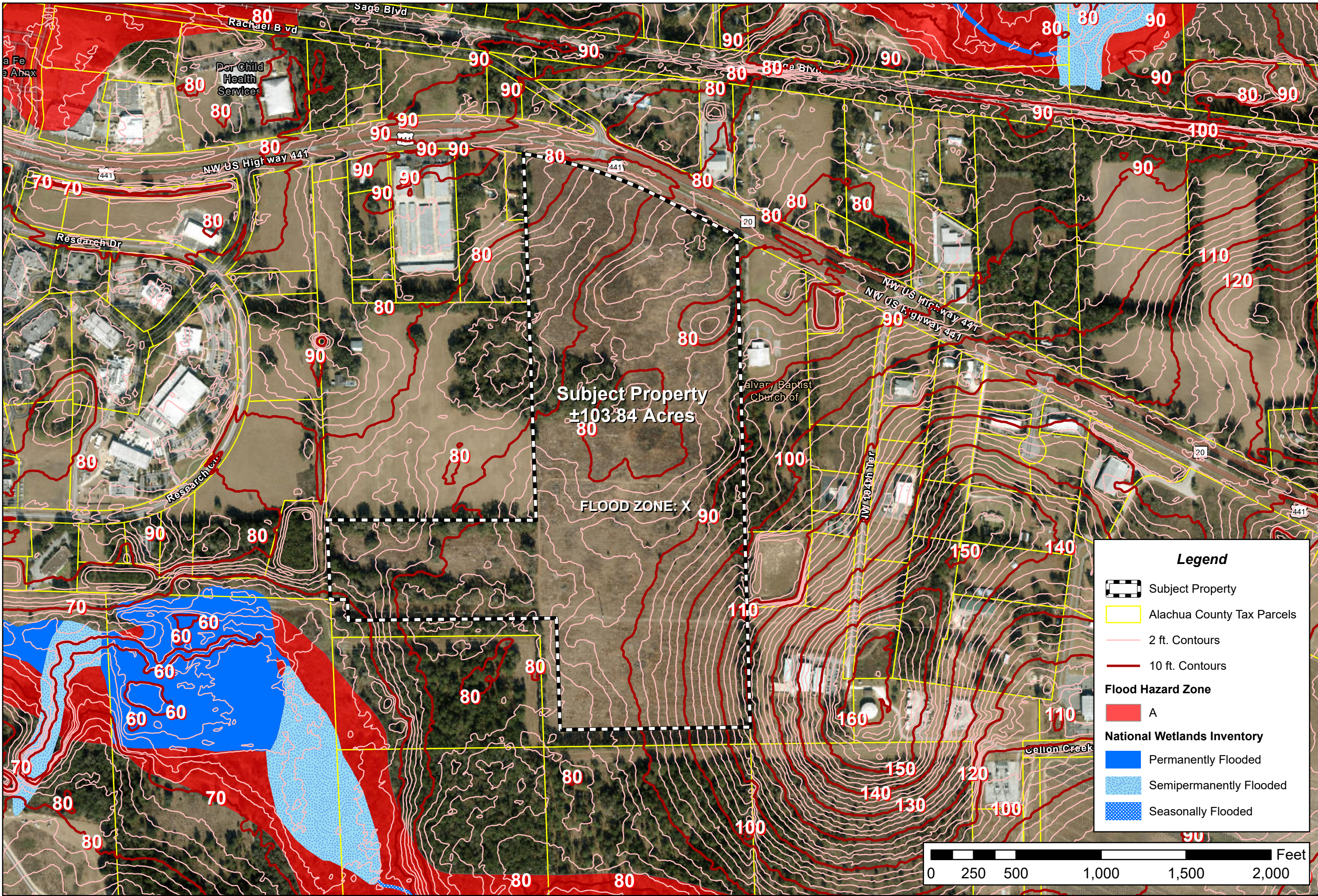


Projection: NAD 1983 StatePlane
Florida, North, FIPS 3003, Feet
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False Northing: 1000000.000000
Central Meridian: -82.000000
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Standard Parallel 2: 29.953333
Latitude of Origin: 29.000000
GCS: North American, 1983



Document Path: N:\2024\24-04\13\Admin & Information\07_Maps\Projects\Project.aprx





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

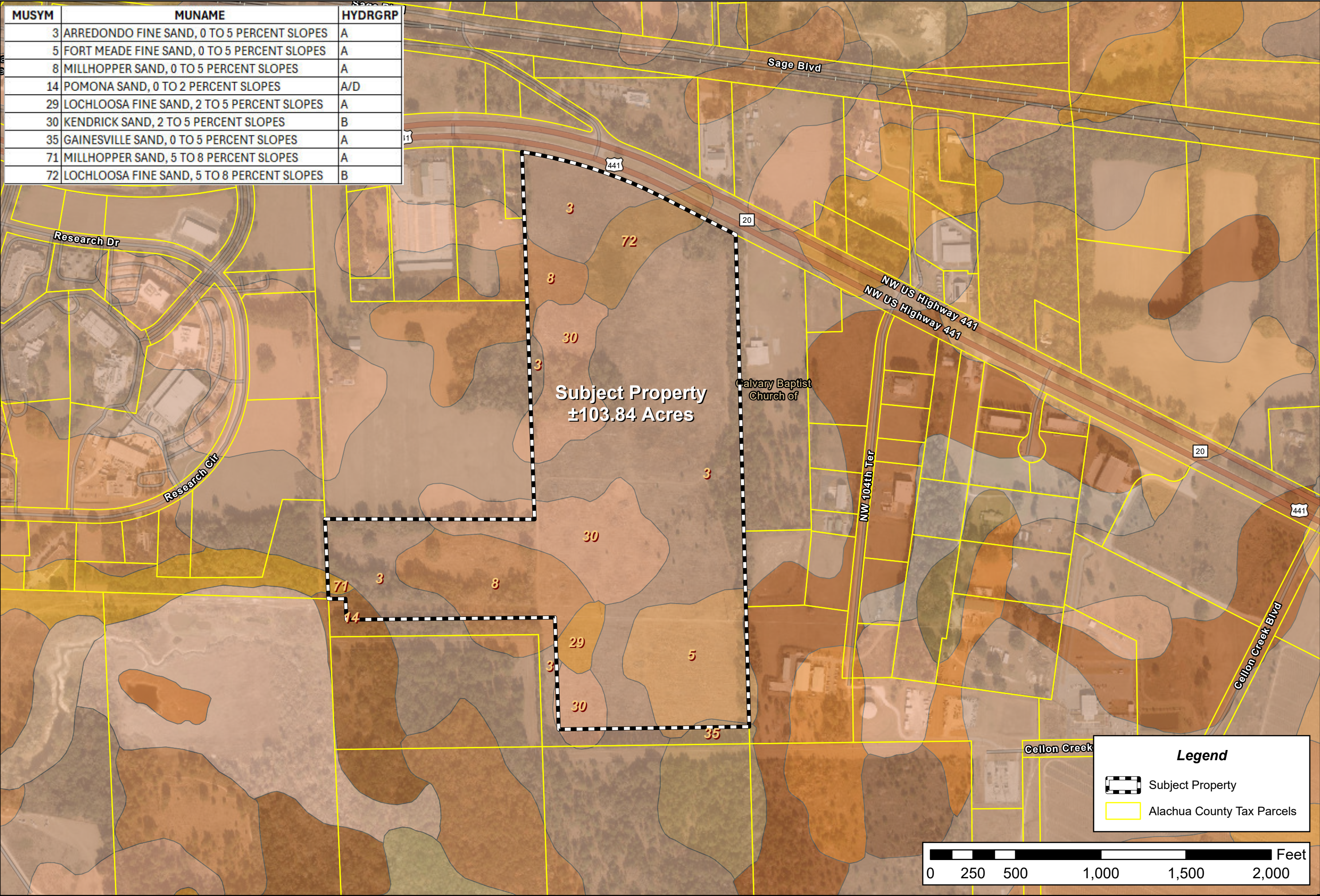
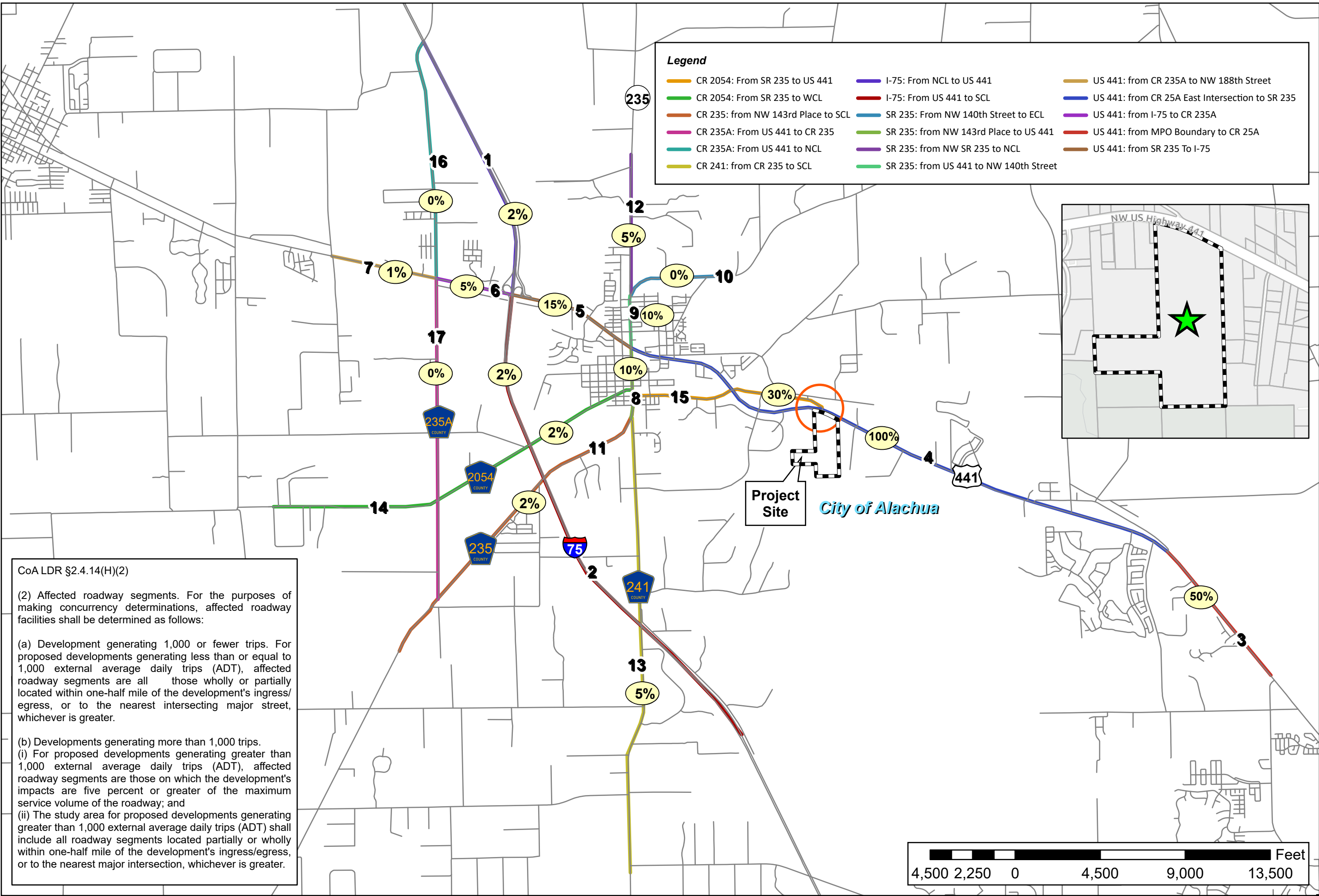


ILLUSTRATION 5:
SOILS MAP

Alachua County Tax Parcel # 03957-000-000
City of Alachua, FL





CoA LDR §2.4.14(H)(2)

(2) Affected roadway segments. For the purposes of making concurrency determinations, affected roadway facilities shall be determined as follows:

(a) Development generating 1,000 or fewer trips. For proposed developments generating less than or equal to 1,000 external average daily trips (ADT), affected roadway segments are all those wholly or partially located within one-half mile of the development's ingress/egress, or to the nearest intersecting major street, whichever is greater.

(b) Developments generating more than 1,000 trips.
(i) For proposed developments generating greater than 1,000 external average daily trips (ADT), affected roadway segments are those on which the development's impacts are five percent or greater of the maximum service volume of the roadway; and
(ii) 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.

Roadway Segment Concurrency



Projection: NAD 1983, StatePlane
Florida Alachua County
Datum: North American 1983
Spheroid: GRS 1980
Datum Shift: 1166500.000000
Central Meridian: -84.500000
Standard Parallel 1: 29.533333
Latitude of Origin: 29.000000
Units: Feet
Prepared by: Employee ##
Date: 8/22/2024



Elections Office will utility's central role in the provide additional details community.



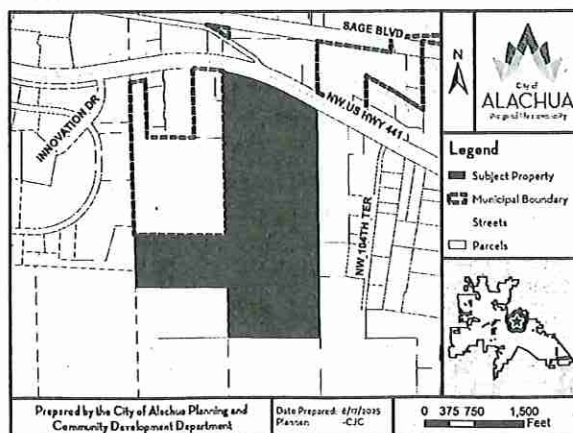
City of ALACHUA

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 October 13, 2025, at 6:00 p.m. The hearing will be held in the James A. Lewis Commission Chambers in City Hall, located at 15100 NW 142nd Terrace, Alachua, Florida, to consider the following 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 - October 02, 2025)



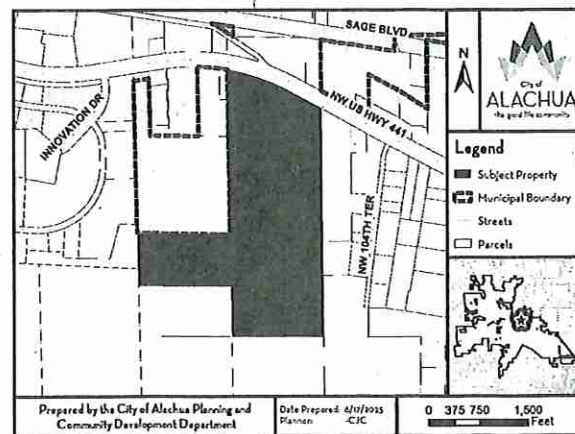
City of ALACHUA

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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.



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

(Published: Alachua County Today - October 02, 2025)

lek left to register in the upcoming ville Regional s (GRU) Special n Referendum. The tion deadline is Oct. i, ahead of Election Nov. 4, 2025.

referendum is to voters living Gainesville's city Because it is a tisan election, party on will not affect ity or what appears ballot.

ow to Register rida residents have e options to complete voter registration the deadline.

Online: Voters can state's secure portal gisterToVoteFlorida. ith a valid Florida s license or state ID d the last four digits ir Social Security r.

In person: ation forms are le at the Alachua Supervisor of ns Office, 515 N. Street, third floor, ville, open Monday 1 Friday from 8:30 5 p.m. Forms may submitted at Florida ment of Highway and Motor Vehicles or any Alachua Public Library

By mail: Printable are available VoteAlachua.gov. eted forms must the Supervisor of ns Office before the deadline on Oct. 6.

aking Registration Status

ction officials are aging residents who ready registered to their information of time. Updates e made online at alachua.gov/My- ation-Status, by at 352-374-5252, or on at the Supervisor Elections Office. es made close to

[Handwritten signature]

RODOLFO VALLADARES
CITY MANAGER

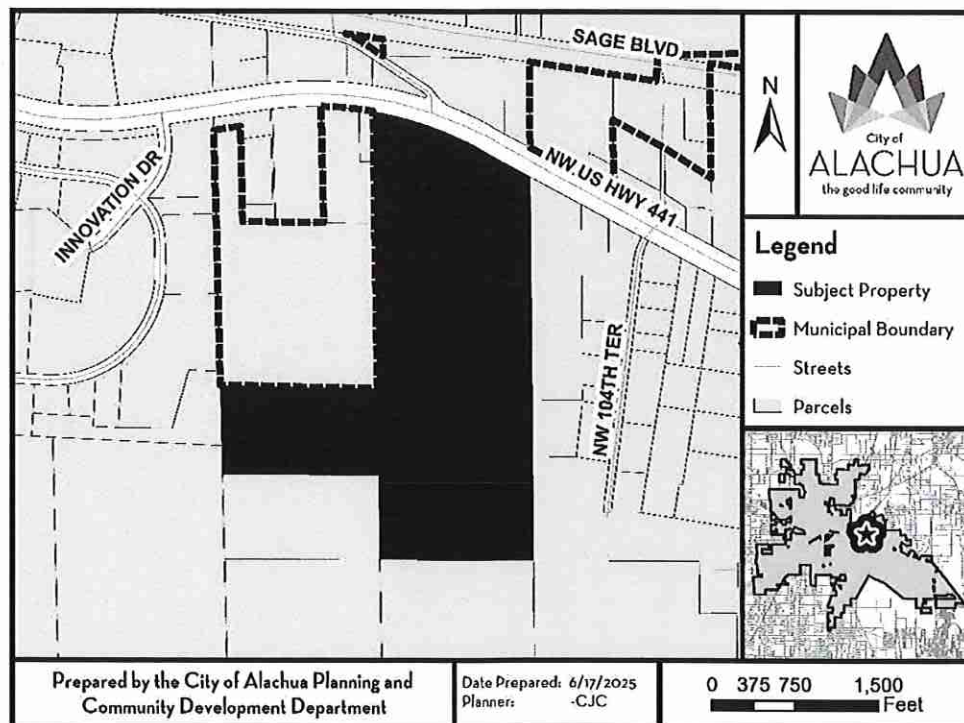
PLANNING & COMMUNITY DEVELOPMENT
BRYAN S. THOMAS, AICP

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 October 13, 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 ordinance:

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.



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.

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
AMSDOLL STORAGE VENTURES 59 LL
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

SEP 29 2025

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

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

Tamara Robbins
PO Box 2317
Alachua, FL 32616

Jean Calderwood
14095 NW 174th Ave
Alachua, FL 32615

Soorya Lindberg
16630 NW 173rd Terrace
Alachua, FL 32615

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
AMSDALL STORAGE VENTURES 59 LLC
14024 NW US HWY 441
Alachua FL 32615

Antoinette Endelicato
5562 NW 93rd Avenue
Gainesville, FL 32653

Lynda Coon
7216 NW 126 Avenue
Alachua, FL 32615

Lynn Horton
19005 NW 138th Avenue
Alachua, FL 32615

Constance Meyer
4720 NW 104th Lane
Gainesville, FL 32653

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

Linda Dixon, AICP
PO Box 115050
Gainesville, FL 32611

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

Stephen Hofstetter
14 NE 1st Street
Gainesville, FL 32601

MAILED

SEP 29 2025

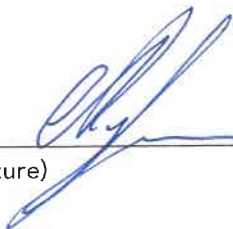
AFFIDAVIT FOR POSTED LAND USE SIGN

I, C. Ryan Thompson, POSTED THE LAND USE SIGN(S)
(Print Name)

ON 9/29/2025 FOR THE Hammock Large-Scale CPA and 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)

4 for each application
(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.: PLSC24-000
APPLICATION TYPE: LSCPA CURRENT ZONING: Agricultural (AG)
NATURE/SCOPE OF PROPOSAL: Amending the future land use categories from Commercial, Industrial, and Conservation to Commercial Moderate Density Residential, and Conservation
DATE OF PUBLIC HEARING(S): 7/18/2025 AT 6:00 PM
7/28/2025 AT 6:00 PM
10/13/2025 AT 6:00 PM

LOCATION OF PUBLIC HEARING(S):
ALACHUA CITY HALL - 15100 NW 142ND TERRACE

FOR MORE INFORMATION CONTACT:
CITY OF ALACHUA PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT

386-418-6121
planning@cityofalachua.com

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 (AG) (County)
NATURE/SCOPE OF PROPOSAL: Amend the zone distict from Agricultural (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
10/13/2025 AT 6:00 PM

LOCATION OF PUBLIC HEARING(S):
ALACHUA CITY HALL - 15100 NW 142ND TERRACE

FOR MORE INFORMATION CONTACT:
CITY OF ALACHUA PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT

386-418-6121
planning@cityofalachua.com

CITY OF ALACHUA

NOTICE OF LAND USE DEVELOPMENT ACTION

PUBLIC HEARING(S) ARE SCHEDULED TO CONSIDER THE FOLLOWING:

PROJECT NAME: The Hammock APPLICATION NO.: PR-24-0002
 APPLICATION TYPE: Rezoning CURRENT ZONING: Agricultural (A) County
 NATURE/SCOPE OF PROPOSAL: Amend the zone district from Agricultural (A) County to Planned Development (Residential) (PDR), Planned Development (Commercial) (PDC), and Conservation (CSV)
 DATE OF PUBLIC HEARING(S): 8/12/2025 AT 6:00 PM
9/8/2025 AT 6:00 PM
10/13/2025 AT 6:00 PM

LOCATION OF PUBLIC HEARING(S):
 ALACHUA CITY HALL - 15100 NW 142ND TERRACE

FOR MORE INFORMATION CONTACT:
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 386-418-6121
planning@cityofalachua.com

ALL INTERESTED PARTIES ARE ADVISED THAT THE PUBLIC HEARINGS WILL BE HELD WITH RESPECT TO THE APPLICATION, STAFF REPORT, AND RELATED MATERIALS AND ARE AVAILABLE FOR PUBLIC REVIEW AT THE PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT, 15100 NW 142ND TERRACE, ALACHUA, FL 32310. ANY PERSON WHO WISHES TO COMMENT ON THE PROPOSAL OR TO PARTICIPATE IN THE PUBLIC HEARING(S) SHOULD CONTACT THE CITY OF ALACHUA PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT AT 386-418-6121 OR BY EMAIL AT planning@cityofalachua.com AT LEAST 72 HOURS PRIOR TO THE PUBLIC HEARING(S).

CITY OF ALACHUA

NOTICE OF LAND USE DEVELOPMENT ACTION

PUBLIC HEARING(S) ARE SCHEDULED TO CONSIDER THE FOLLOWING:

PROJECT NAME: The Hammock APPLICATION NO.: PLSC24-0001
 APPLICATION TYPE: LSCPA CURRENT ZONING: Agricultural (A) County
 NATURE/SCOPE OF PROPOSAL: Amending the future land use categories from Commercial, Industrial, and Moderate Density Residential, and Conservation to Commercial, Moderate Density Residential, and Conservation
 DATE OF PUBLIC HEARING(S): 7/8/2025 AT 6:00 PM
7/28/2025 AT 6:00 PM
10/13/2025 AT 6:00 PM

LOCATION OF PUBLIC HEARING(S):
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FOR MORE INFORMATION CONTACT:
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CITY OF ALACHUA
NOTICE OF LAND USE DEVELOPMENT ACTION
 PUBLIC HEARING(S) ARE SCHEDULED TO CONSIDER THE FOLLOWING:

PROJECT NAME: The Hammock APPLICATION NO.: PR 24-0002
 APPLICATION TYPE: Rezoning CURRENT ZONING: Agricultural (A) (County)
 NATURE/SCOPE OF PROPOSAL: Amend the zone district from Agricultural (A) (County) to Planned Development (PD-Residential) (PD-R), Planned Development Commercial (PD-Comm), and
 DATE OF PUBLIC HEARING(S):

<u>8/12/2025</u>	AT <u>6:00</u>	PM
<u>9/8/2025</u>	AT <u>6:00</u>	PM
<u>10/13/2025</u>	AT <u>6:00</u>	PM

LOCATION OF PUBLIC HEARING(S):
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CITY OF ALACHUA
NOTICE OF LAND USE DEVELOPMENT ACTION
 PUBLIC HEARING(S) ARE SCHEDULED TO CONSIDER THE FOLLOWING:

PROJECT NAME: The Hammock APPLICATION NO.: PLSC24-0001
 APPLICATION TYPE: LSCPA CURRENT ZONING: Agricultural (A) (County)
 NATURE/SCOPE OF PROPOSAL: Amending the future land use categories from Commercial, Industrial, and Conservation to Commercial, Moderate Density Residential, and Conservation
 DATE OF PUBLIC HEARING(S):

<u>7/18/2025</u>	AT <u>6:00</u>	PM
<u>7/28/2025</u>	AT <u>6:00</u>	PM
<u>10/13/2025</u>	AT <u>6:00</u>	PM

LOCATION OF PUBLIC HEARING(S):
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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: Amateur/DL (A)
 NATURE/SCOPE OF PROPOSAL: Rezone the site from Amateur/DL (A) to Planned Development Residential (PD-R) and Developmental Commercial (PD-COM) and Conservation (C-5)
 DATE OF PUBLIC HEARING(S): 8/12/2025 AT 6:00 PM
9/12/2025 AT 6:00 PM
10/13/2025 AT 6:00 PM

LOCATION OF PUBLIC HEARING(S):
 ALACHUA CITY HALL - 15100 NW 142ND TERRACE
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 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: The Hammock APPLICATION NO: PR24-0001
 APPLICATION TYPE: SCDA CURRENT ZONING: Amateur/DL (A)
 NATURE/SCOPE OF PROPOSAL: Amend the future land use category from Commercial/Industrial and Conservation to Commercial/Moderate Density Residential and Conservation
 DATE OF PUBLIC HEARING(S): 7/16/2025 AT 6:00 PM
10/13/2025 AT 6:00 PM

LOCATION OF PUBLIC HEARING(S):
 ALACHUA CITY HALL - 15100 NW 142ND TERRACE
 FOR MORE INFORMATION CONTACT:
 CITY OF ALACHUA PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT
 386-418-6121
planning@cityofalachua.com



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: October 13, 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 (Second 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 second and final reading, (2) authorize and direct the Mayor to enter into the PD Agreement, and (3) approve the PD Master Plan.

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 second and final reading, (2) authorize and direct the Mayor to enter into the PD Agreement, and (3) approve the PD Master Plan.

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 ± 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.

On September 8, 2025, the City Commission voted 4-0 to approve Ordinance 25-14 on first reading and schedule second and final reading for October 13, 2025.

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 October 13, 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 13th, day of October, 2025.

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

Walter Welch, Mayor
SEAL

ATTEST:

APPROVED AS TO FORM

Rodolfo Valladres, City Manager/Clerk

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 ¼ 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

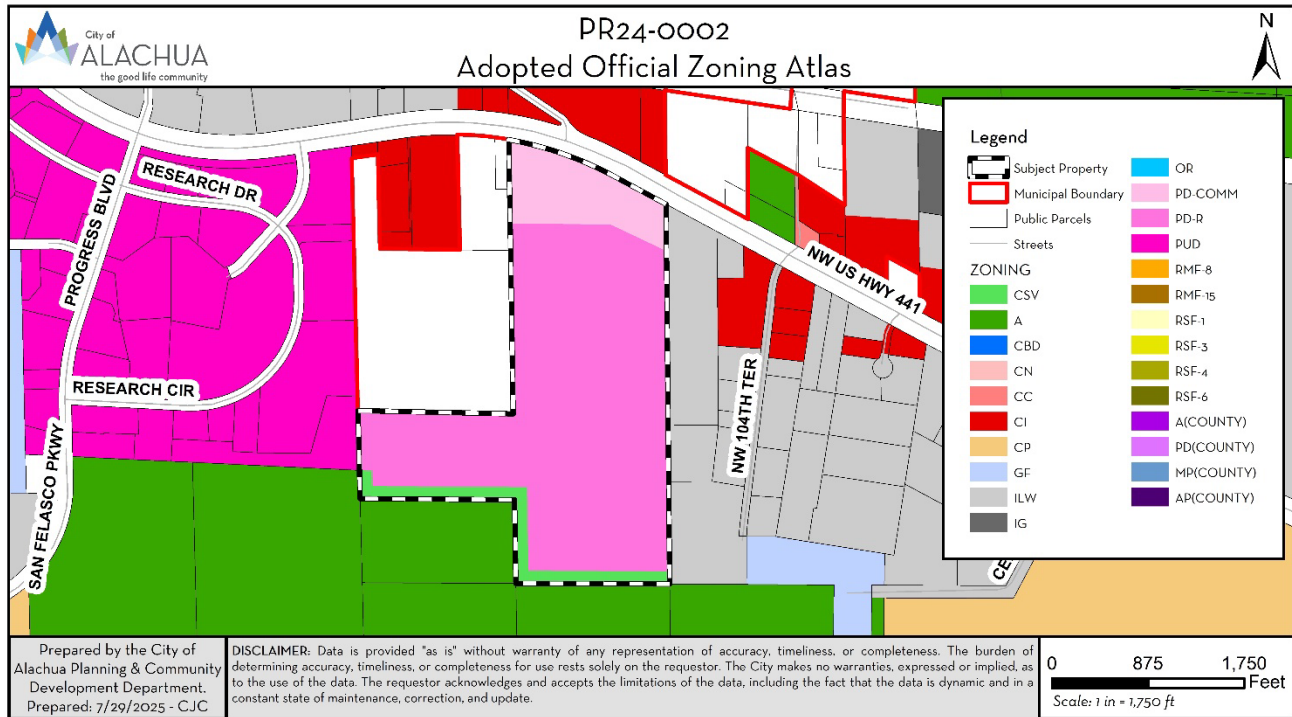
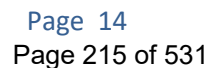
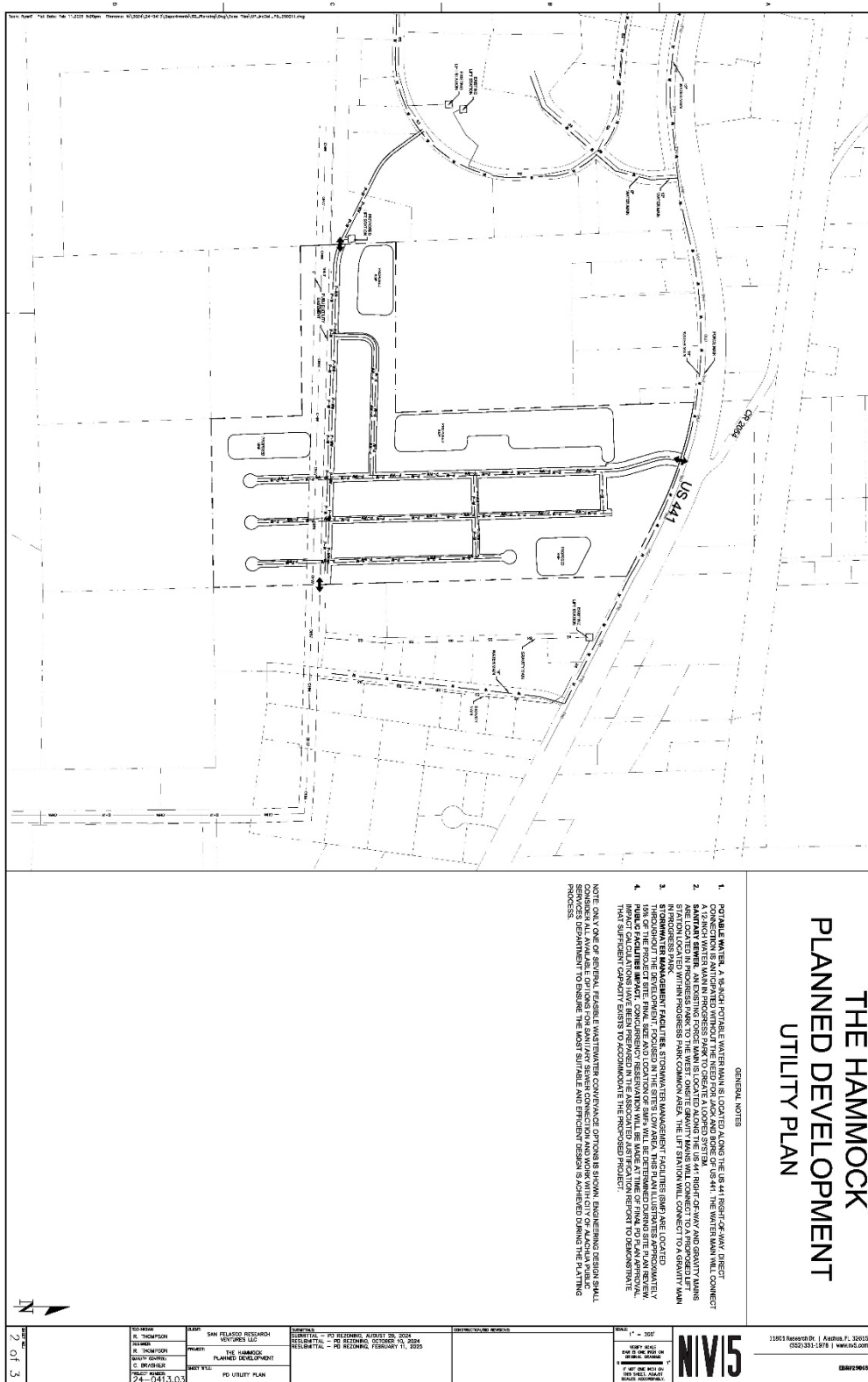


EXHIBIT “D”
PD MASTER PLAN





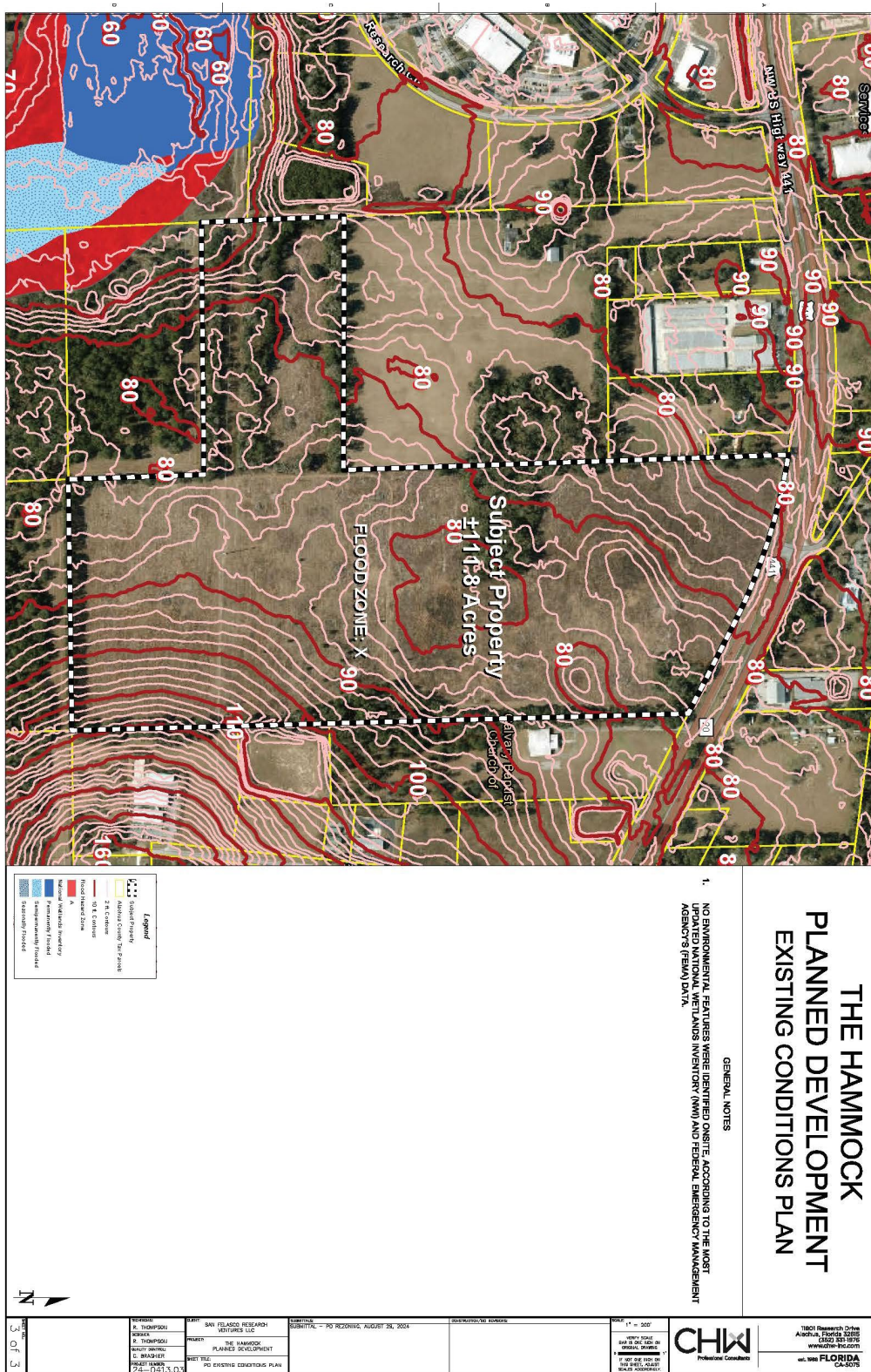


EXHIBIT “E”
PD AGREEMENT

PLANNED DEVELOPMENT REGULATORY AGREEMENT FOR THE HAMMOCK PD PROJECT

THIS PLANNED DEVELOPMENT REGULATORY AGREEMENT ("PD Agreement") is made as of October 13, 2025, 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 - 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)

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:

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

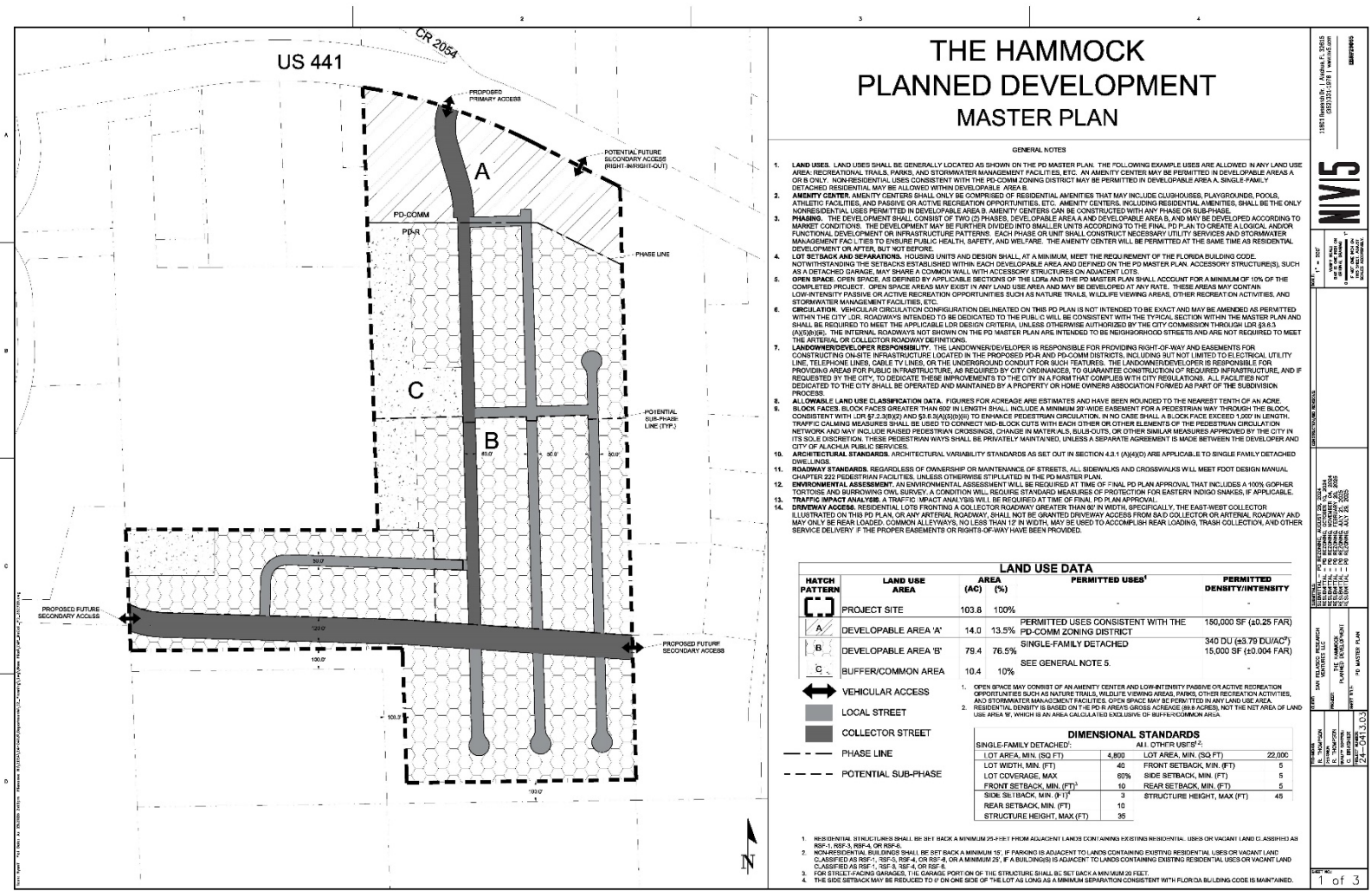
LEGAL DESCRIPTION FOR: Planned Development – Commercial ("PD-COMM")

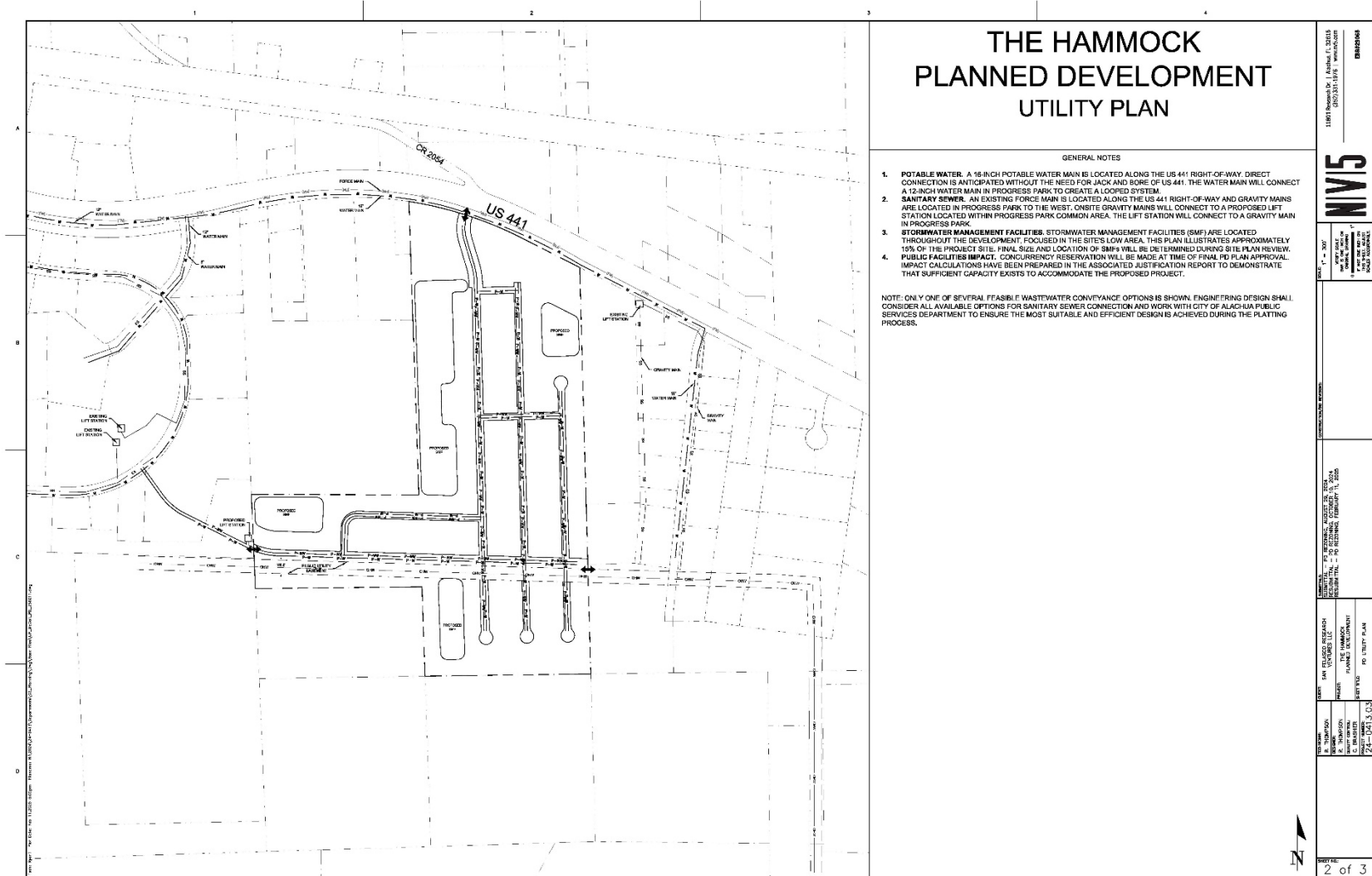
A PARCEL OF LAND SITUATED IN SECTION 24, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHEAST CORNER OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 24, THENCE NORTH 1°34'30" WEST, ALONG THE EAST LINE OF SAID SECTION 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.

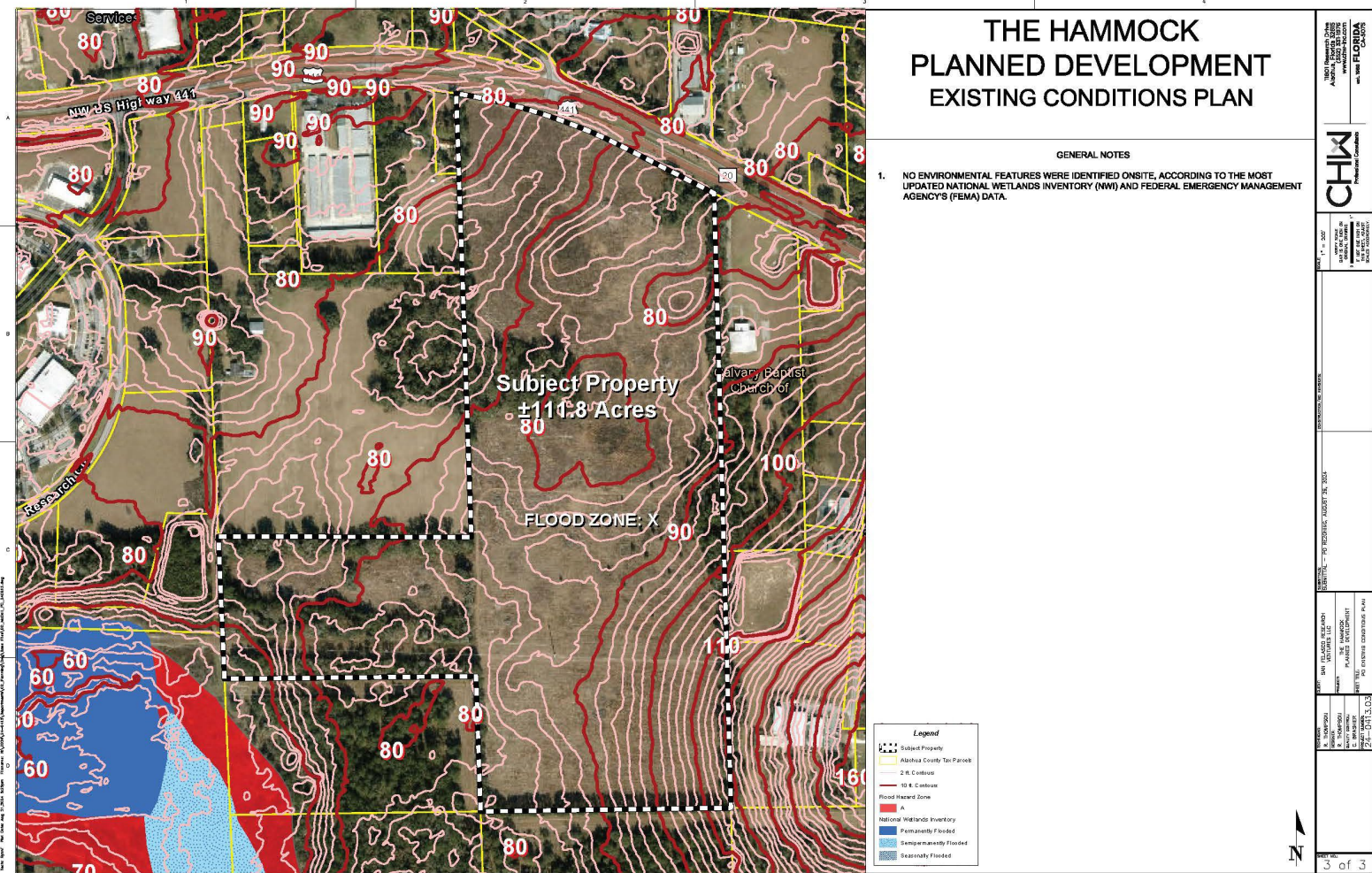
CONTAINING 14.04 ACRES, MORE OR LESS

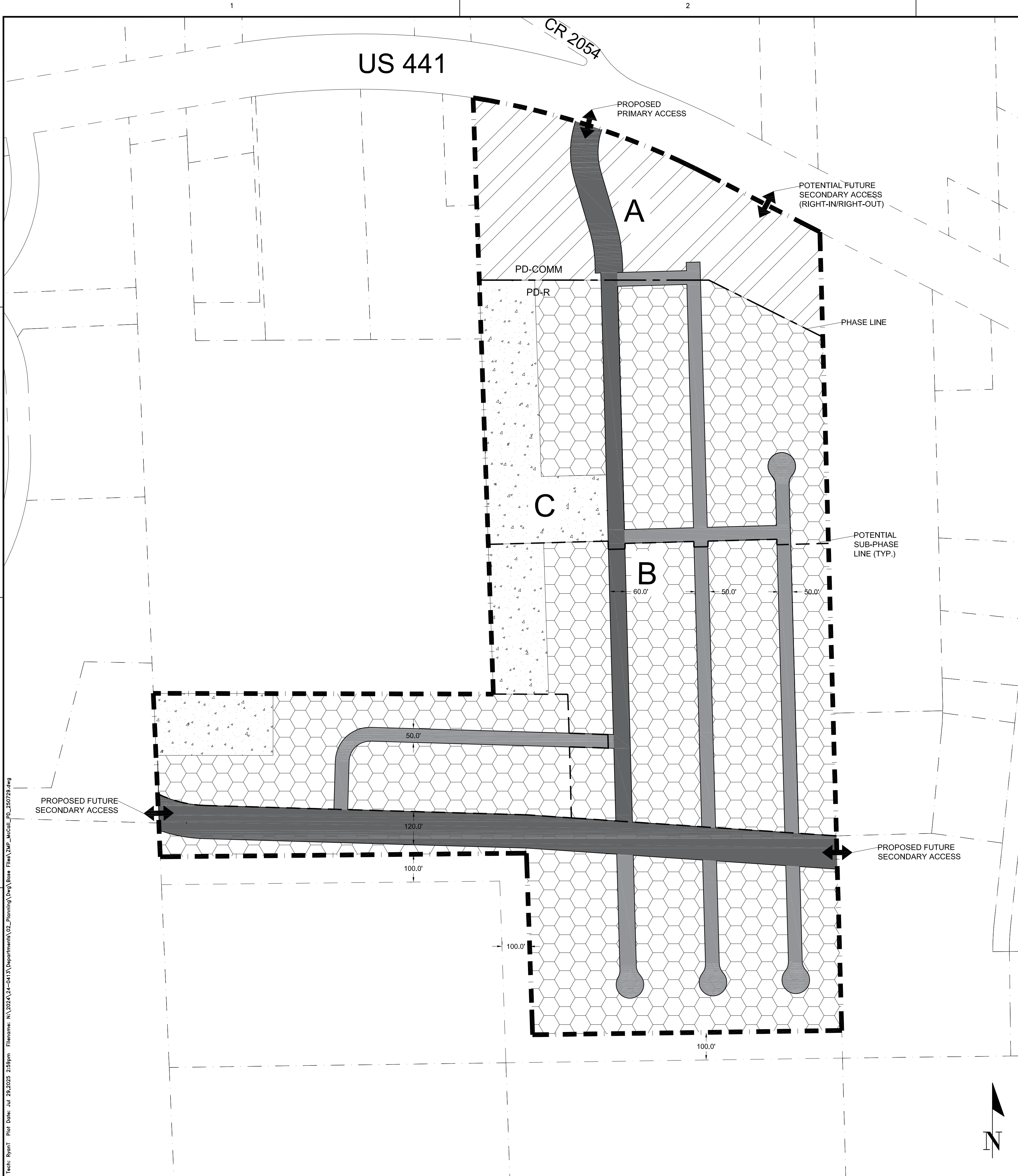
**EXHIBIT “B”
EXECUTED/SIGNED PD ORDINANCE 25-14
(INCORPORATED BY REFERENCE)**

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 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
	PROJECT SITE	103.8	100%	
	DEVELOPABLE AREA 'A'	14.0	13.5%	PERMITTED USES CONSISTENT WITH THE PD-COMM ZONING DISTRICT
	DEVELOPABLE AREA 'B'	79.4	76.5%	SINGLE-FAMILY DETACHED
	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'
BASIC SCALE ON ORIGINAL DRAWING
1" = 100' NOT SHOWN
ALL DIMENSIONS IN FEET
UNLESS OTHERWISE NOTED
SCALES ACCORDINGLY.

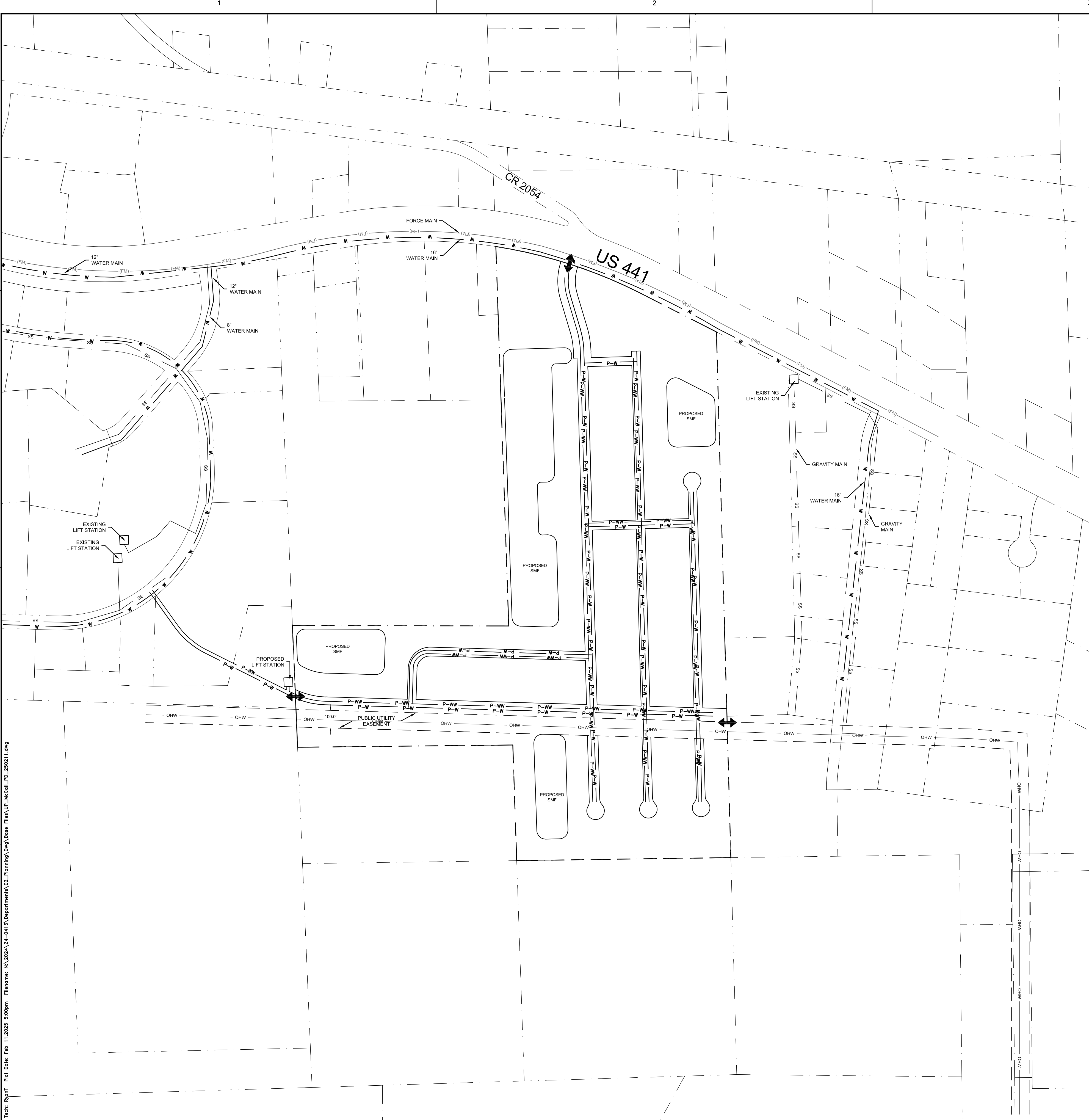
CONSTRUCTION/REVISIONS:

SUBMITTALS: PD REZONING: AUGUST 29, 2024
RESUBMITTAL: PD REZONING: OCTOBER 10, 2024
RESUBMITTAL: PD REZONING: NOVEMBER 04, 2024
RESUBMITTAL: PD REZONING: JANUARY 08, 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.

11801 Research Dr. | Alachua, FL 32615
(352) 331-1976 | www.nv5.com
EIR#23065

NV5

SCALE: 1" = 300'
BASIC SCALE ON ORIGINAL DRAWING
THIS ONE INCH SCALE DOES NOT APPLY TO ALL SCALES ACCORDINGLY.

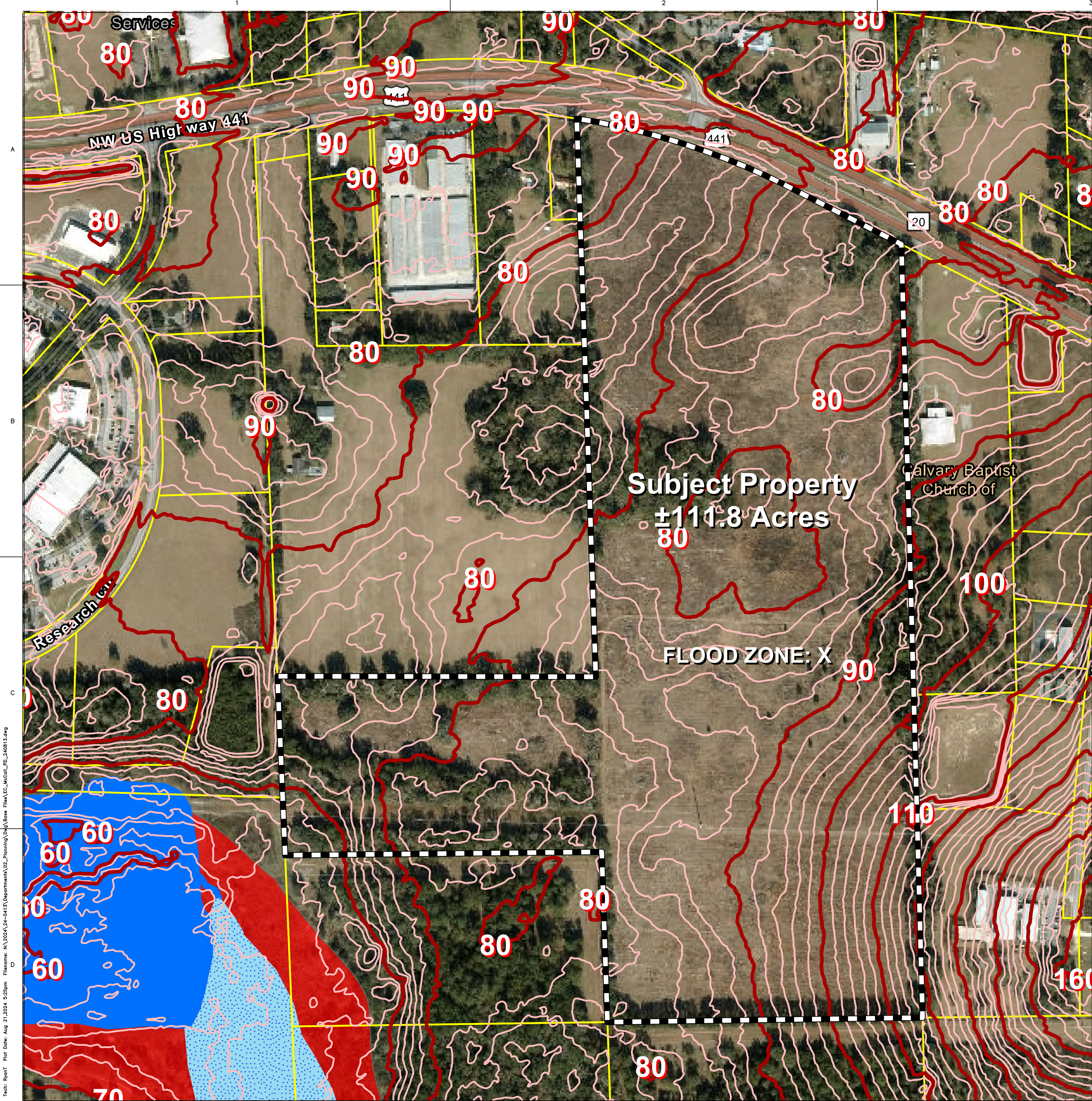
CONSTRUCTION/REVISIONS:

SUBMITTALS: PD REZONING: AUGUST 29, 2024
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



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 32010
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
VERTICAL SCALE
1" = 20'
VERTICAL SCALE
0 10 20
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METERS
VERTICAL SCALE
1" = 20'
VERTICAL SCALE
0 10 20
FEET
0 10 20
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
PROJECT NUMBER: 24-0413.03

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.

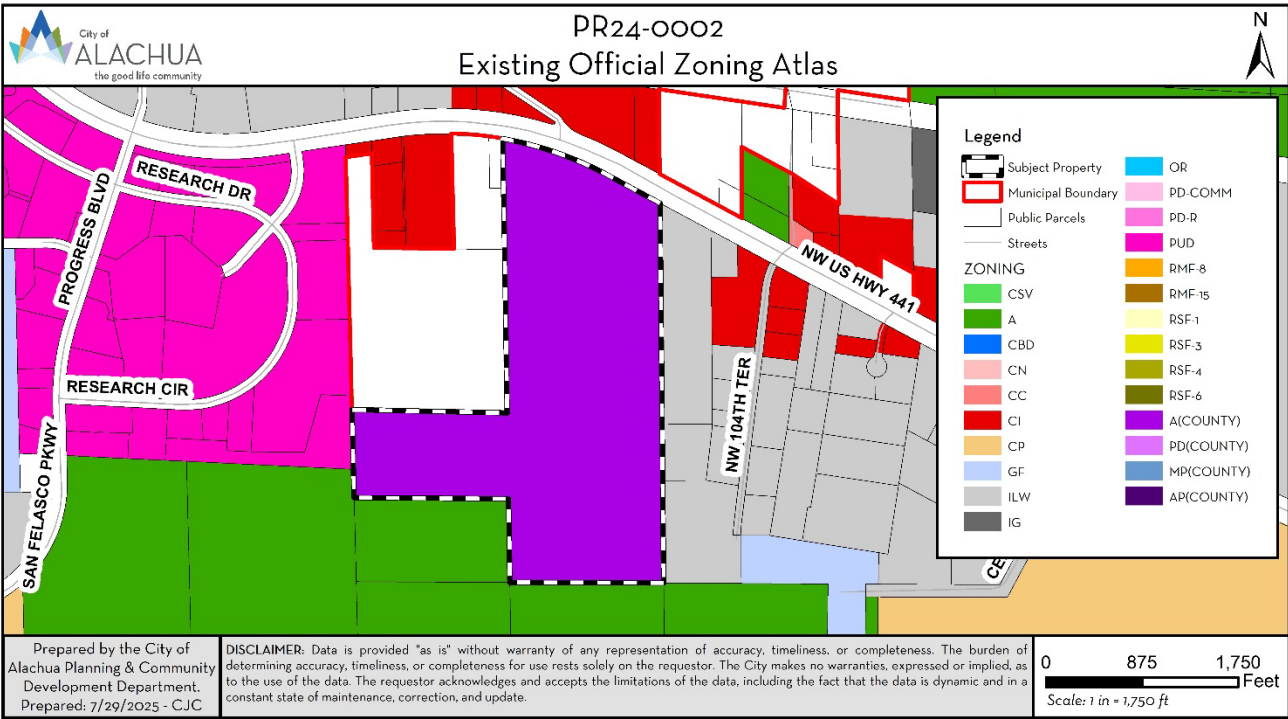


Figure 1. Existing Official Zoning Atlas

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

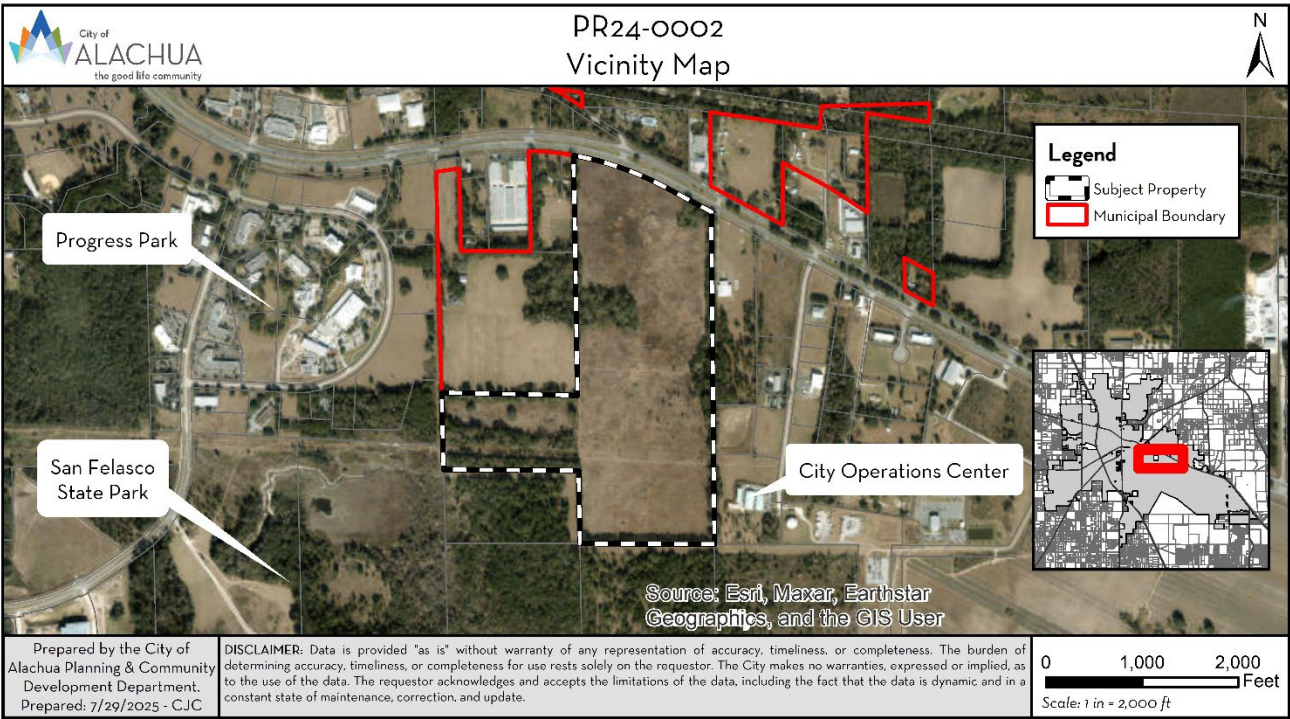
Summary of Proposed Zone Districts and Development Areas		
Zone Districts:	PD-COMM, PD-R, and CSV	
Max Gross Density:	PD-COMM – Development Area “A”	0 dwelling units (0 DUA)
	PD-R – Development Area “B”	340 dwelling units (3.79 DUA)
	PD-R – Development Area “C”	N/A
	CSV	N/A
	TOTAL	340 dwelling units (± 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)



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.

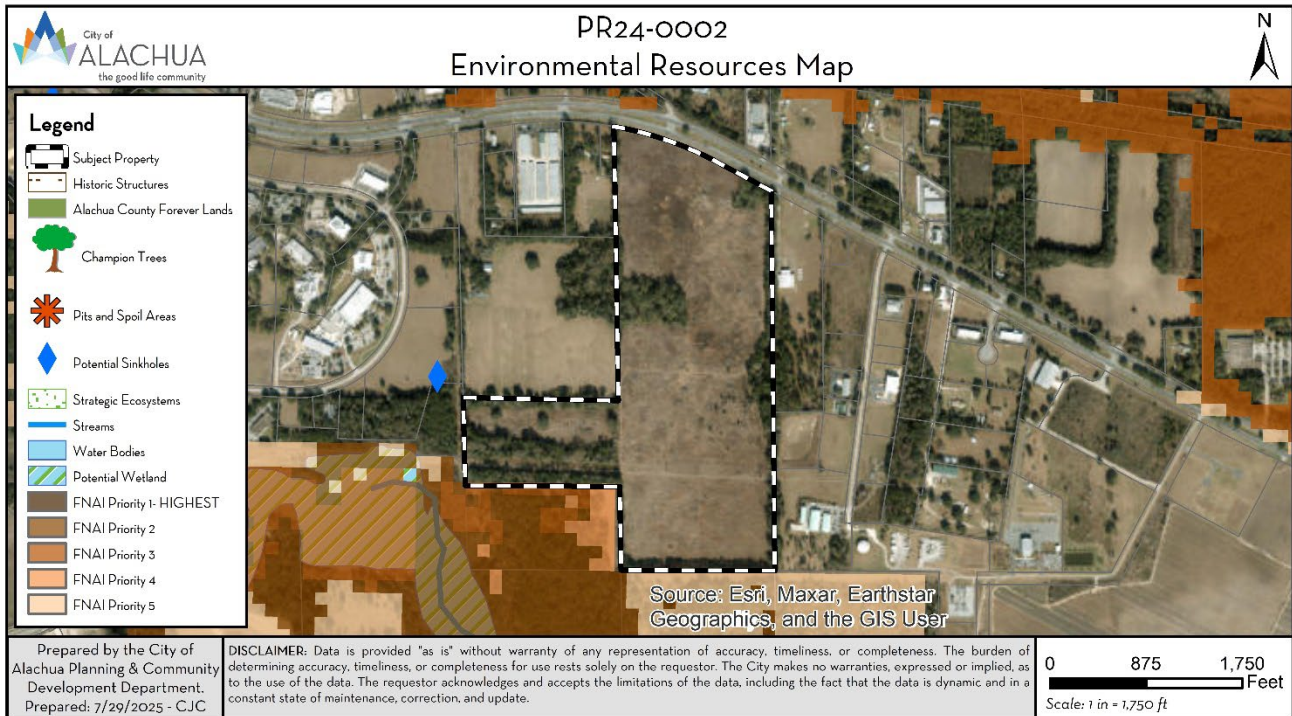


Figure 5. Environmental Resources Map

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
THE HAMMOCK REZONING
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	A	4.3.1(A)(1), (2)
	Dwelling, mobile home		P					P	P															4.3.1(A)(1)
	Dwelling, multiple-family						S			P	P	P		P	P	P	P			A	A	A	A	4.3.1(A)(3)
	Dwelling, single-family attached						P			P	P	P			P	P	P			A	A	A		4.3.1(A)(3)
	Dwelling, single-family detached		P	P	P	P	P			P	P	P			P		P				A	A		4.3.1(A)(4)
	Dwelling, townhouse					S	S	S			P	P	P				P	P			A	A	A	4.3.1(A)(3)
	Dwelling, two-to four-family					S	S	P			P	P	P			P	P	P			A	A	A	4.3.1(A)(3)
	Mobile home park								P															4.3.1(A)(1)
	Upper story dwelling									P	P	P	P	P	P	P				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	P					A		
Heavy equipment sales, rental, or repair															P			P							4.3.4(C)(2)

Laundry, dry cleaning, and carpet cleaning facilities												P	P	P						A	4.3.4(C)(3)
Machine shop														S			P				4.3.4(C)(1)
Repair of scientific or professional instruments												S		S	P	P	P		A	A	
Tool repair														S	P	P	P				4.3.4(C)(1)
Manufacturing and production																					
Asphalt/concrete batch plant																	S				4.3.4(D)(1)
Manufacturing, heavy ¹																	P				4.3.4(D)(1)
Manufacturing, light															P	P	P		A	A	
Medical marijuana processing																					
Medical radioisotope laboratory															P						
Non-medical marijuana processing																					
Offices																					
Business services											P	P	P	P	P	P			A	A	A
Financial services											P	P	P	P	P	P			A	A	A
Professional services									S	P	P	P	P	P	P			A	A	A	
Radio and television												P	P	P	P	P		A		A	

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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”

OFFICAL ZONING ATLAS ADOPTED

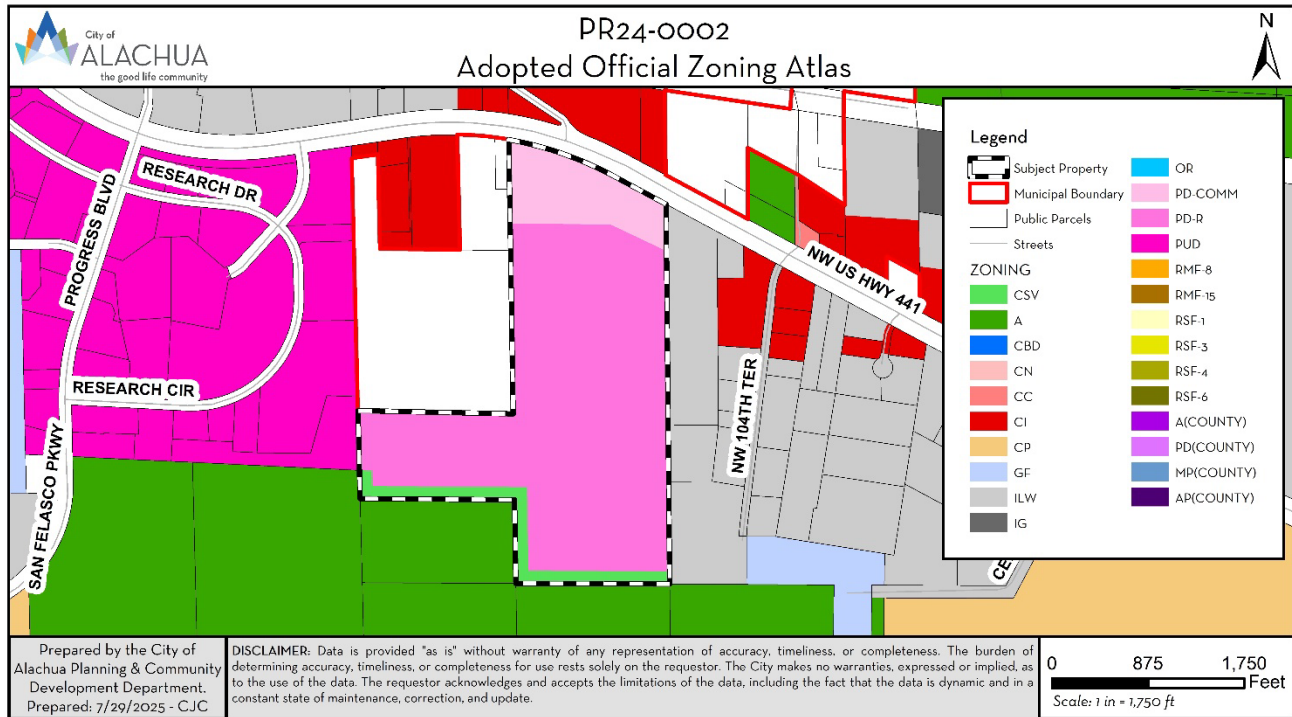
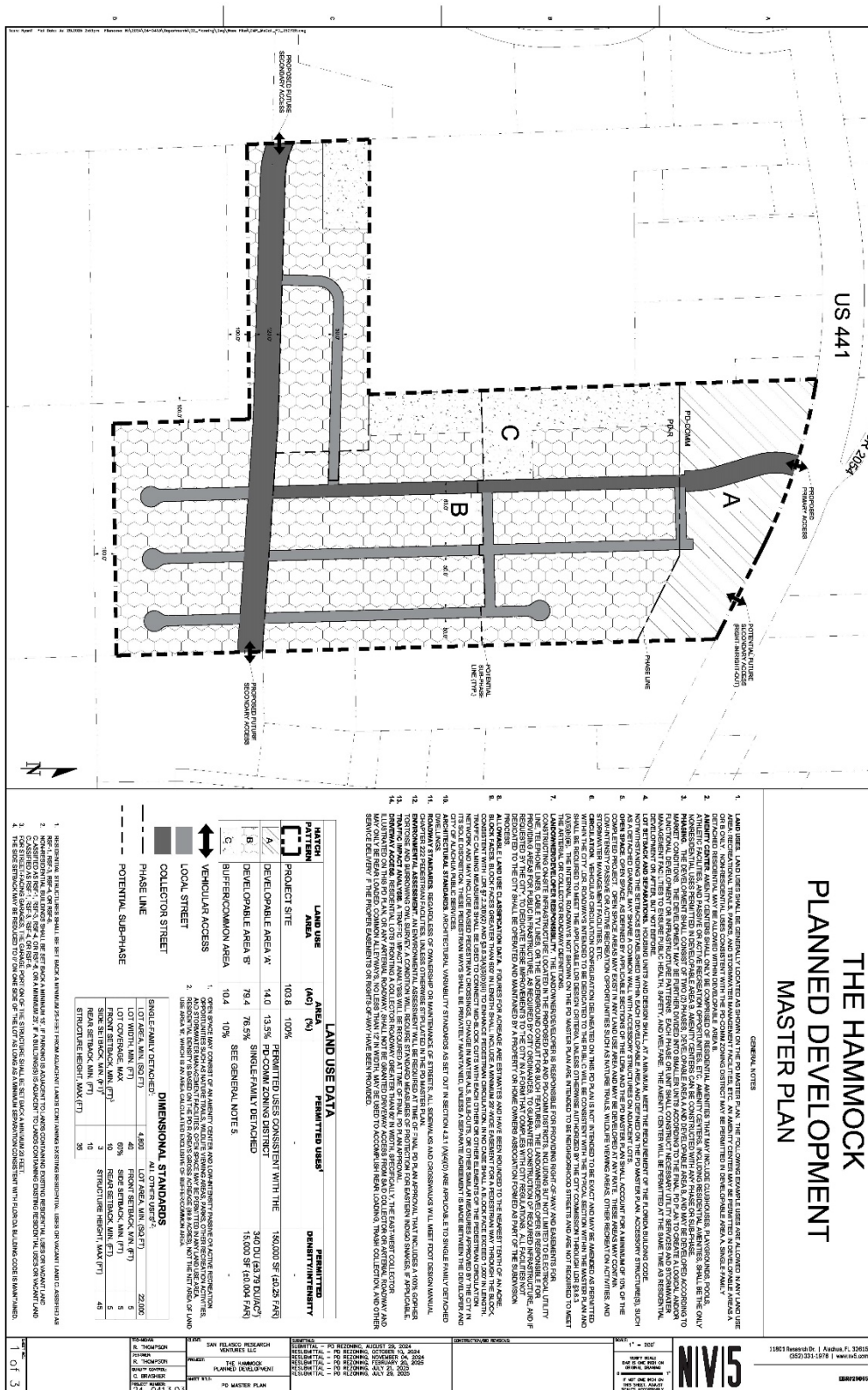
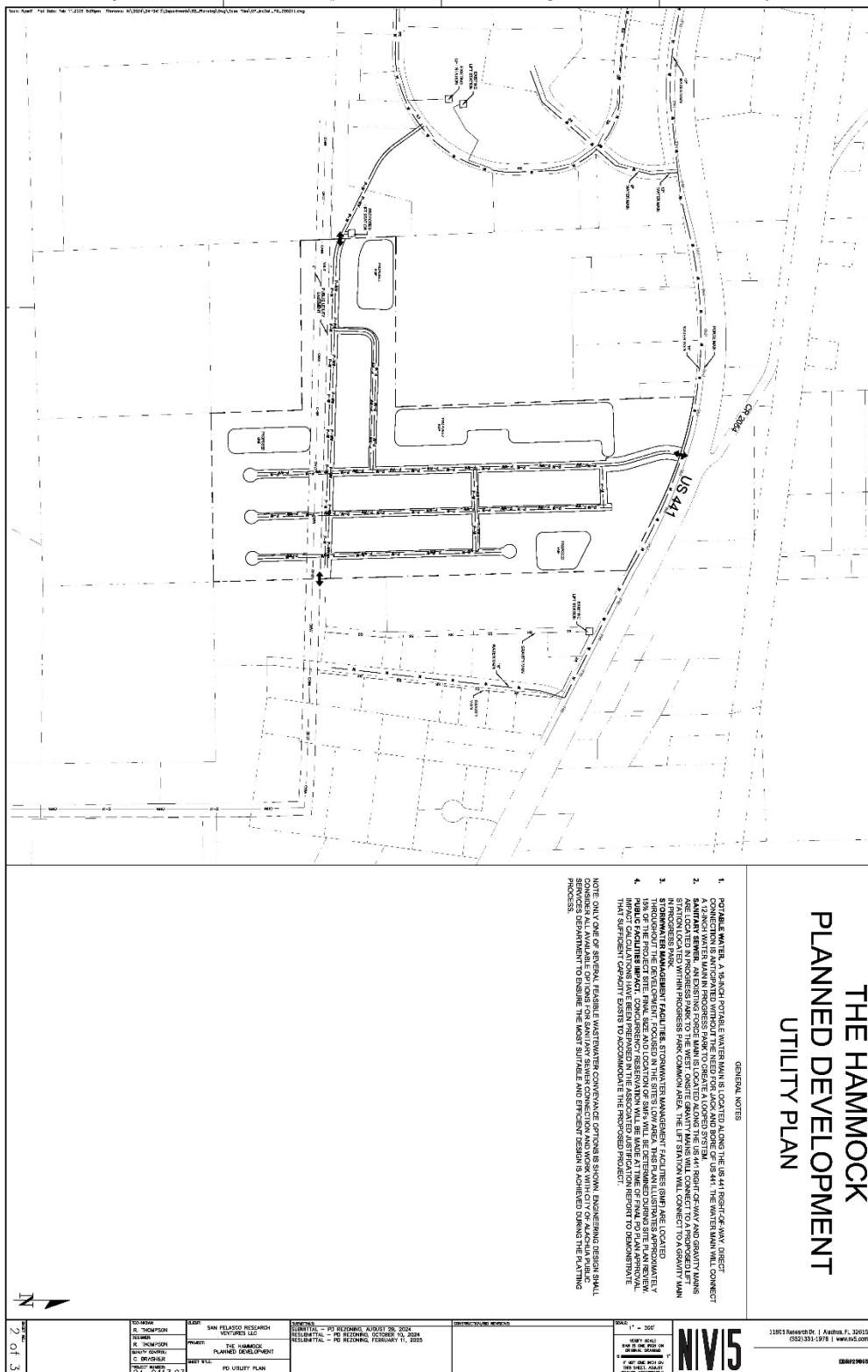


EXHIBIT “D”

PD MASTER PLAN





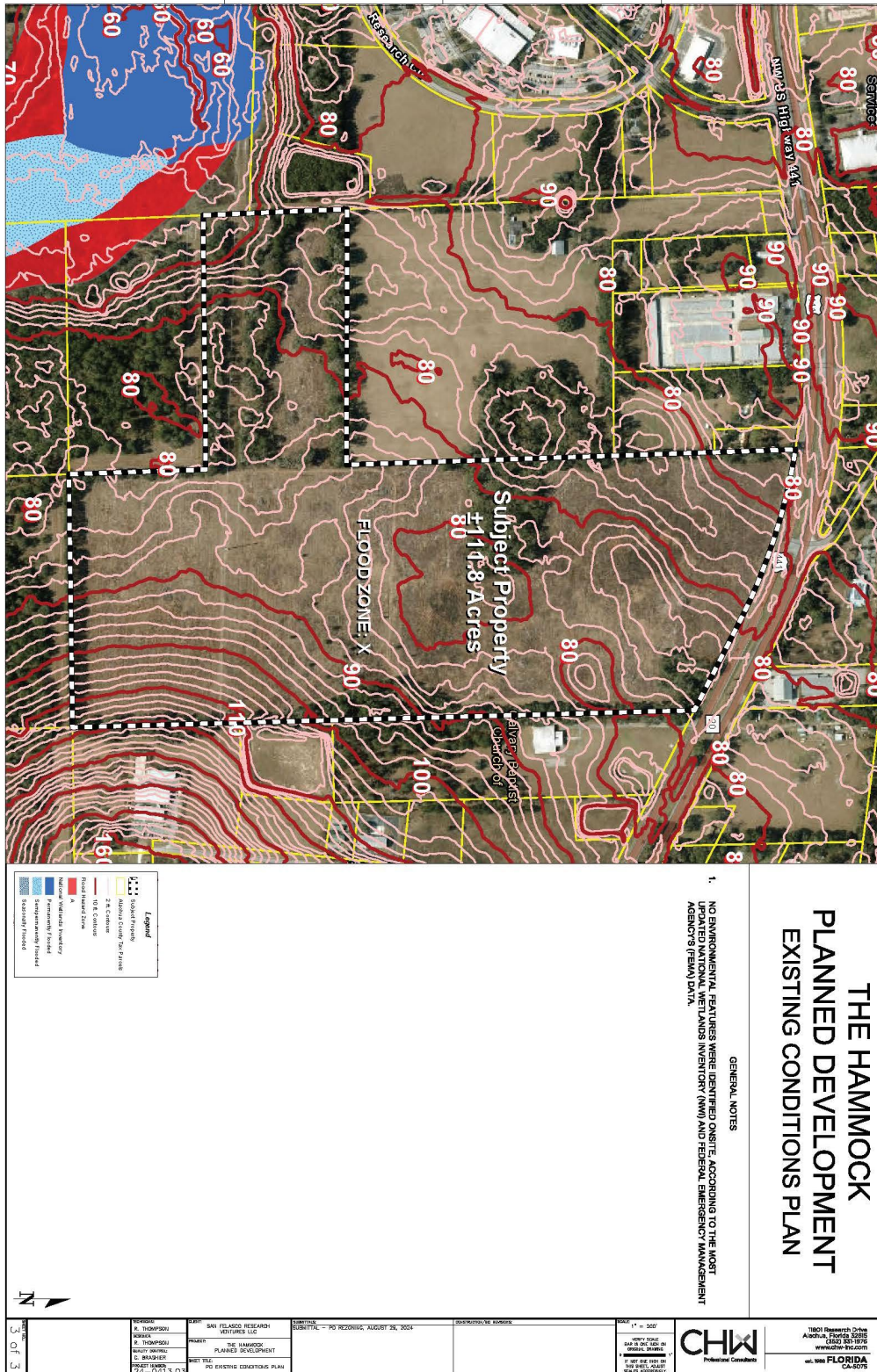


EXHIBIT “E”
PD AGREEMENT

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

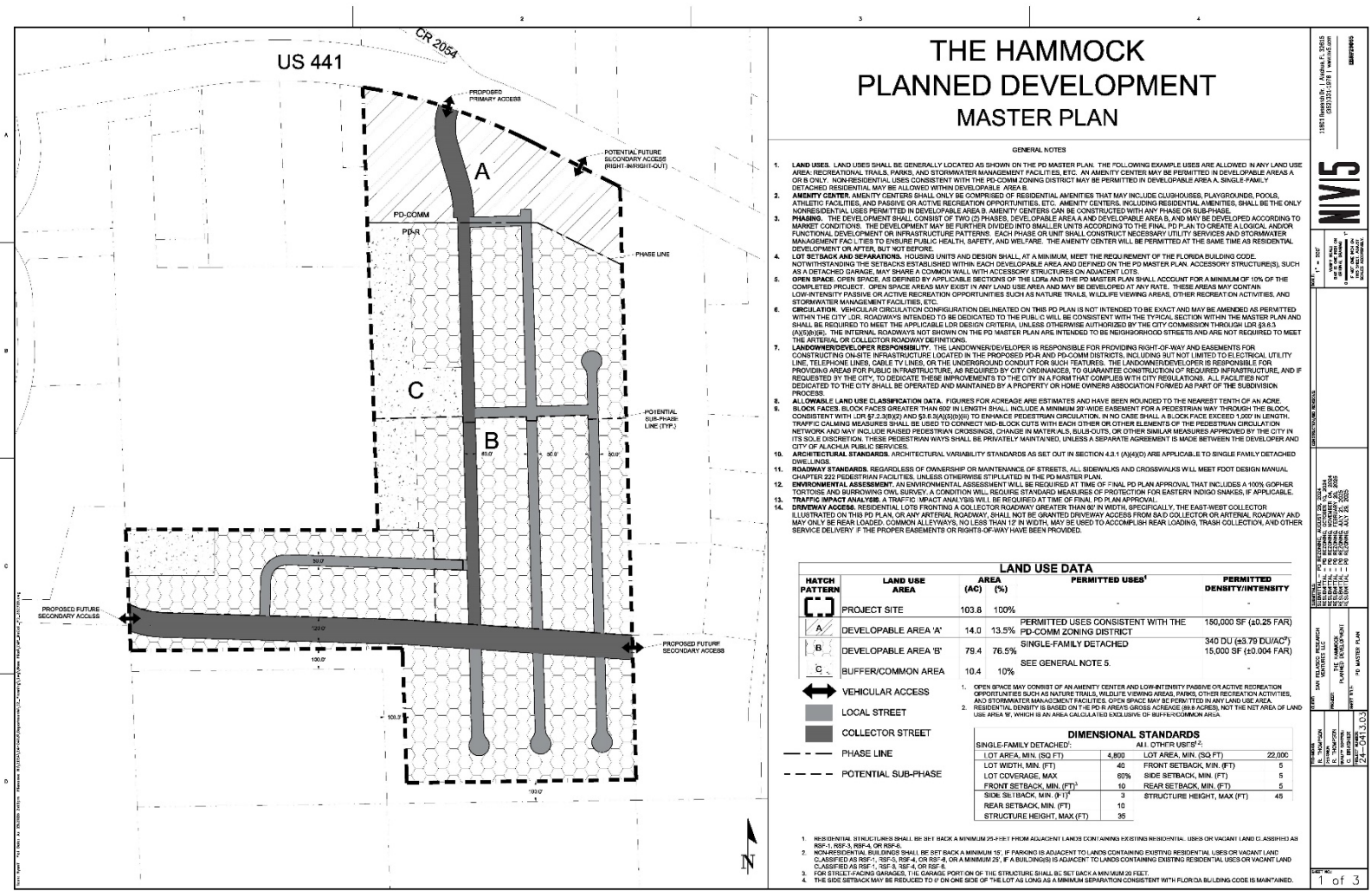
LEGAL DESCRIPTION FOR: Planned Development – Commercial ("PD-COMM")

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.

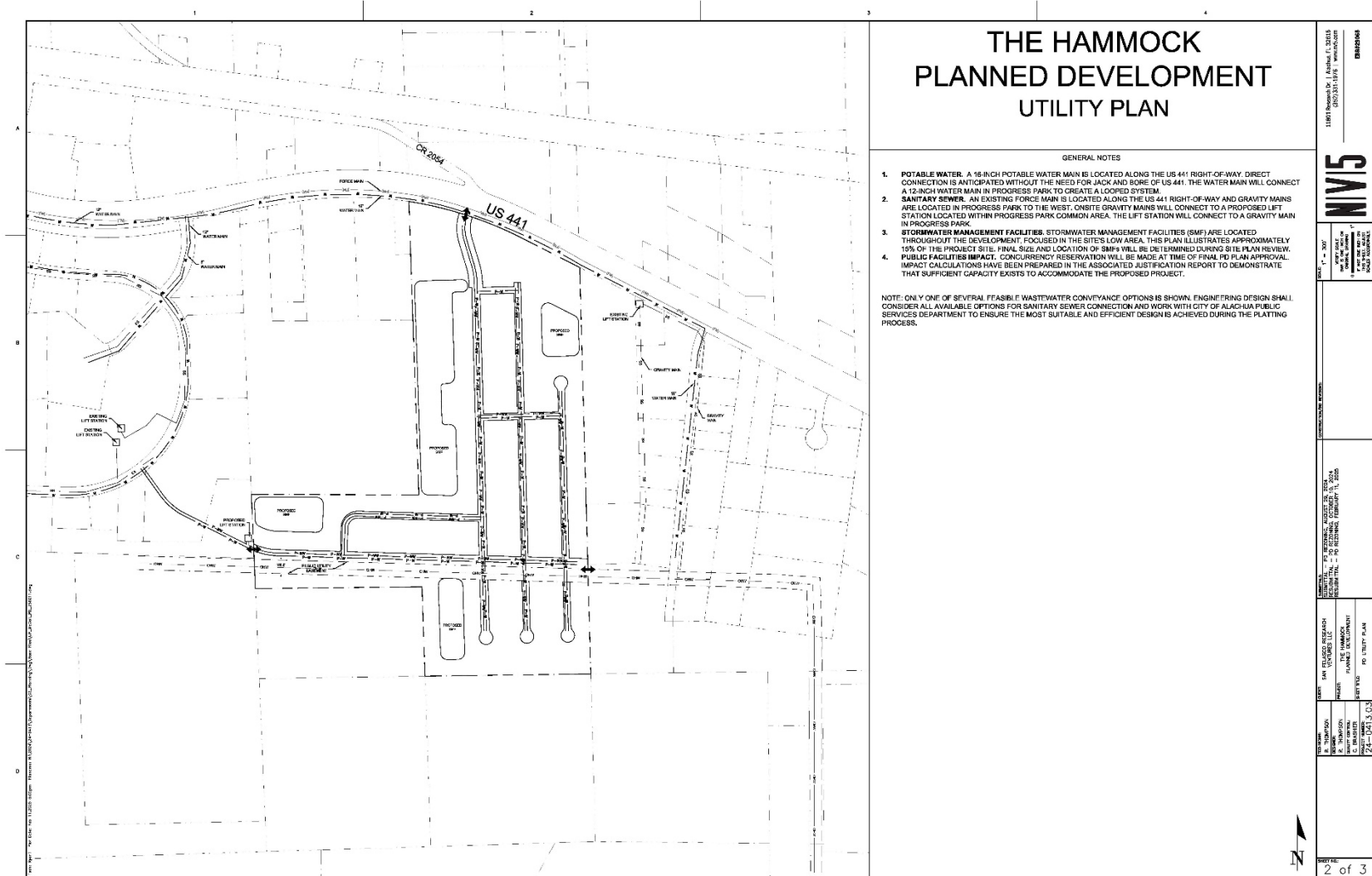
CONTAINING 14.04 ACRES, MORE OR LESS

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

EXHIBIT "C"
PD MASTER PLAN



PLANNED DEVELOPMENT AGREEMENT
FOR THE HAMMOCK PD PROJECT



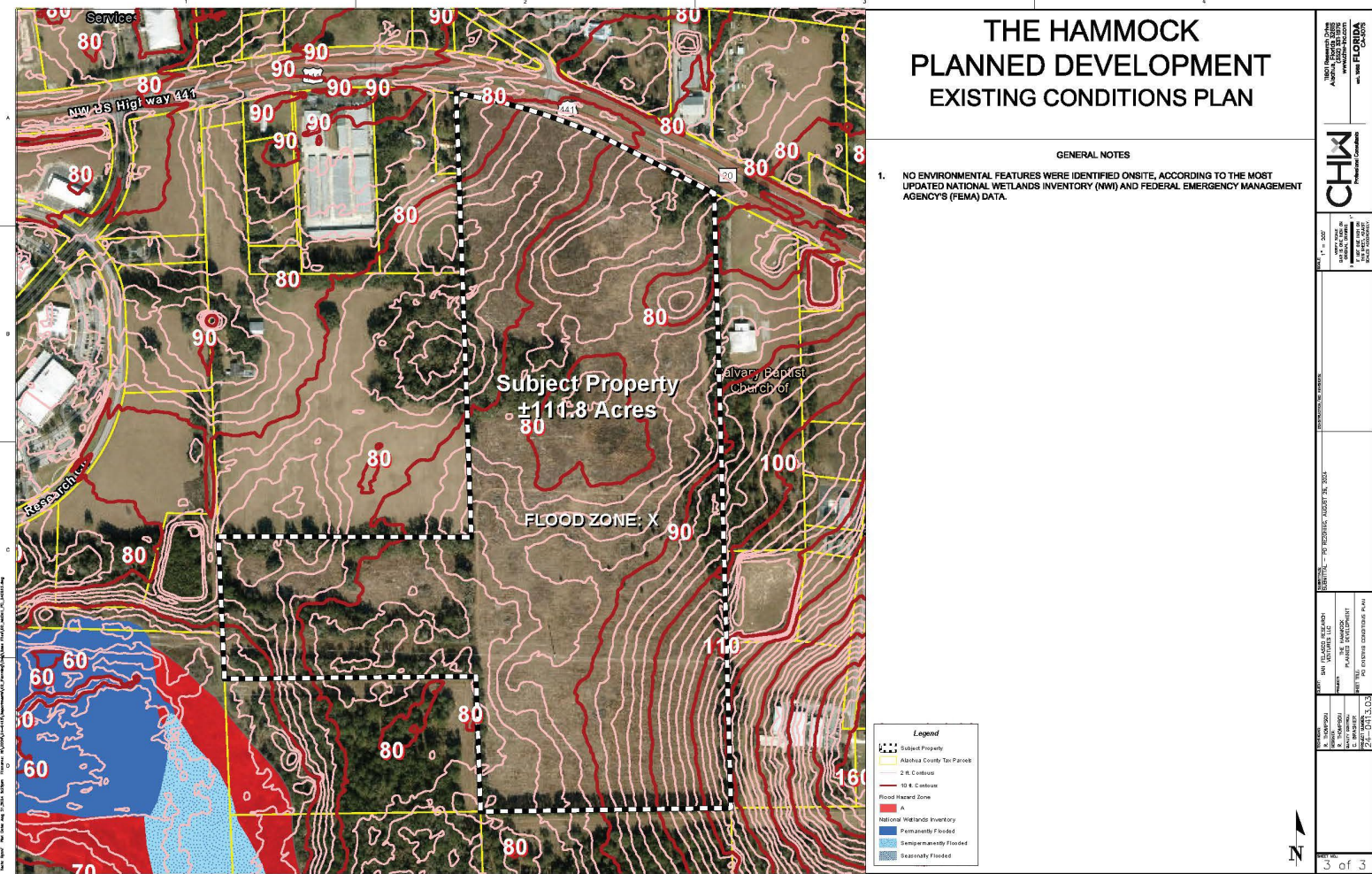


EXHIBIT “C”
TO
PR24-0002
THE HAMMOCK REZONING
STAFF REPORT

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', with a stylized, cursive script.

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)*

Rezoning – Application Package

~~August 29, 2024~~

~~RESUBMITTED September 11, 2024~~

~~RESUBMITTED October 10, 2024~~

RESUBMITTED November 4, 2024

Prepared for:

City of Alachua

Planning and Community Development Office

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

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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

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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

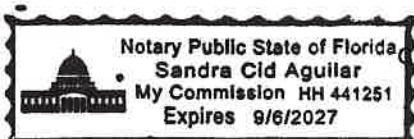
Typed or printed name of co-applicant

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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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

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

Sales

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 LIABILIT	SAN FELASCO RESEARCH VENTURES	Link (Clerk)
2/7/2006	\$100	DD	3315	1396	Unqualified (U)	Improved	* MCCALL FAMILY LIMITED LIABIL	MCCALL FAMILY LIMITED LIABILIT	Link (Clerk)
12/29/2005	\$1,030,000	DD	3288	1039	Unqualified (U)	Improved	* MCCALL GERTRUDE TRUSTEE MARG	* MCCALL FAMILY LIMITED LIABIL	Link (Clerk)
10/20/2003	\$100	WD	2805	519	Unqualified (U)	Improved	* MCCALL JAMES E GERTRUDE E	* MCCALL GERTRUDE TRUSTEE MARG	Link (Clerk)

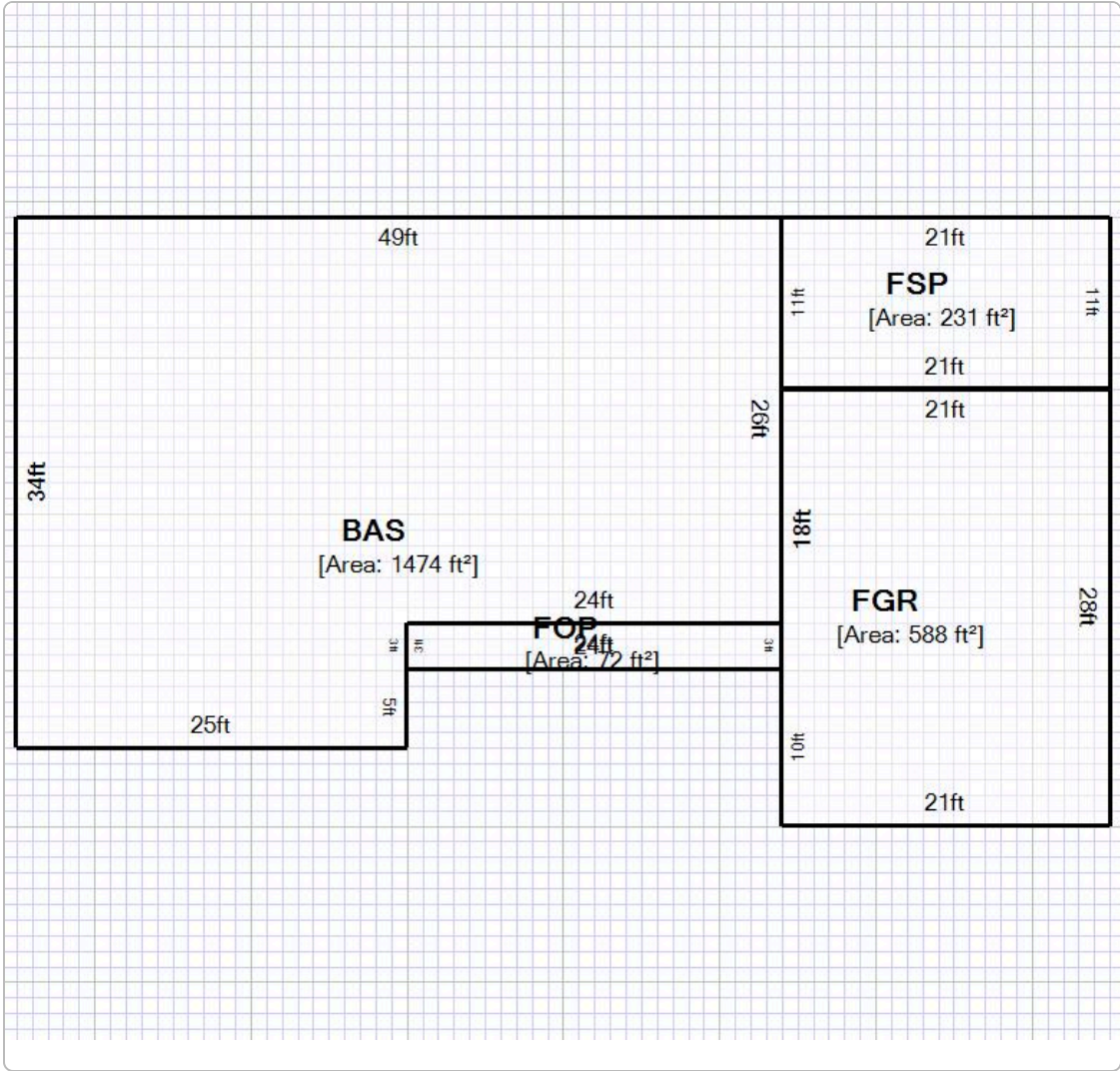
Official Public Records information is provided by the Alachua County Clerk's Office. Clicking on these links will direct you to their web site displaying the document details for this specific transaction.

Permits

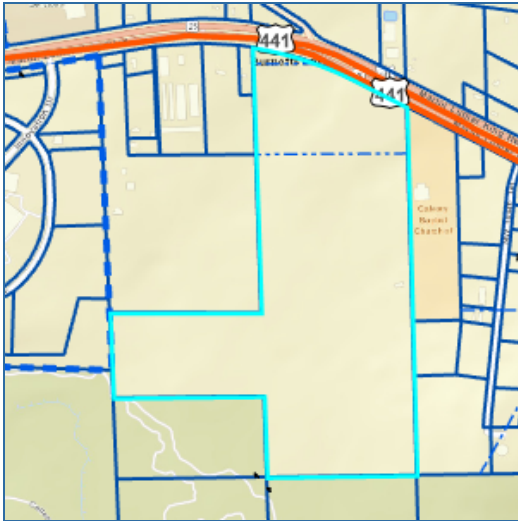
Permit Number	Type	Primary	Active	Issue Date	Value
07-10998	SERVICE UPGRADE	Yes	No	4/25/2007	\$500
7720	MECHANICAL	Yes	No	2/21/2001	\$1,000
96-00000	OVER THE COUNTER INSPECT	Yes	No	10/30/1996	\$0
95-00000	OVER THE COUNTER INSPECT	Yes	No	1/25/1995	\$0

Our permitting information is pulled from the Alachua County Permitting Offices. Permitting information shown here is all the Property Appraiser has on file for this property. Any detailed questions about permits should be directed to the Permitting Offices.

Sketches



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.

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[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.

The second application is a Rezoning application request to change the property's pre-existing non-conforming Agriculture (A) zoning classification to Planned Development-Commercial (PD-COMM), PD-Residential (PD-R), and Conservation (CSV).

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

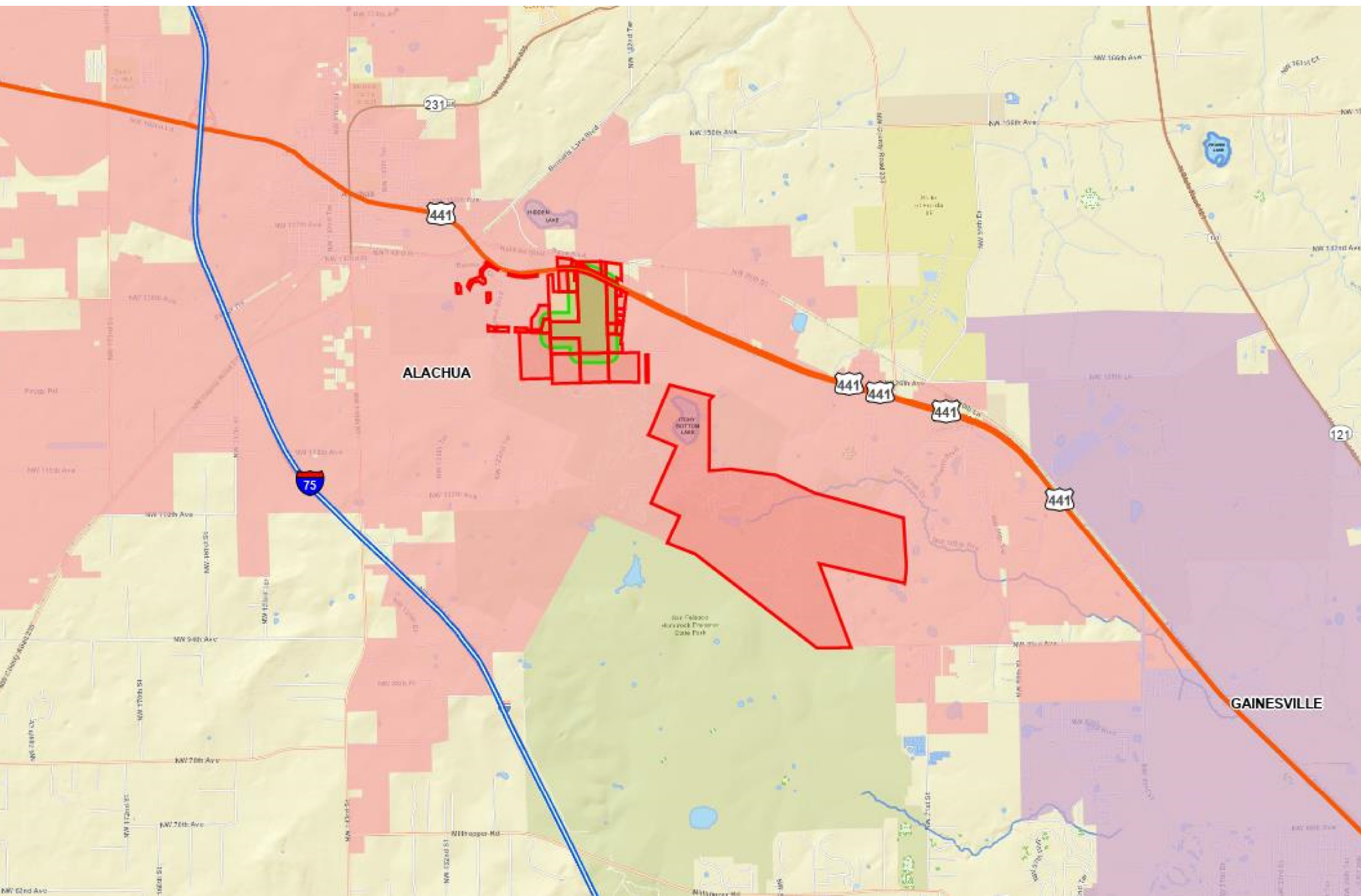
Date: 14 August 2024
Time: 6:00 PM
Location: CHW Office, 11801 Research Drive, Alachua, FL, 32615
Contact: Gerry Dedenbach, AICP
11801 Research Drive
Alachua, FL 32615
(352) 331-1976
CHW-Live@NV5.com

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

A Neighborhood Meeting will be held to discuss two (2) proposed applications on ±12 acres in the City of Alachua (Alachua County Tax Parcel # 03957-000-000). One application is a Large-scale Comprehensive Plan Amendment 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. The second application is a Rezoning application request to change the property's pre-existing non-conforming Agriculture (A) zoning classification to Planned Development-Commercial (PD-COMM), PD-Residential (PD-R), & Conservation (CSV).

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

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 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. The second application is a Rezoning application request to change the property's pre-existing non-conforming Agriculture (A) zoning classification to Planned Development-Commercial (PD-COMM), PD-Residential (PD-R), & Conservation (CSV).

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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.

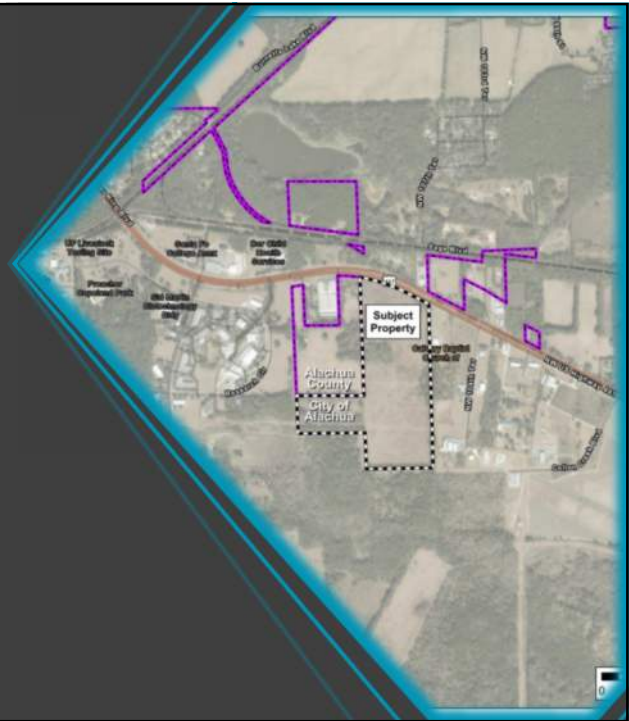
This meeting provides the applicant with an opportunity to **identify concerns** prior to the application's submission.



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 NVS 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

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 (3-4 dwelling units per acre) FLU. The parcel's existing Conservation FLU area will remain.

The second application is a Rezoning application request to change the property's pre-existing non-conforming Agriculture (A) zoning classification to Planned Development-Commercial (PD-COMM), PD-Residential (PD-R), and Conservation (CSV).

The applications allow a combination of commercial retail sales and service uses along US 441, moderate density residential (3-4 dwelling units per acre), and a 100'-wide conservation area abutting San Felipe Hermonck 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 Dederbach, 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.

—Bryant Engineering, Inc. and its subsidiaries, 2024-08-06 10:00 AM—
Beyond Engineering | Florida Region | www.chw-inc.com

What Trump's platform says about crime

The proposed Trump platform for crime...

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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
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SEE IF YOU QUALIFY TODAY
855-805-1956

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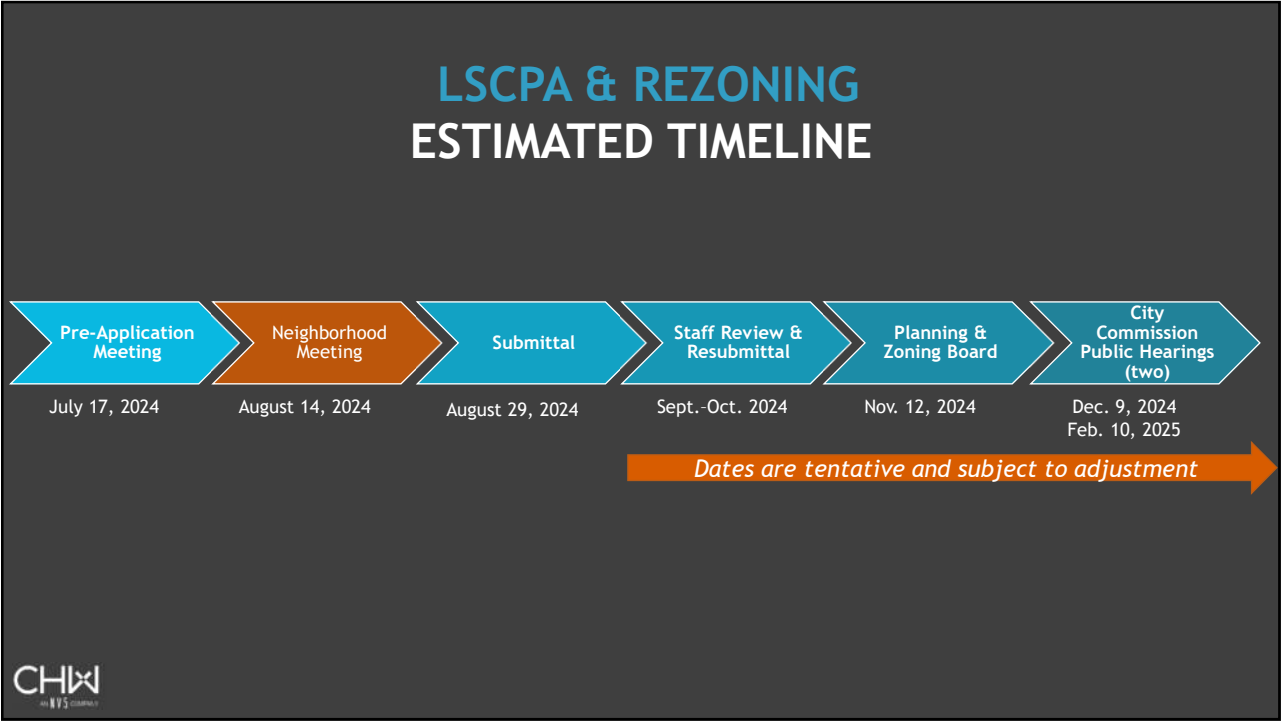
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Location: CHW Office, 11801 Research Drive, Alachua, FL 32615
Contact: Gerry Dederbach, AICP
Phone Number: (352) 331-1976
Email: CHW-Live@NV5.com

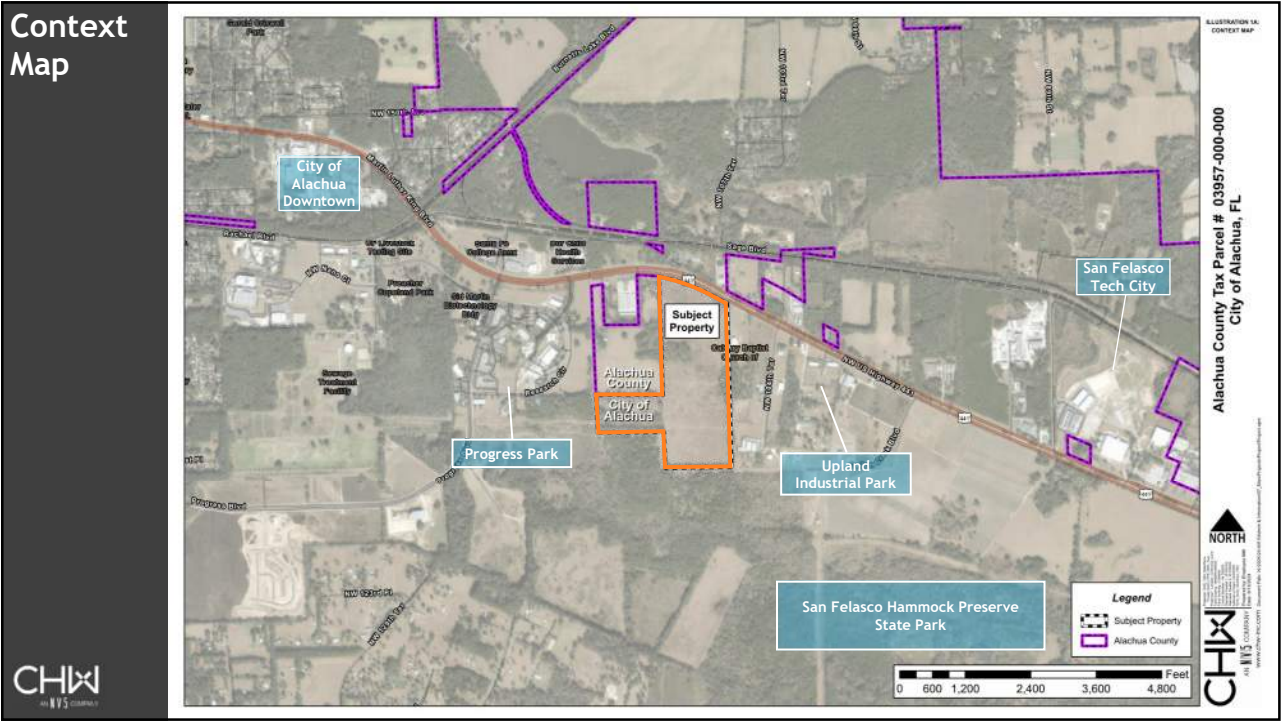
CHW
an NVS company



4

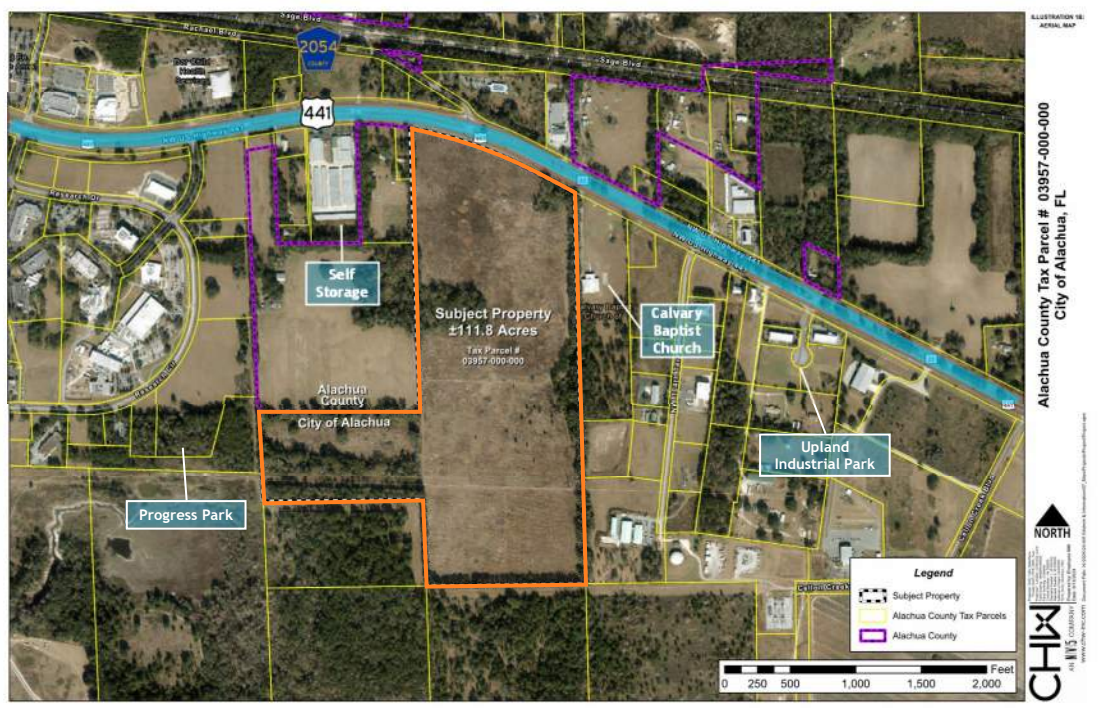


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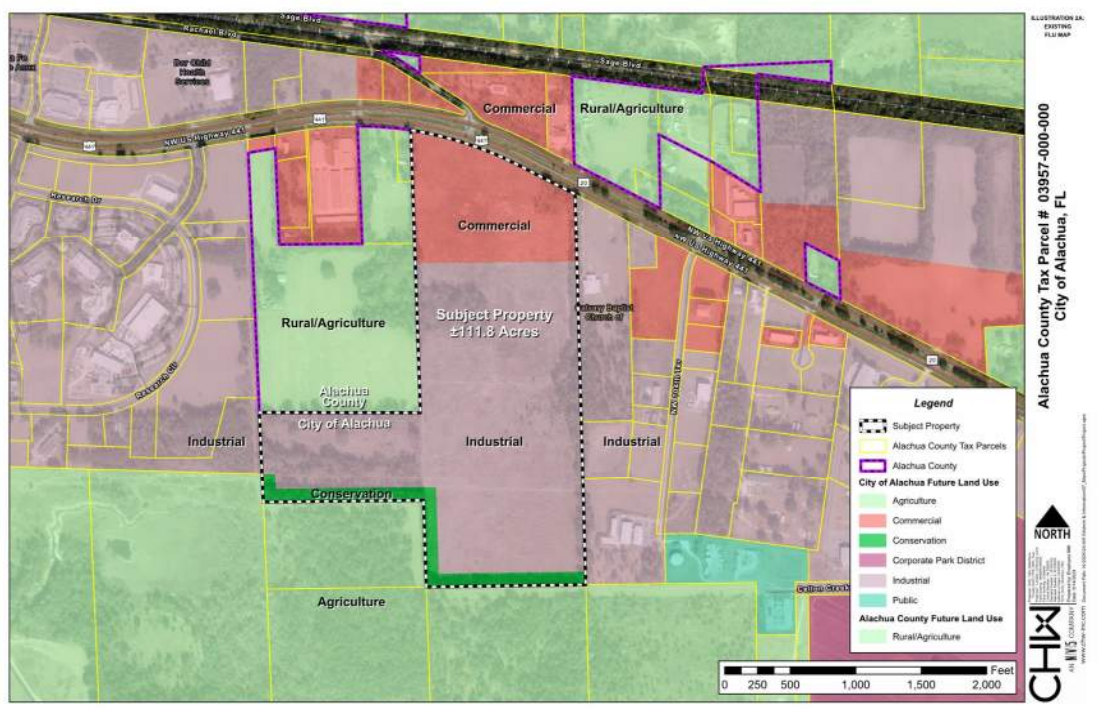
Aerial Map



7

Existing Future Land Use Map

FLU:
Commercial;
Industrial;
Conservation

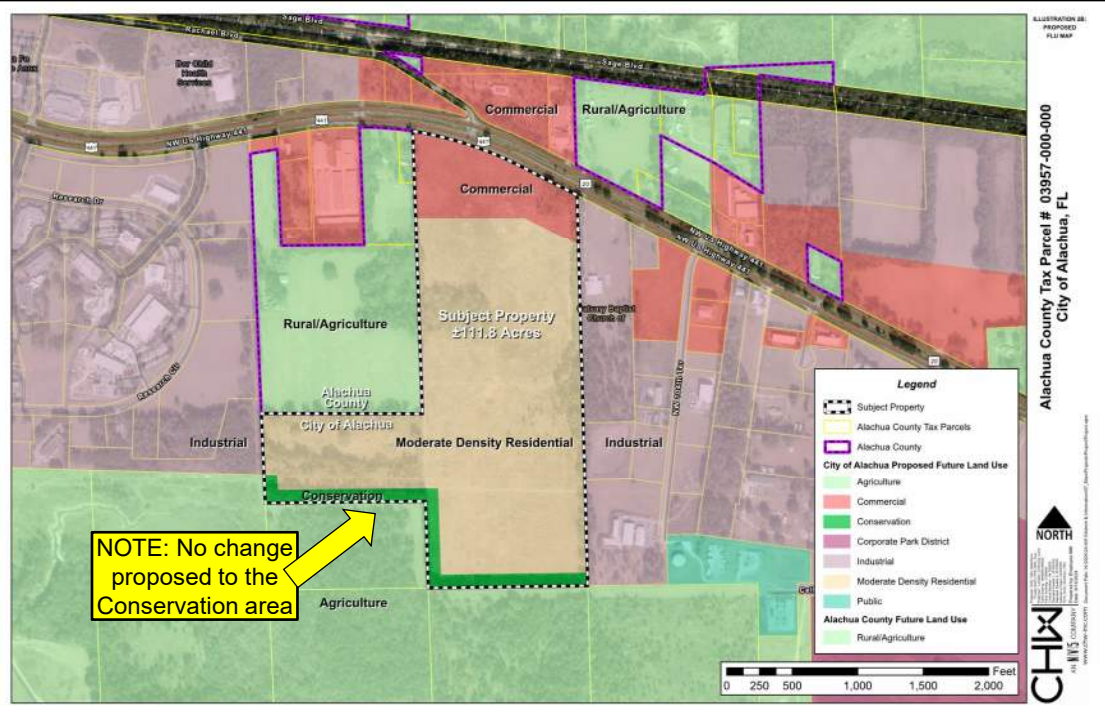


8

Proposed Future Land Use Map

Proposed FLU:
Commercial;
Moderate
Density
Residential; &
Conservation

- Reduces Commercial and
- Replaces Industrial w/ Moderate Density Residential

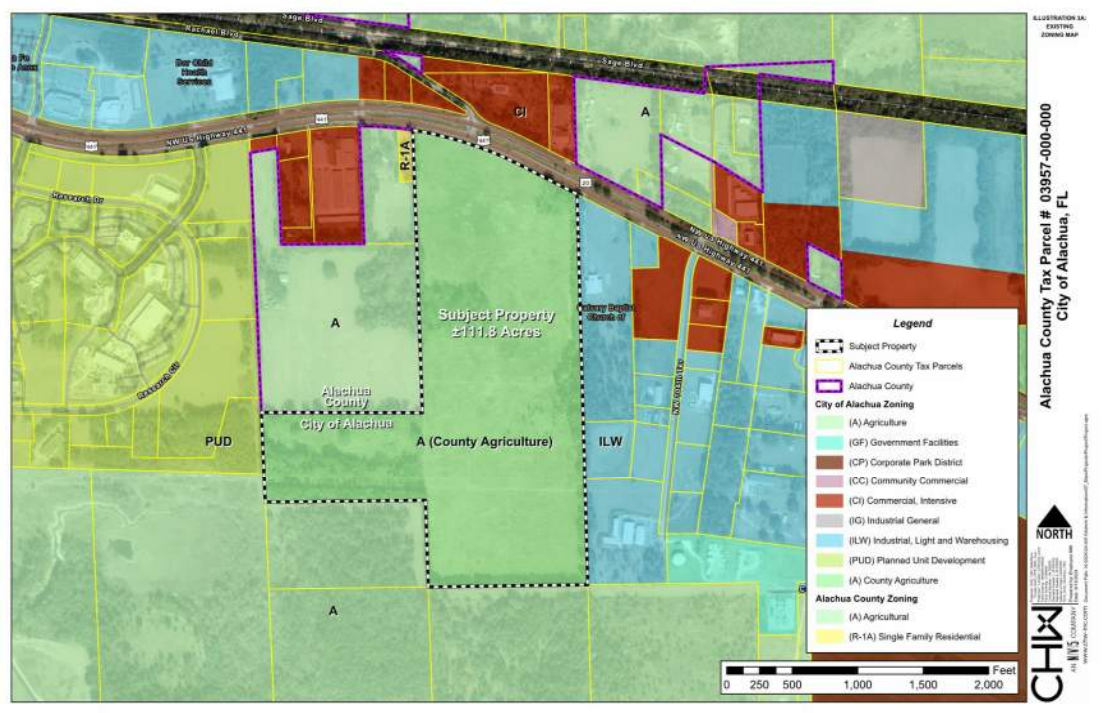


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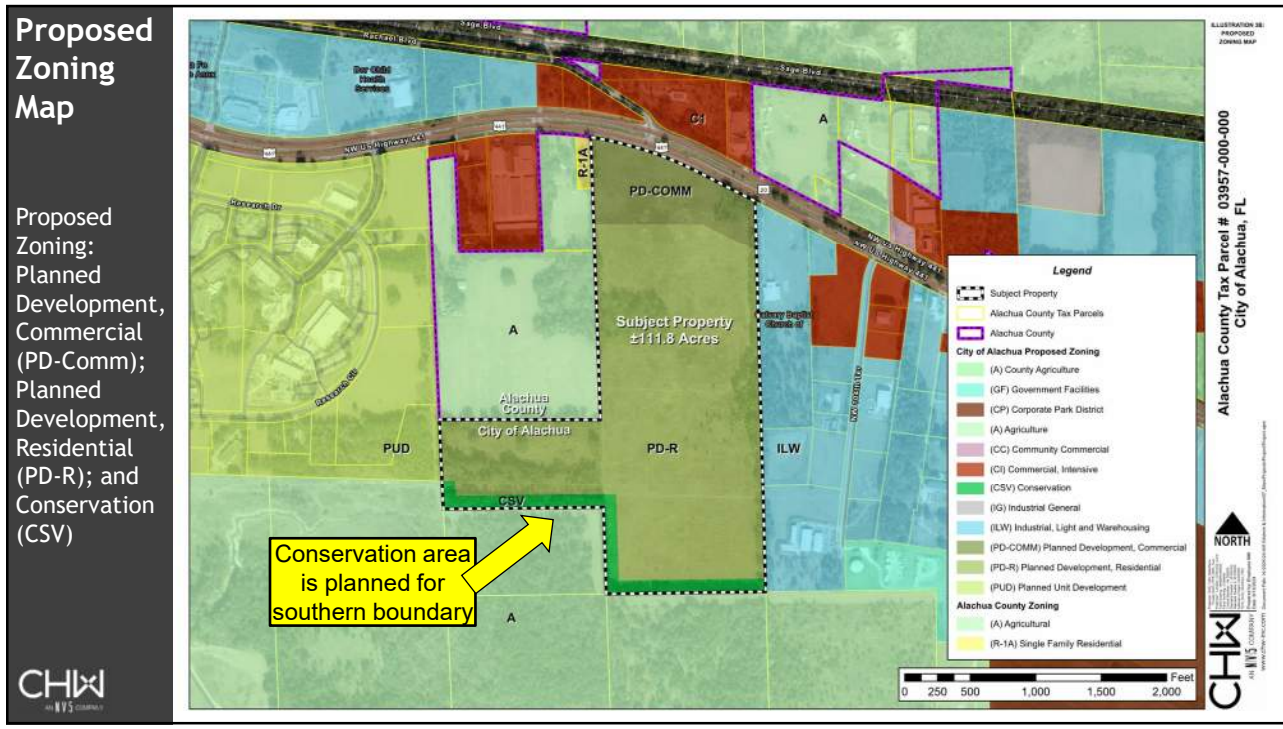
Existing Zoning Map

Zoning:
Agriculture

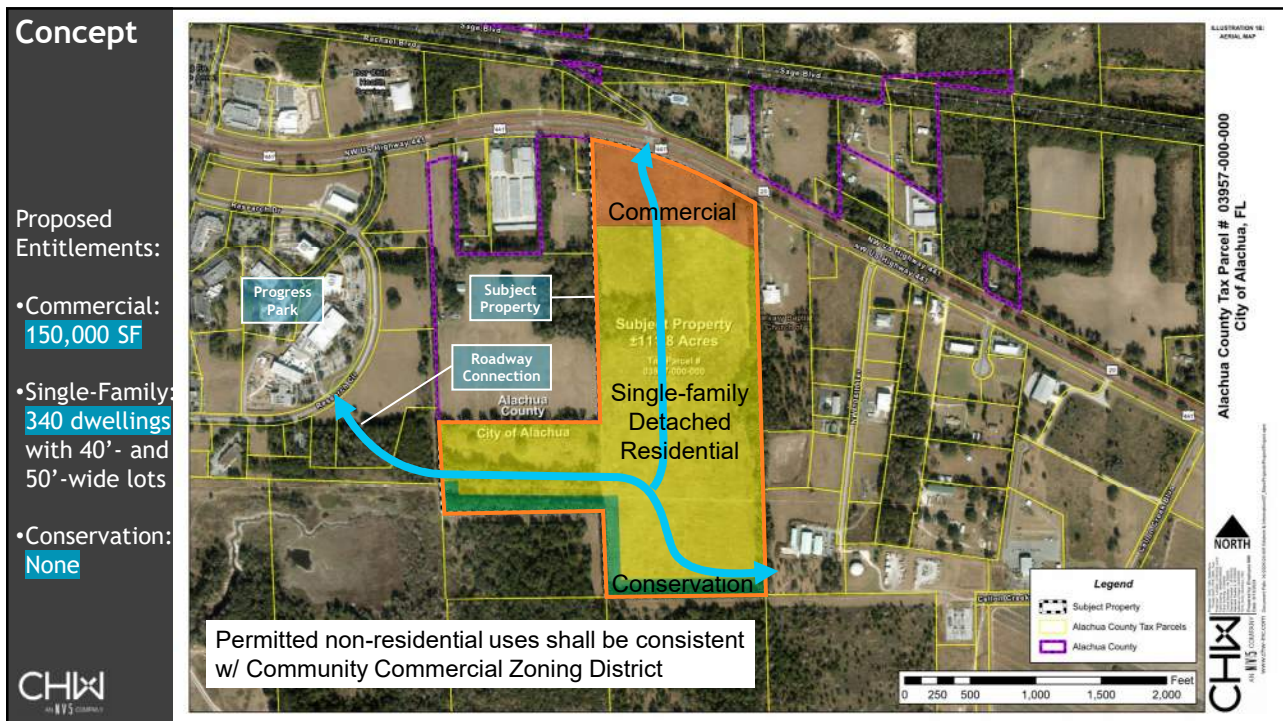
Zoning is pre-existing, non-conforming to the site's FLU categories



10



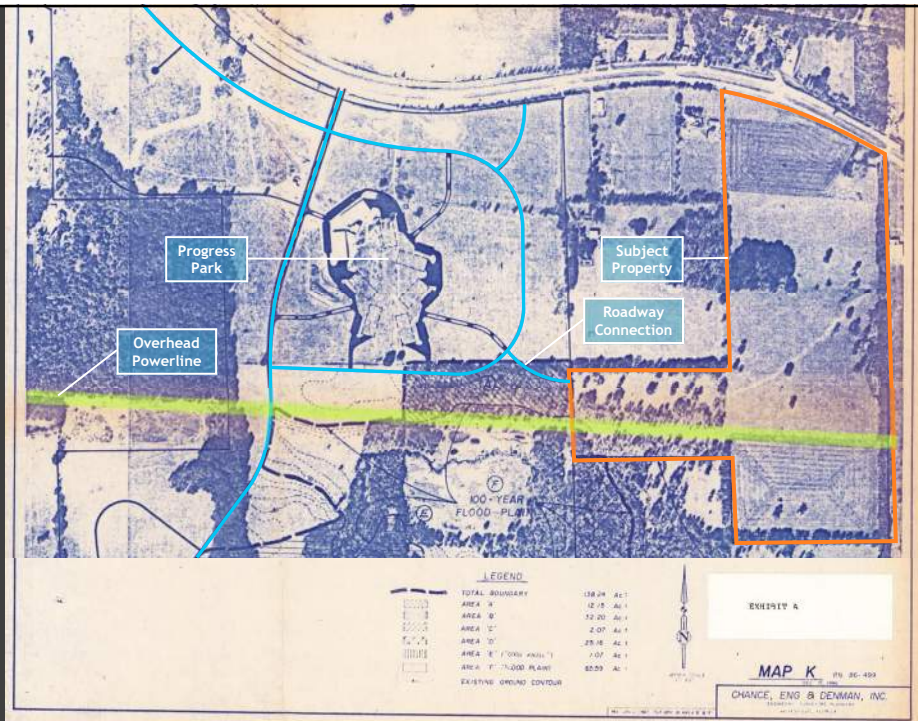
11



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			
10			
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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2. Statement of Proposed Change.....	3
3. Impact Analysis	7
4. Consistency with the City of Alachua Comprehensive Plan	14
5. Consistency with the Land Development Regulations	25

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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 (Source: CHW Survey)
<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): ±23.05 ac * 0.5 FAR = ±502,029.00 sf Intensity (Industrial): ±81.31 ac * 50% Max Building Coverage = ±1,770,931.80 sf Intensity (max. allowed): ±2,272,960.80 sf	<u>Proposed Density/Intensity:</u> Density: Total Units Requested: 340 du 340 du / ±89.80 ac = ±3.8 du / 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.

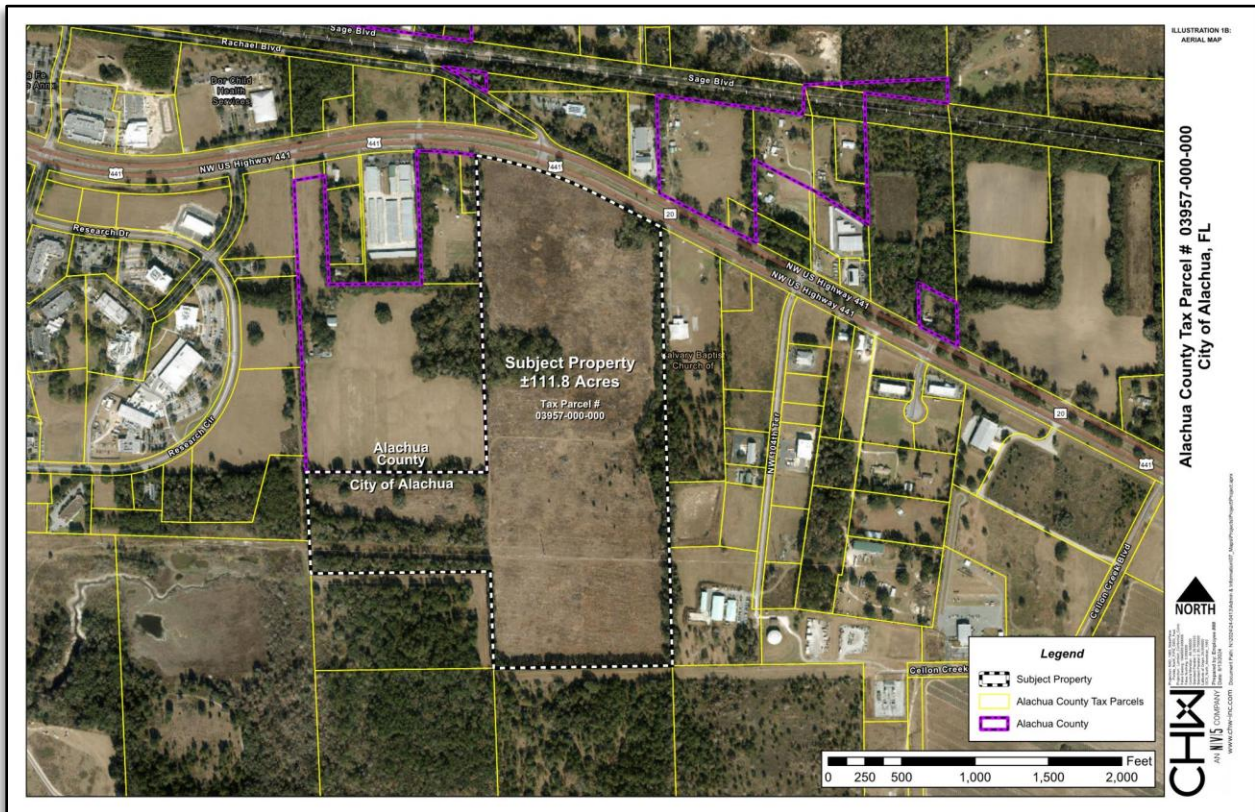


Figure 1: Aerial Map

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)

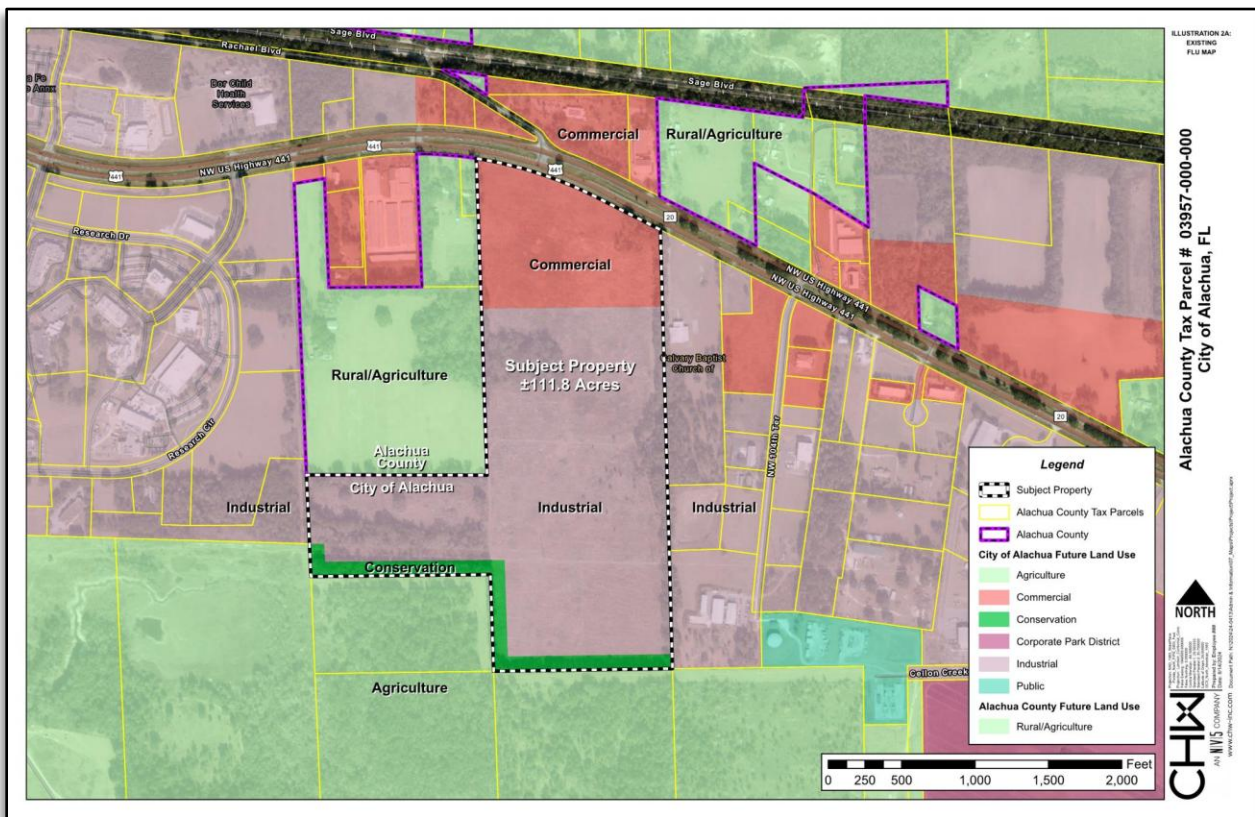


Figure 2: Existing Future Land Use Map

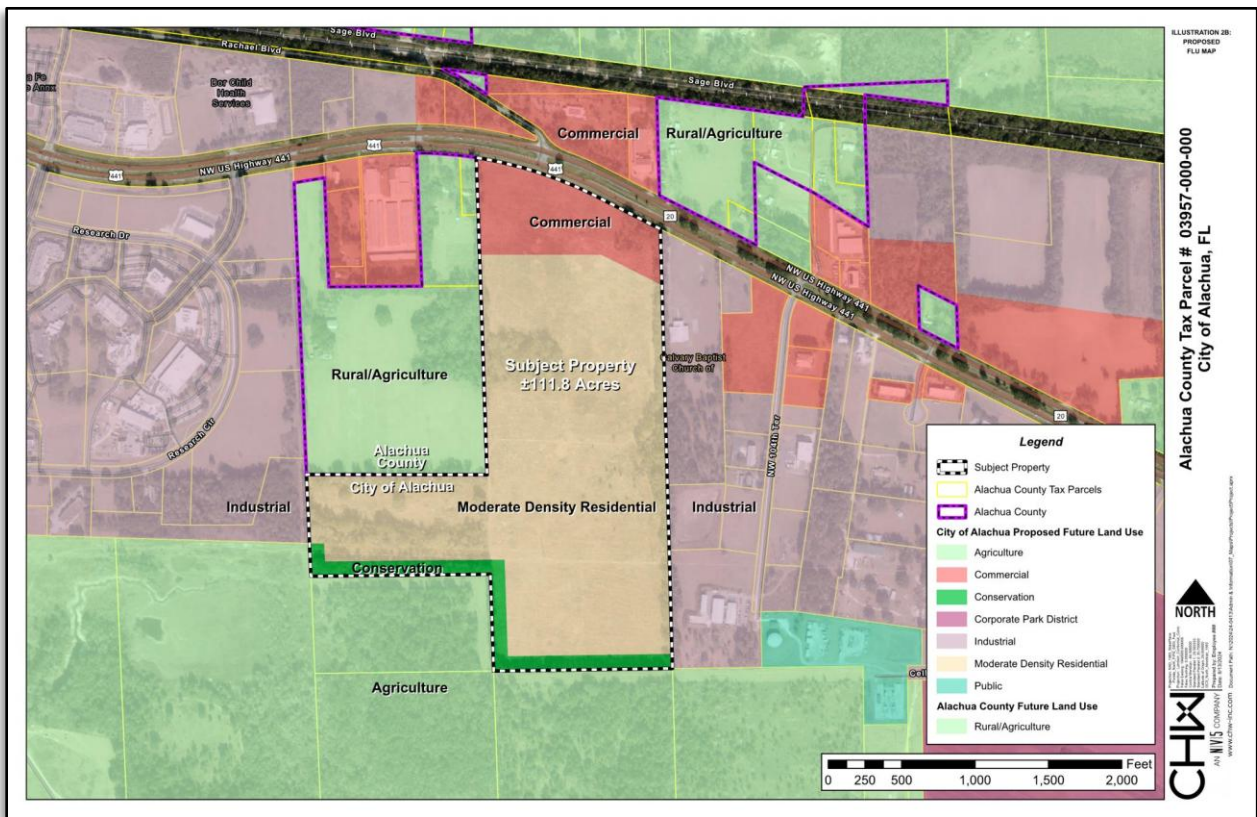


Figure 3: Proposed Future Land Use Map

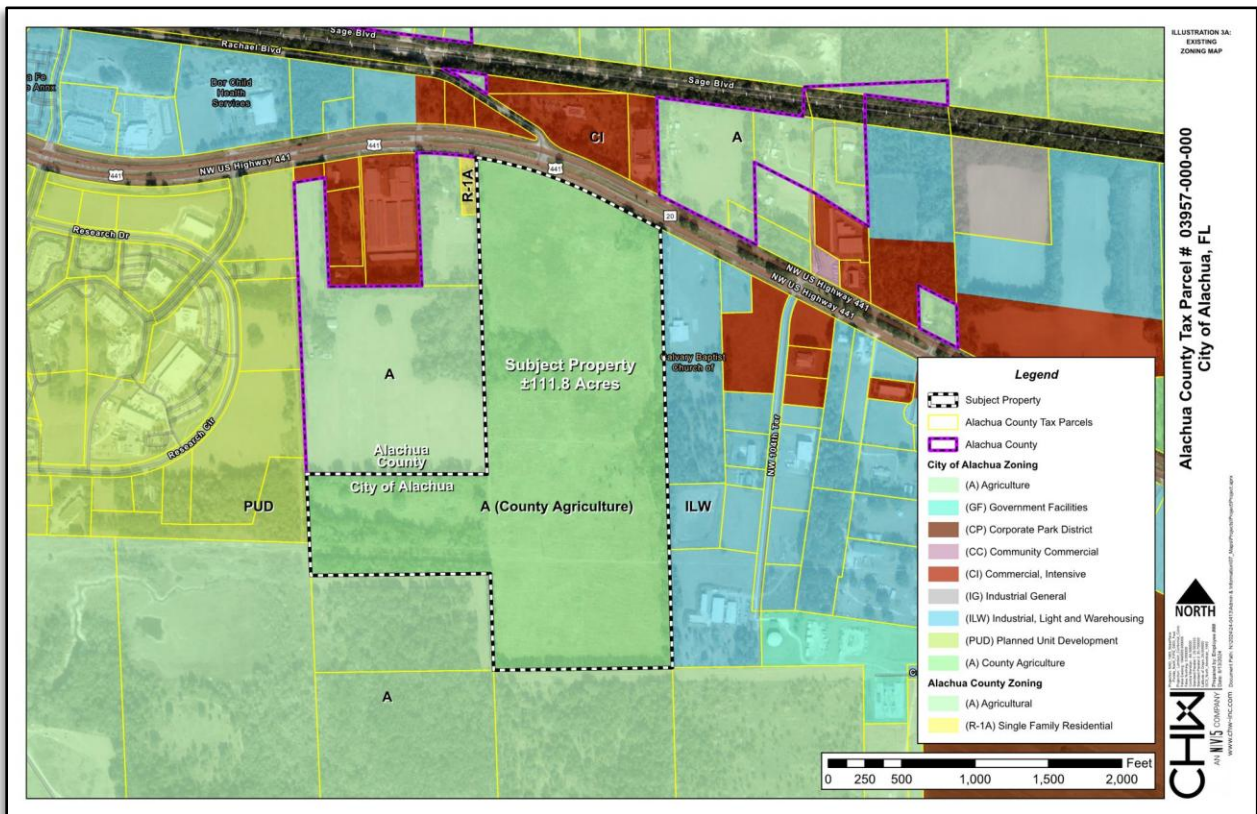


Figure 4: Existing Zoning Map

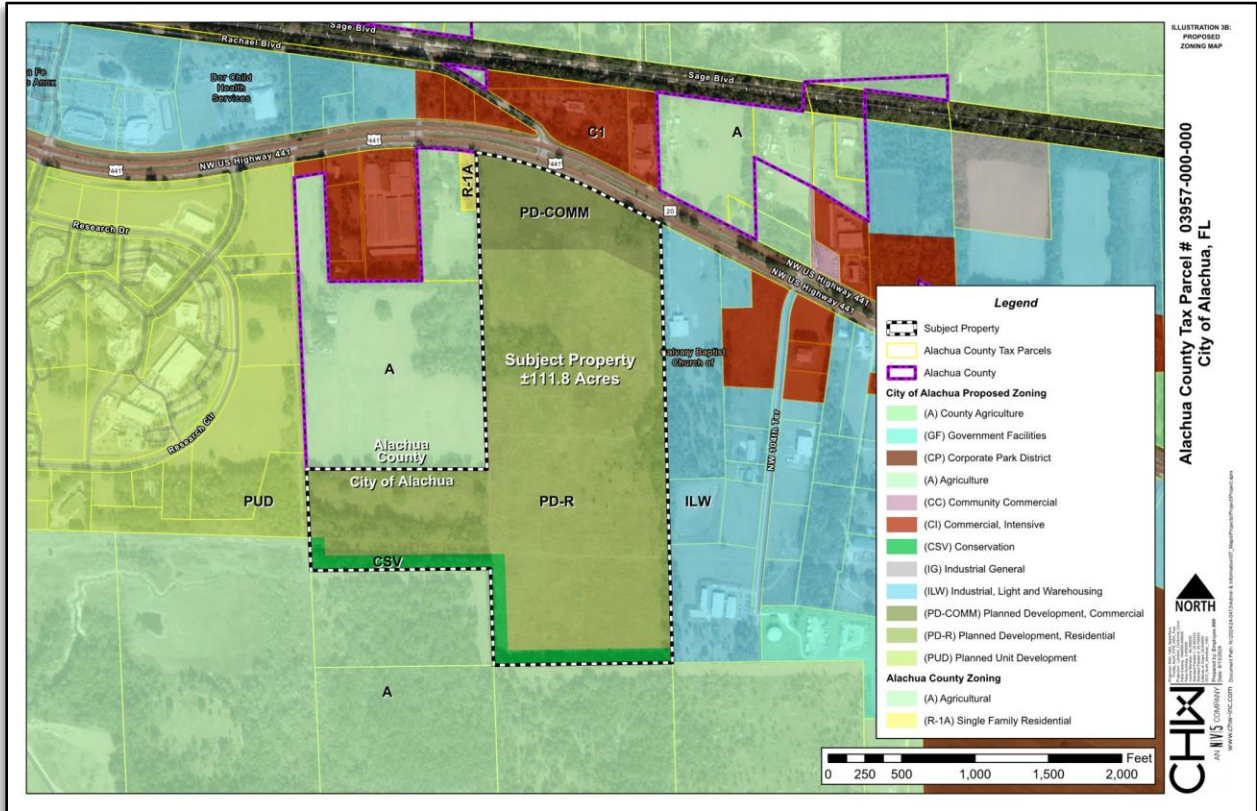


Figure 5: Proposed Zoning Map

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.

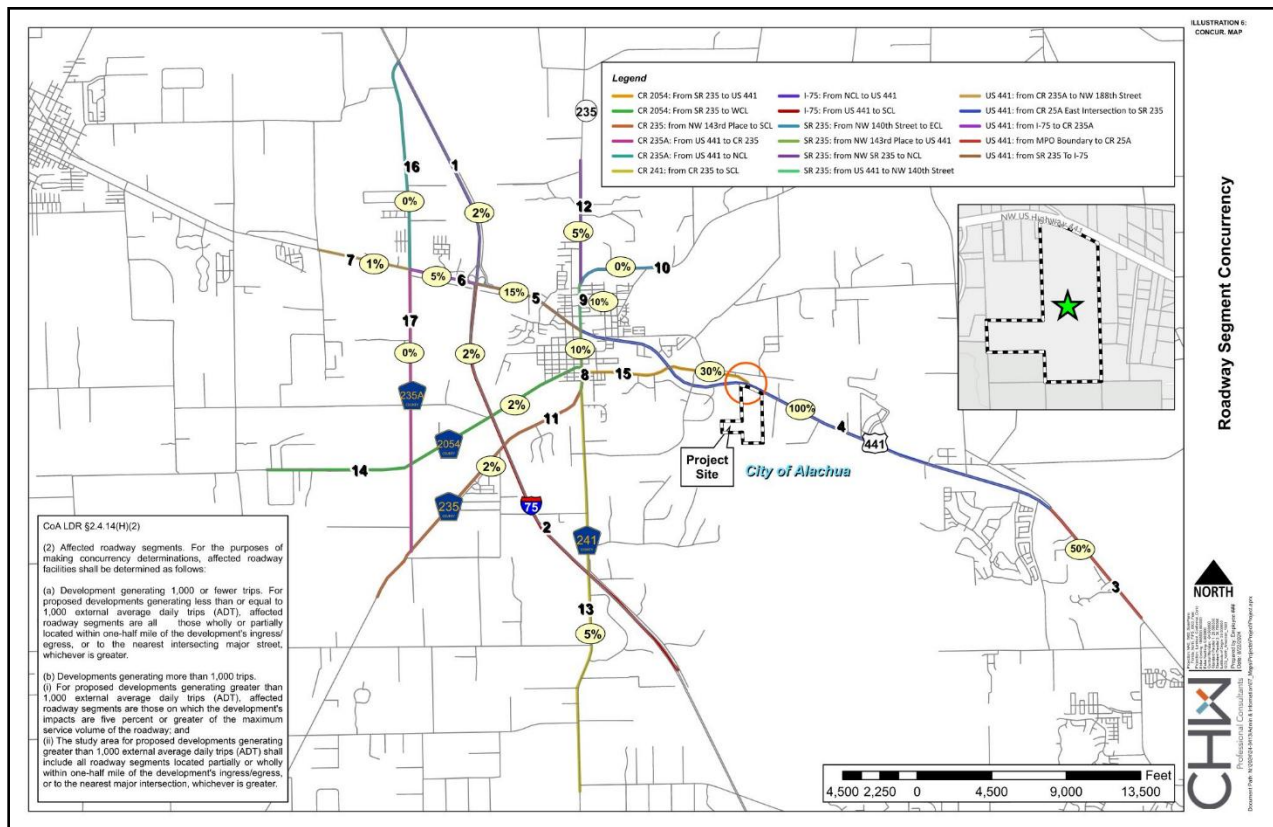


Figure 6: Projected Trip Distribution Map

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 Capacity ¹	50 years	
Solid Waste Generated by Proposed Project ²	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.

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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

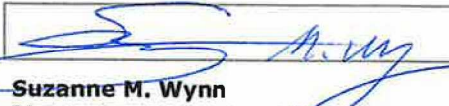
Available Capacity

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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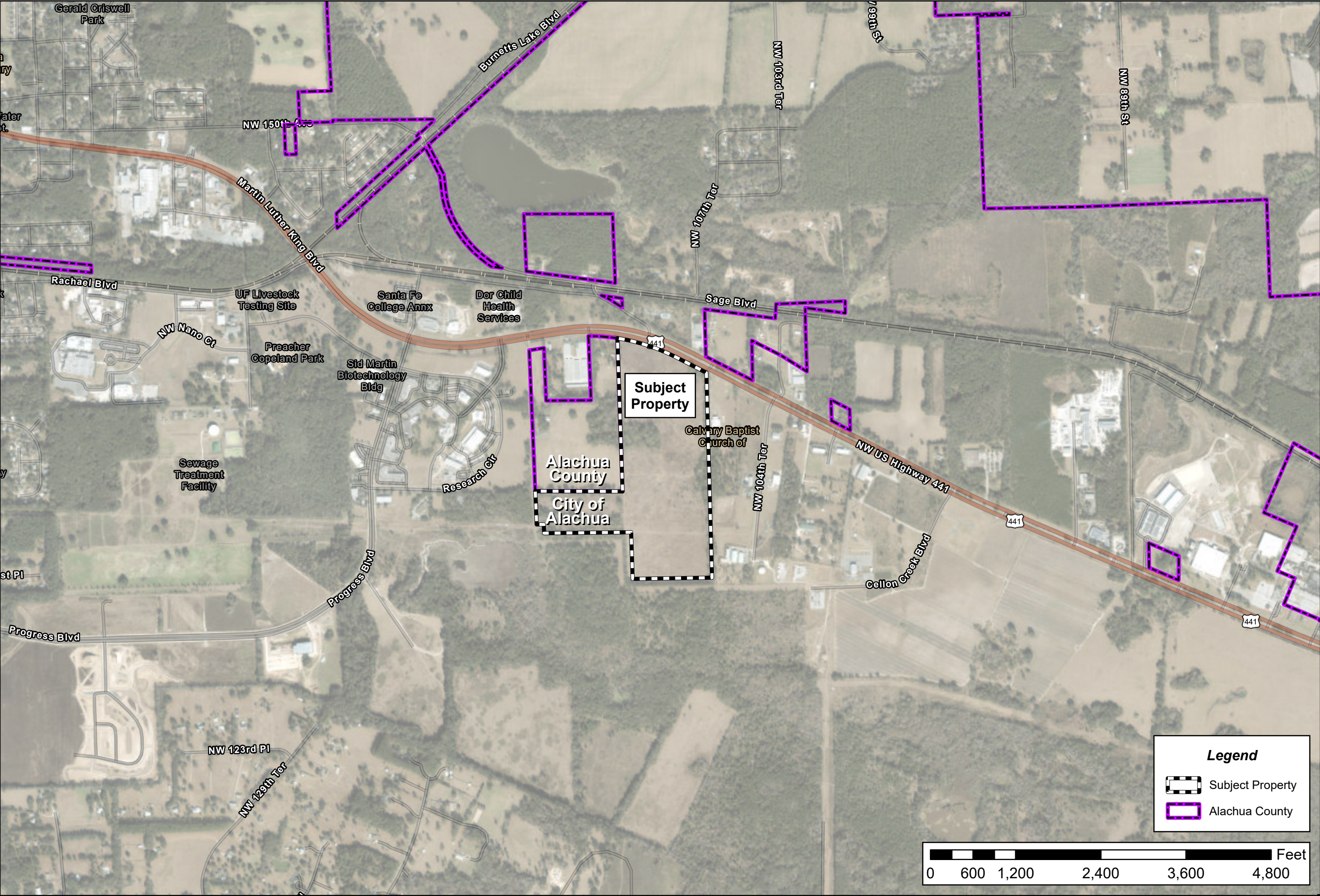


ILLUSTRATION 1A:
CONTEXT MAP

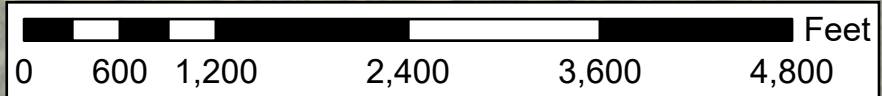
Alachua County Tax Parcel # 03957-000-000
City of Alachua, FL

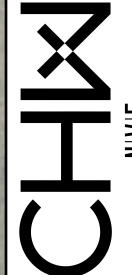


Legend

 Subject Property

 Alachua County




AN NVI5 COMPANY
www.ch2m-hill.com

Projection: NAD 1983, StatePlane
Florida, North, FIPS 0903, Feet
False Easting: 1968500.000000
False Northing: 1000000.000000
Central Meridian: -82.000000
Standard Parallel 1: 29.983333
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Spheroid: GRS 1980
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Date: 10/10/2024

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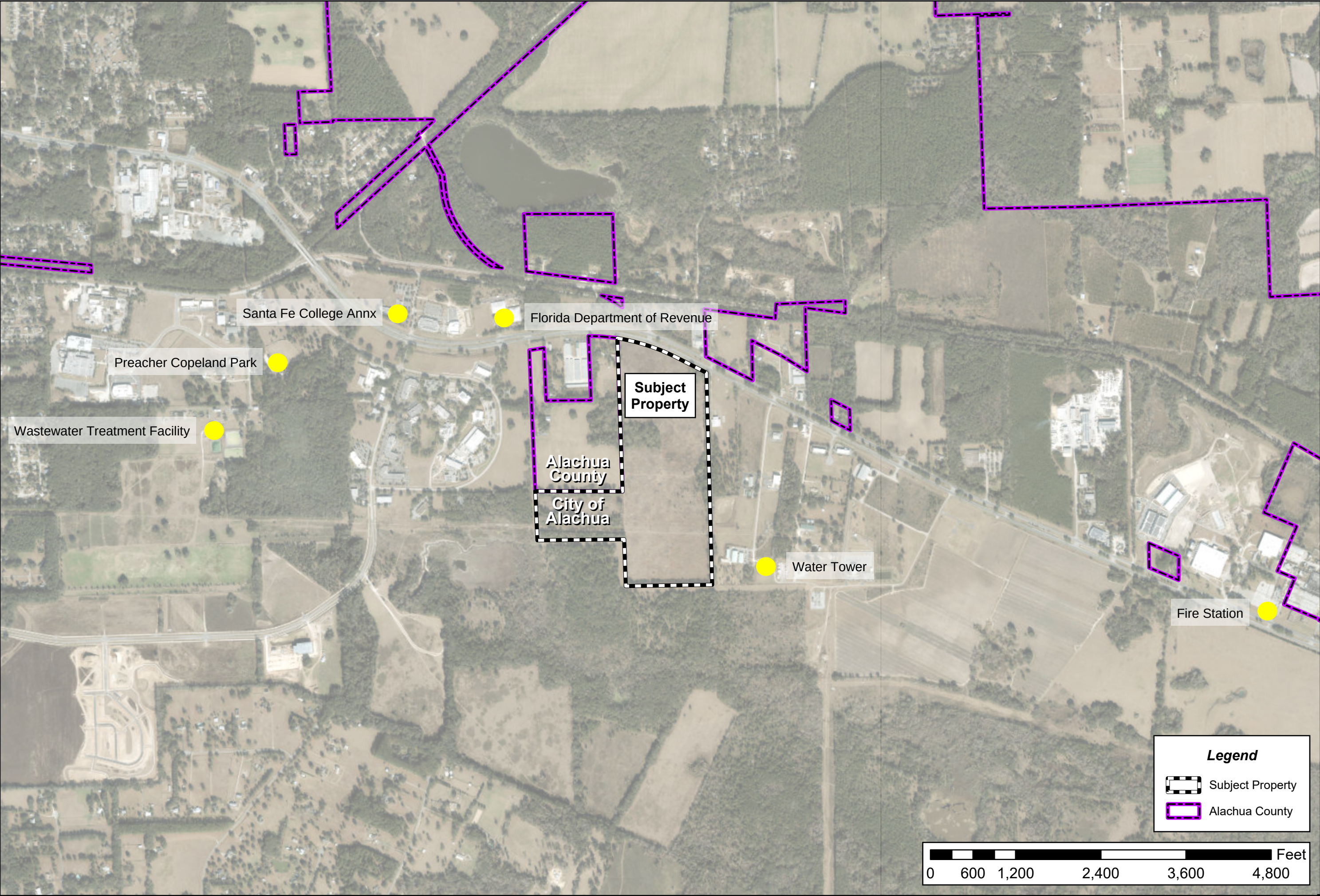


ILLUSTRATION 1A:
CONTEXT MAP

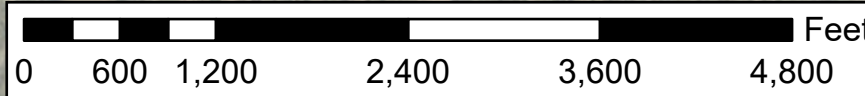
Alachua County Tax Parcel # 03957-000-000
City of Alachua, FL



Legend

 Subject Property

 Alachua County





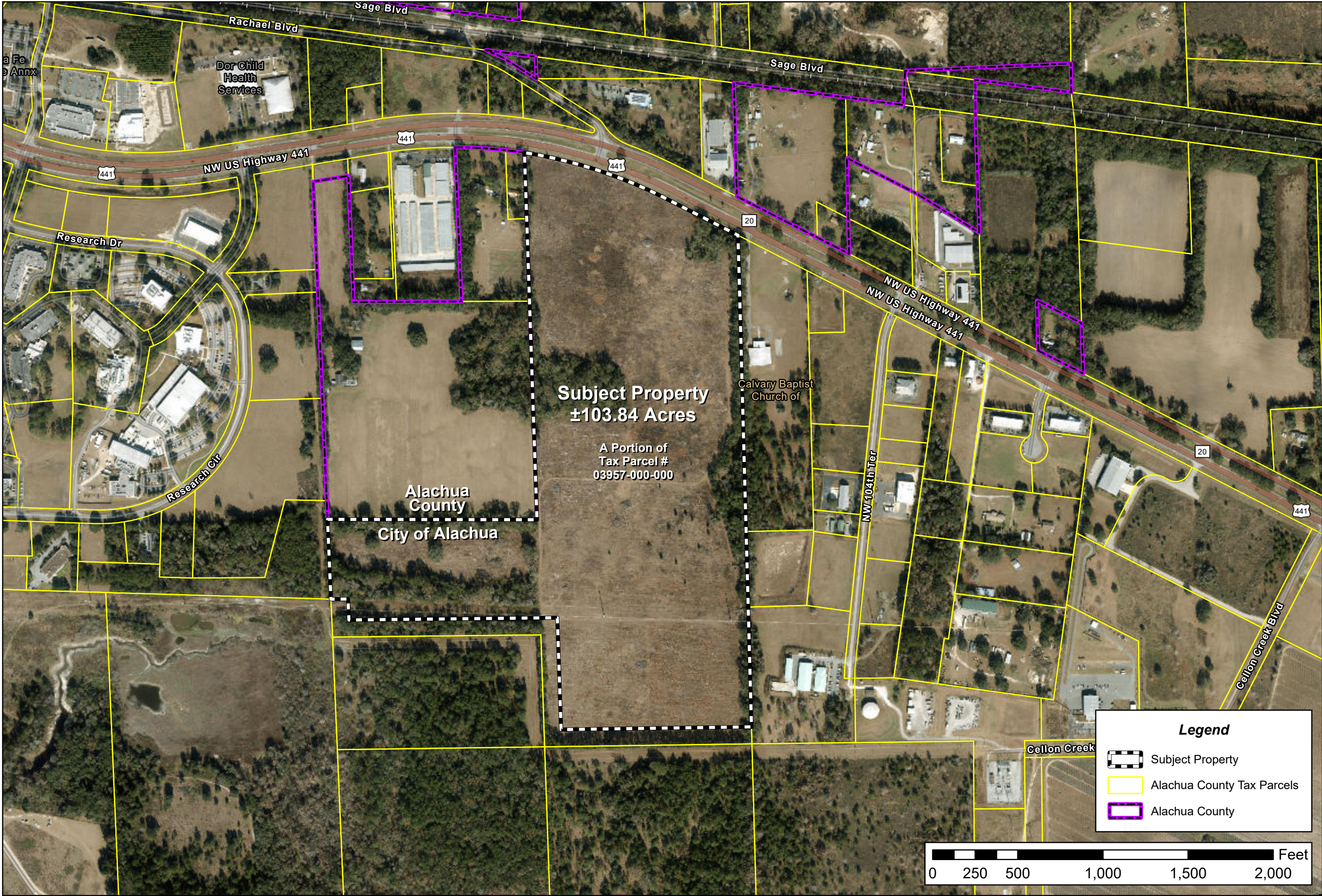
AN NVI5 COMPANY

www.ch2m-inc.com

Projection: NAD 1983, StatePlane
Florida, North, FIPS 0903, Feet
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False Northing: 1000000.000000
Central Meridian: -82.000000
Standard Parallel 1: 29.95333
Standard Parallel 2: 29.95333
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Prepared by: Employee ###
Date: 8/28/2024

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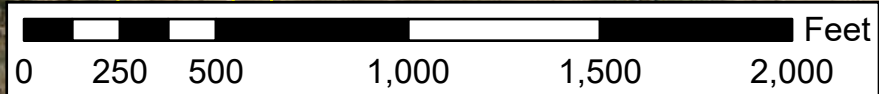


Alachua County Tax Parcel # 03957-000-000
City of Alachua, FL



Legend

- Subject Property
- Alachua County Tax Parcels
- Alachua County



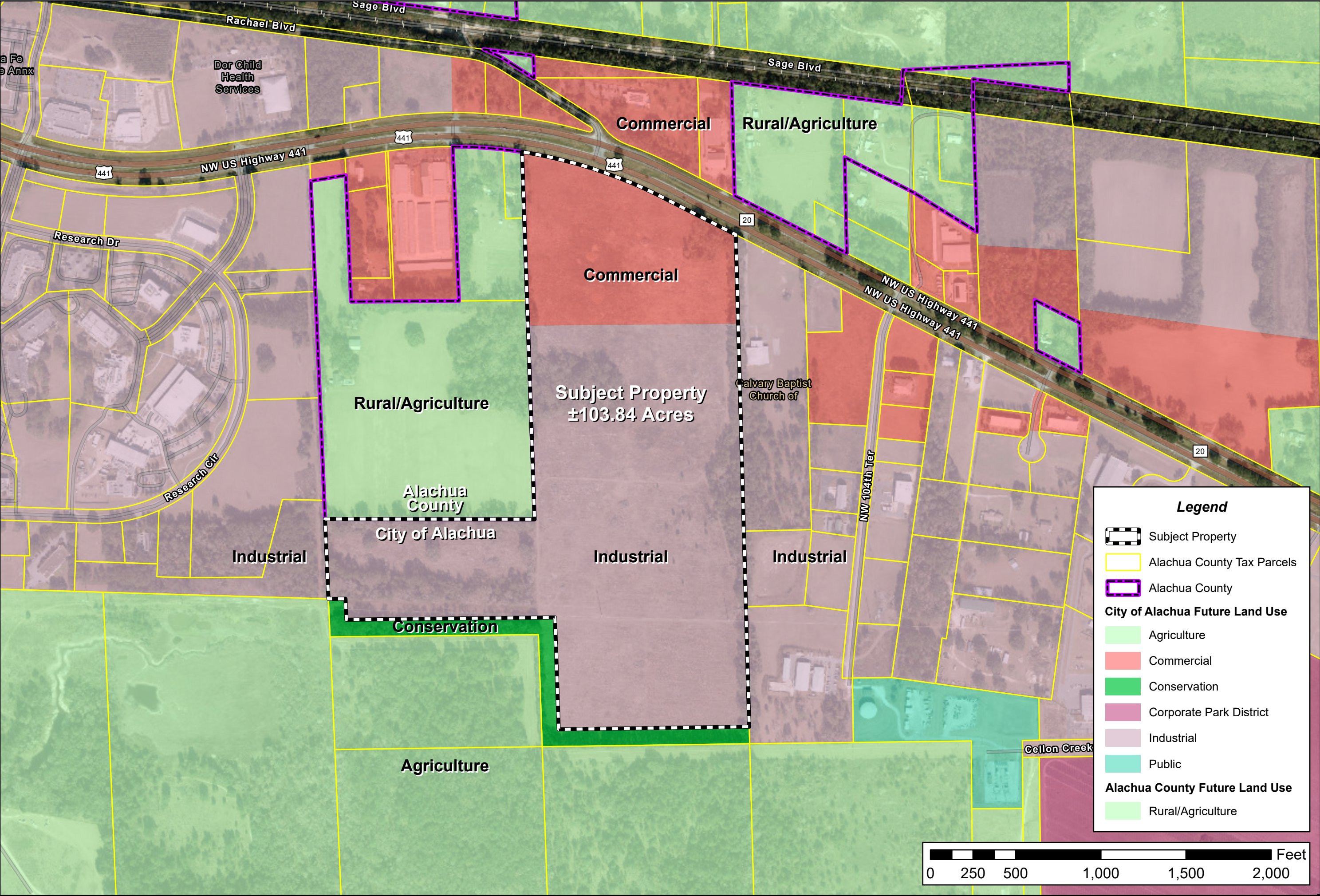


ILLUSTRATION 2A:
EXISTING
FLU MAP

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

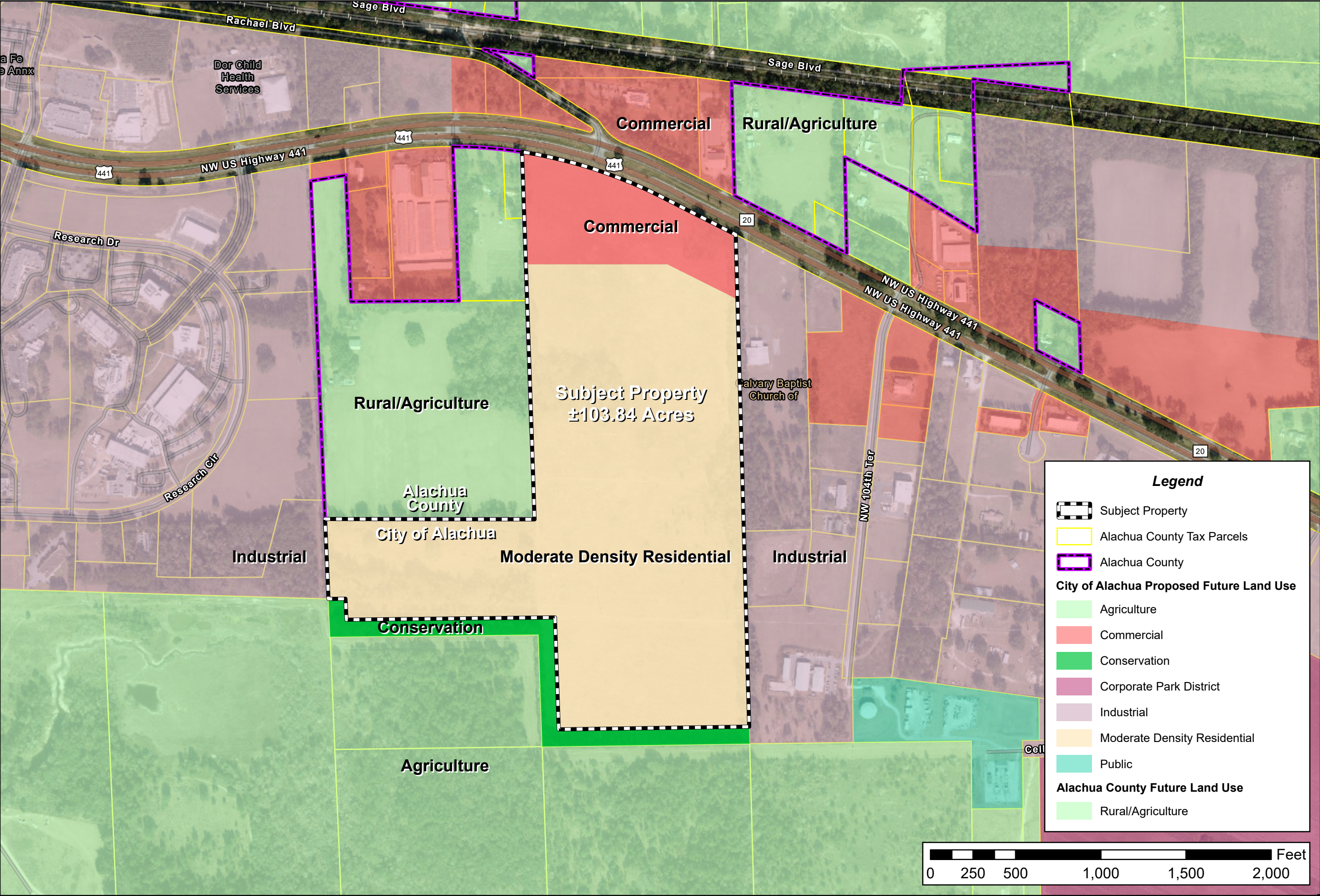
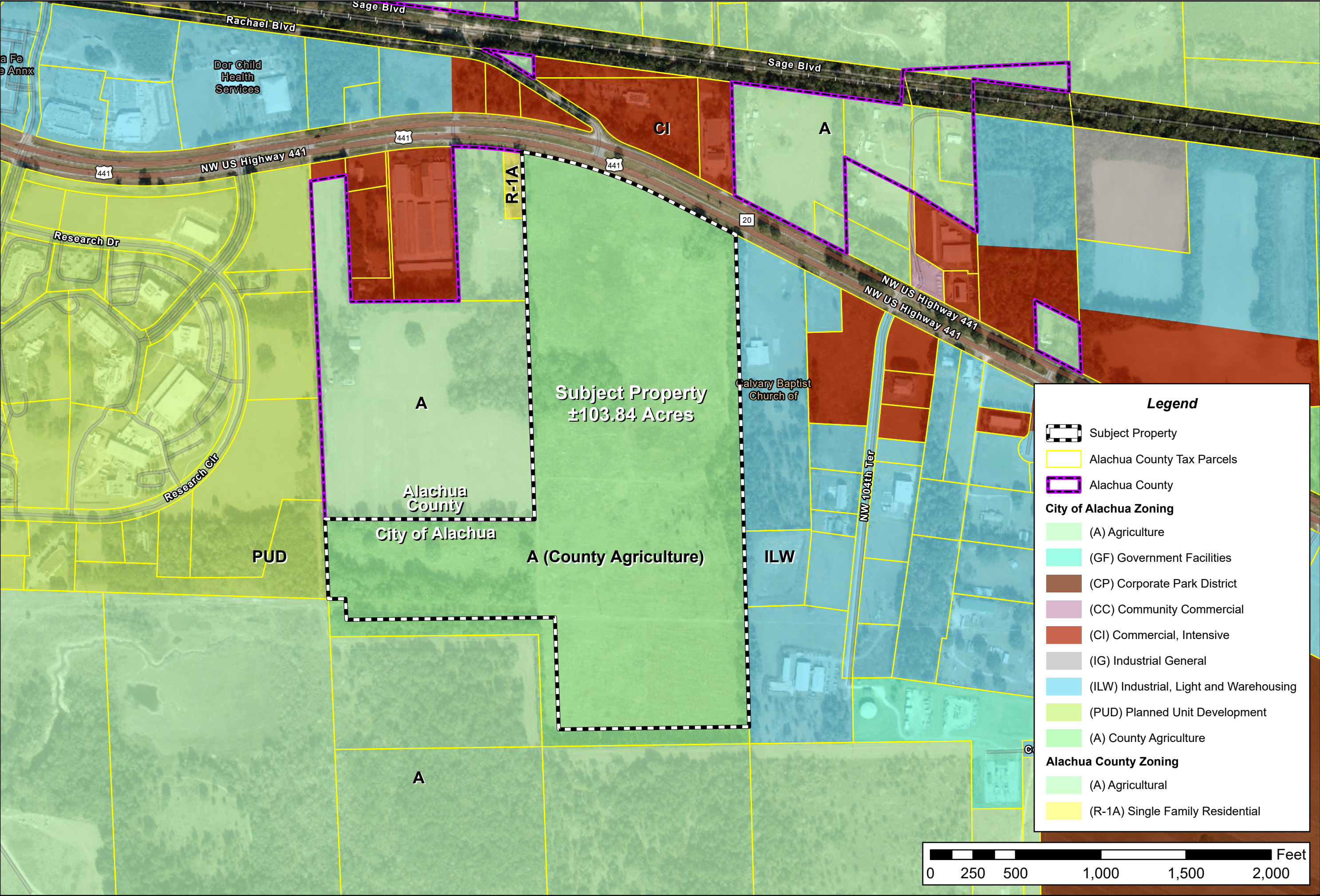


ILLUSTRATION 2B:
PROPOSED
FLU MAP

Alachua County Tax Parcel # 03957-000-000
City of Alachua, FL





Legend

Subject Property

Alachua County Tax Parcels

Alachua County

City of Alachua 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

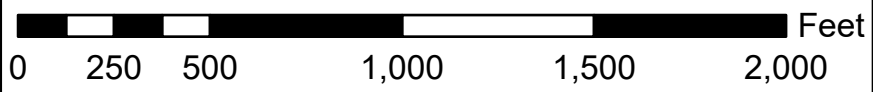


ILLUSTRATION 3A:
EXISTING
ZONING MAP

Alachua County Tax Parcel # 03957-000-000
City of Alachua, FL



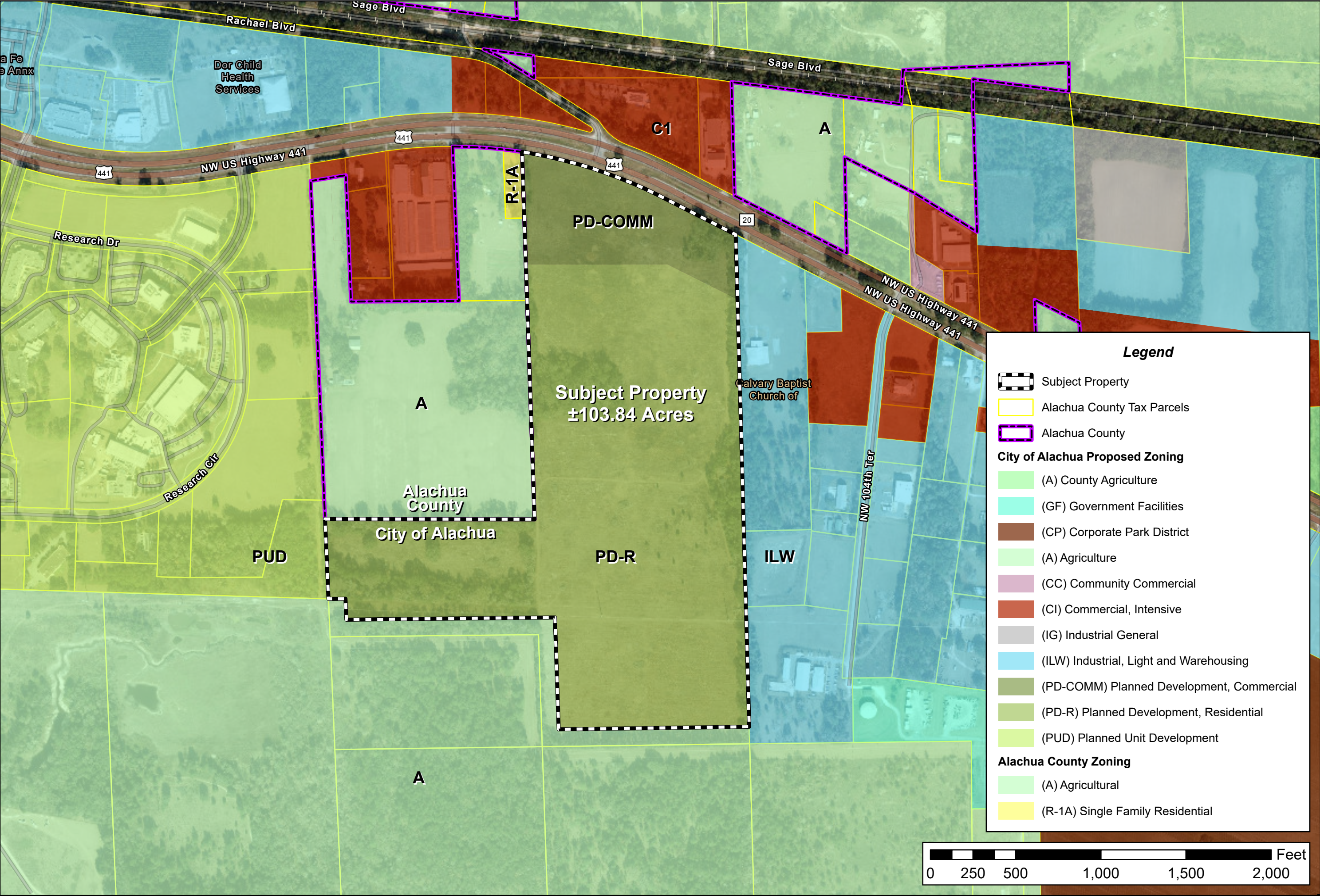


ILLUSTRATION 3B:
PROPOSED
ZONING MAP

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



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

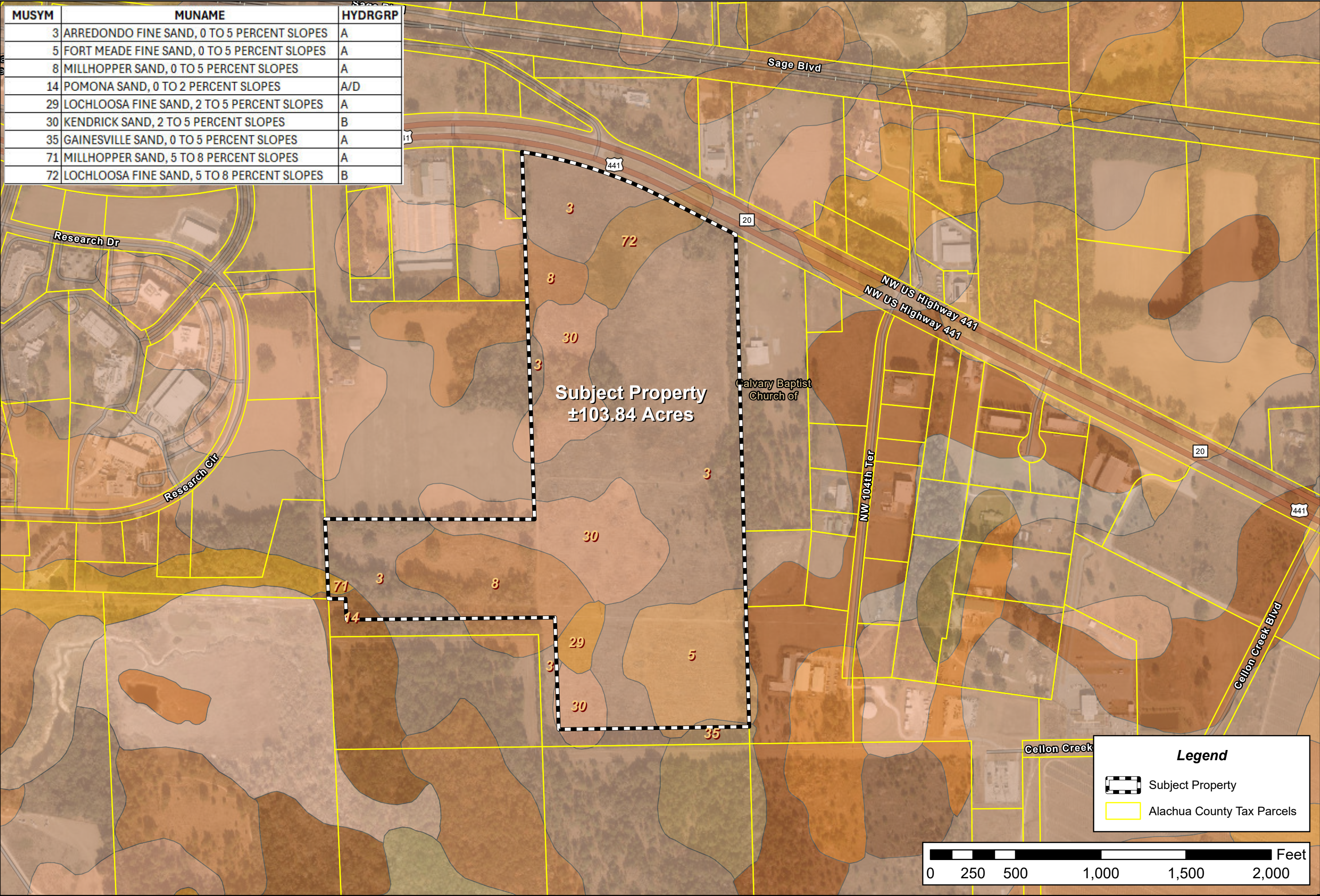
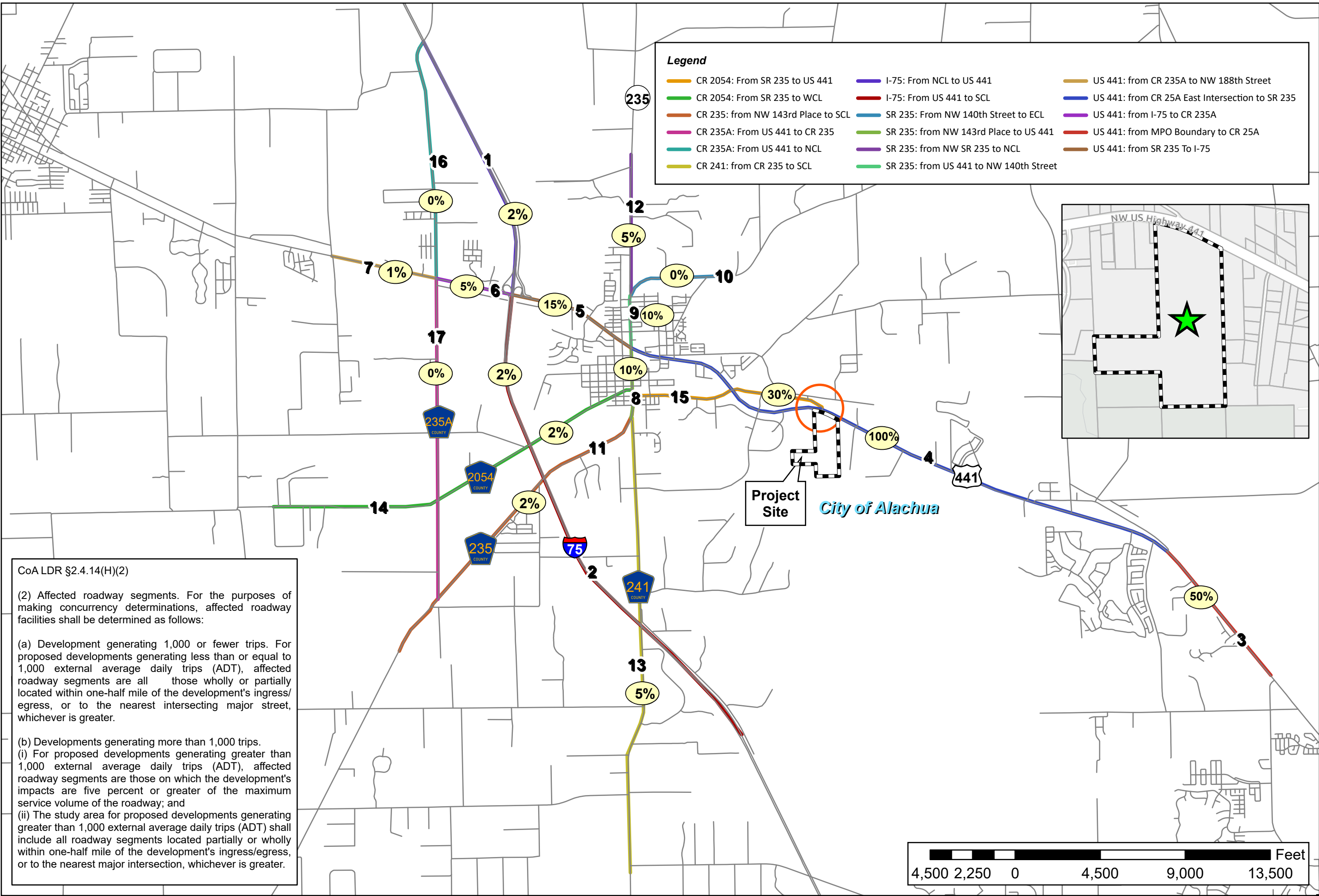


ILLUSTRATION 5:
SOILS MAP

Alachua County Tax Parcel # 03957-000-000
City of Alachua, FL





CoA LDR §2.4.14(H)(2)

(2) Affected roadway segments. For the purposes of making concurrency determinations, affected roadway facilities shall be determined as follows:

(a) Development generating 1,000 or fewer trips. For proposed developments generating less than or equal to 1,000 external average daily trips (ADT), affected roadway segments are all those wholly or partially located within one-half mile of the development's ingress/egress, or to the nearest intersecting major street, whichever is greater.

(b) Developments generating more than 1,000 trips.
(i) For proposed developments generating greater than 1,000 external average daily trips (ADT), affected roadway segments are those on which the development's impacts are five percent or greater of the maximum service volume of the roadway; and
(ii) 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.

Roadway Segment Concurrency

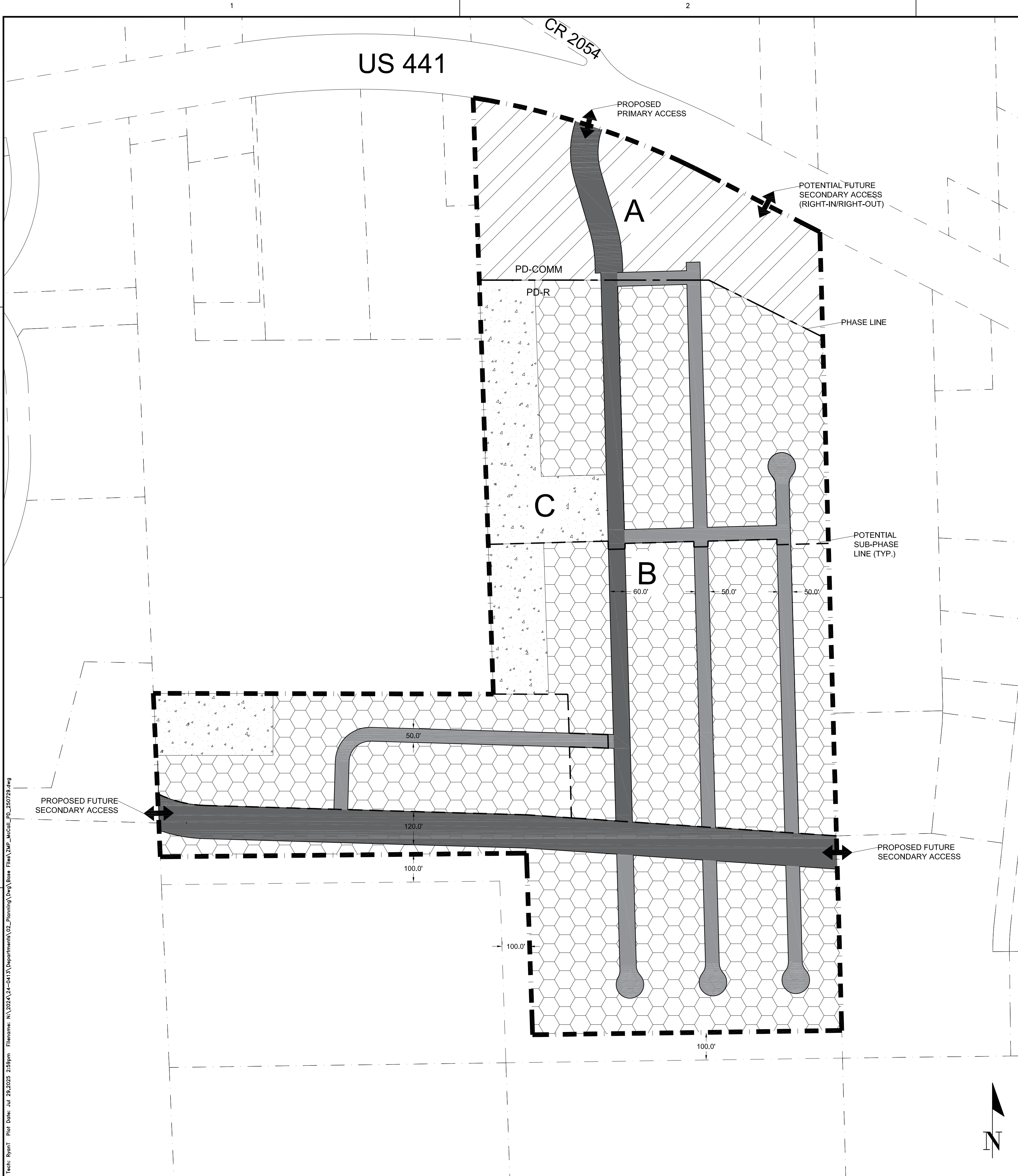


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Central Meridian: -84.500000
Standard Parallel 1: 29.533333
Latitude of Origin: 29.000000
Units: Feet
Prepared by: Employee ##
Date: 8/22/2024



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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 (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

- 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

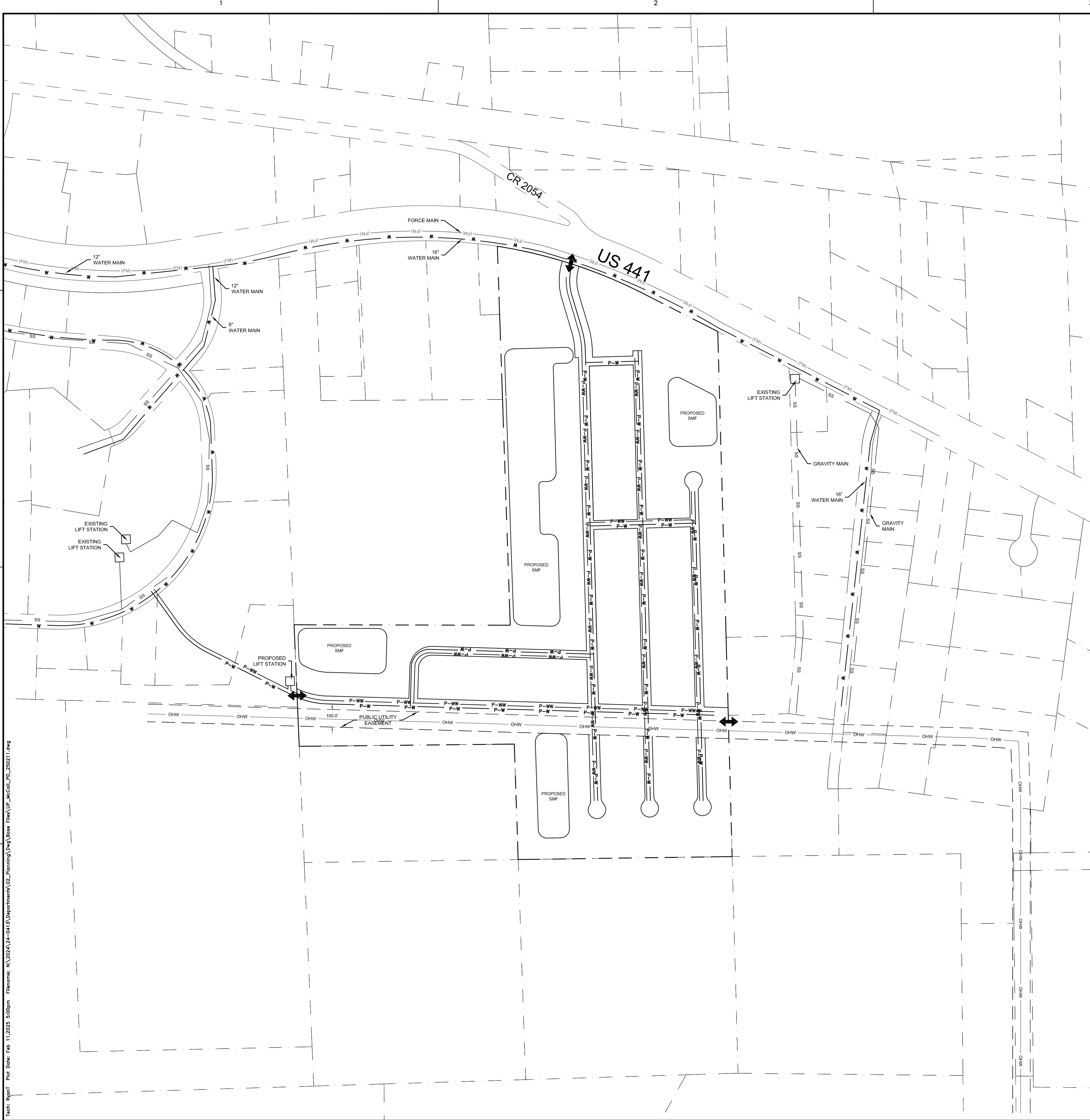
SCALE: 1" = 200'
GRAPHIC SCALE: 0' 100' 200'
GRAPHIC SCALE: 0' 100' 200'

REVISIONS:
SUBMITTAL - PD REZONING: AUGUST 29, 2024
RESUBMITTAL - PD REZONING: OCTOBER 10, 2024
SUBMITTAL - PD REZONING: NOVEMBER 04, 2024
RESUBMITTAL - PD REZONING: JANUARY 21, 2025
SUBMITTAL - 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

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

EBR23065

SCALE: 1" = 300'

BLANK SCALE ON ORIGINAL DRAWING

0 1" 0

THIS ONE INCH SCALE IS NOT TO BE USED FOR ANY OTHER PROJECTS

CONSTRUCTION/REVISIONS:

REVISIONS:
SUBMITTAL - PD REZONING: AUGUST 29, 2024
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

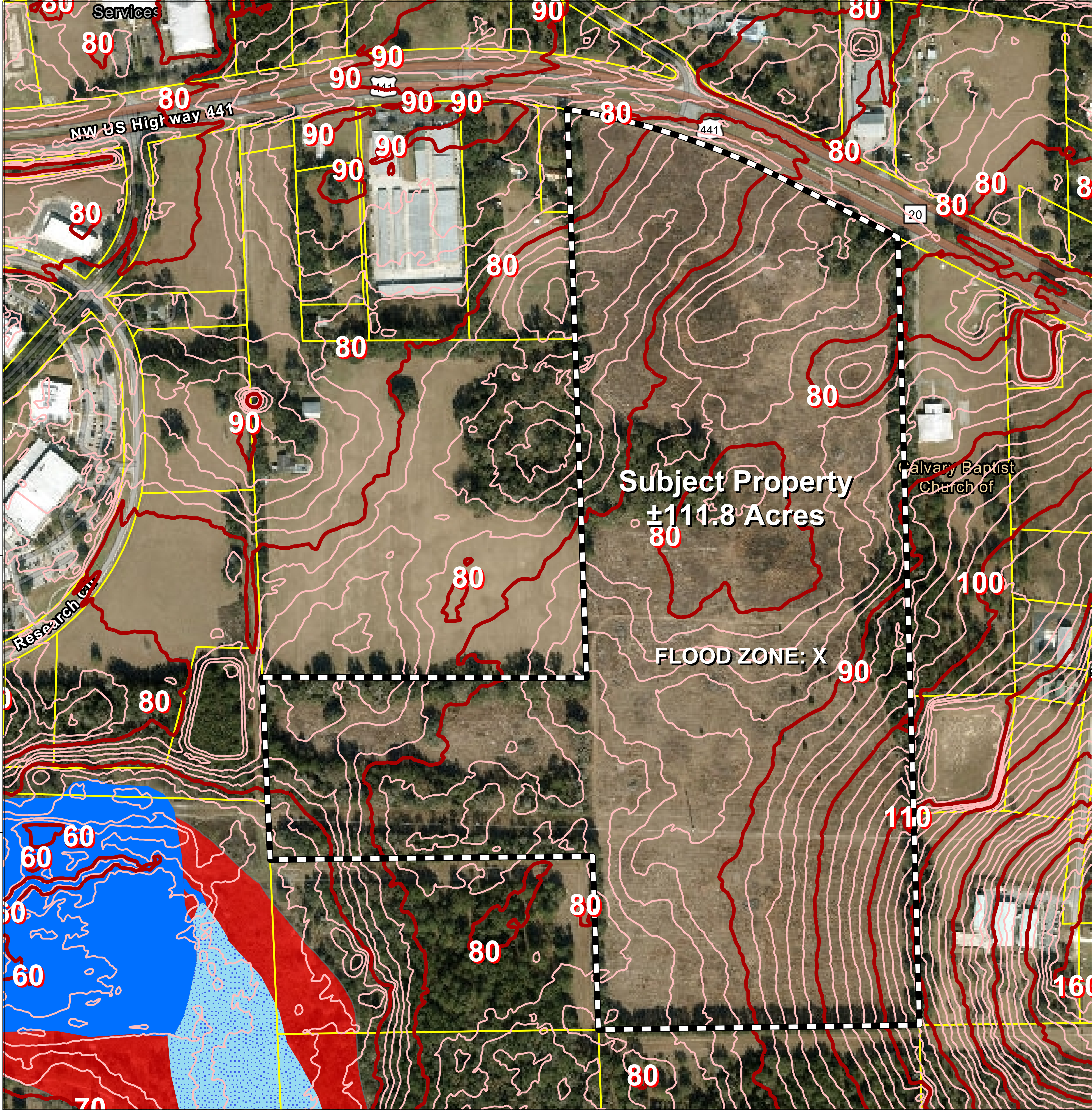
TECHNICAL: R. THOMPSON
DESIGNER: S. THOMPSON
QUALITY CONTROL: C. BRASHER

PROJECT NUMBER: 24-0413.03

SHEET NO.: 2 of 3

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

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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

TECHNICIAN: R. THOMPSON S. THOMPSON C. BRASHER		CLIENT: SAN FELASCO RESEARCH VENTURES LLC		SUBMITTAL: SUBMITTAL - PD REZONING, AUGUST 29, 2024		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" = 20' HORIZONTAL SCALE 1" = 200'		CHW Professional Consultants 11801 Research Drive Alachua, FL 32310 www.chw-inc.com est. 1988 FLORIDA CA 5075	
PROJECT: THE HAMMOCK PLANNED DEVELOPMENT		PROJECT: THE HAMMOCK PLANNED DEVELOPMENT		PROJECT: THE HAMMOCK PLANNED DEVELOPMENT		PROJECT: THE HAMMOCK PLANNED DEVELOPMENT		PROJECT: THE HAMMOCK PLANNED DEVELOPMENT	
SHEET NO.: 3 of 3		SHEET NO.: 3 of 3		SHEET NO.: 3 of 3		SHEET NO.: 3 of 3		SHEET NO.: 3 of 3	

Elections Office will utility's central role in the provide additional details community.



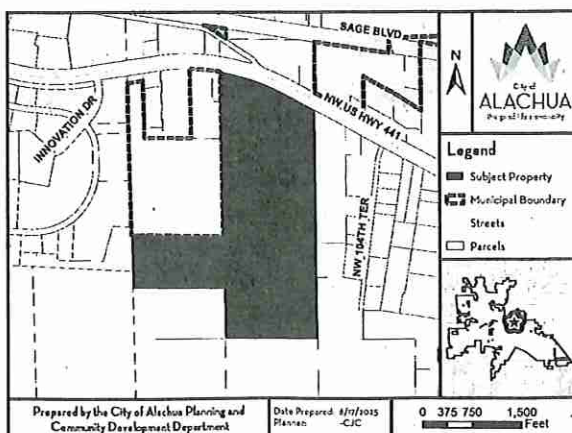
City of ALACHUA

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 October 13, 2025, at 6:00 p.m. The hearing will be held in the James A. Lewis Commission Chambers in City Hall, located at 15100 NW 142nd Terrace, Alachua, Florida, to consider the following 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 - October 02, 2025)



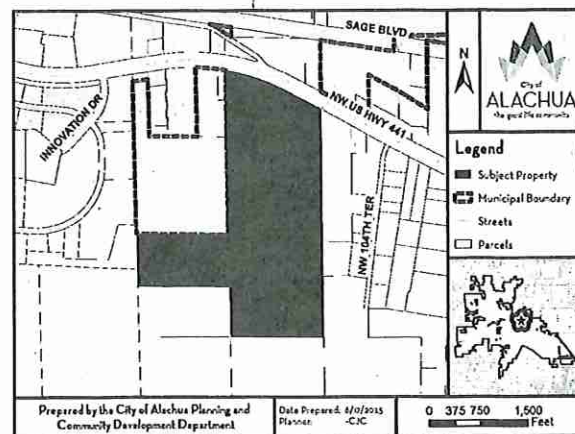
City of ALACHUA

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

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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.



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(Published: Alachua County Today - October 02, 2025)

RODOLFO VALLADARES
CITY MANAGER

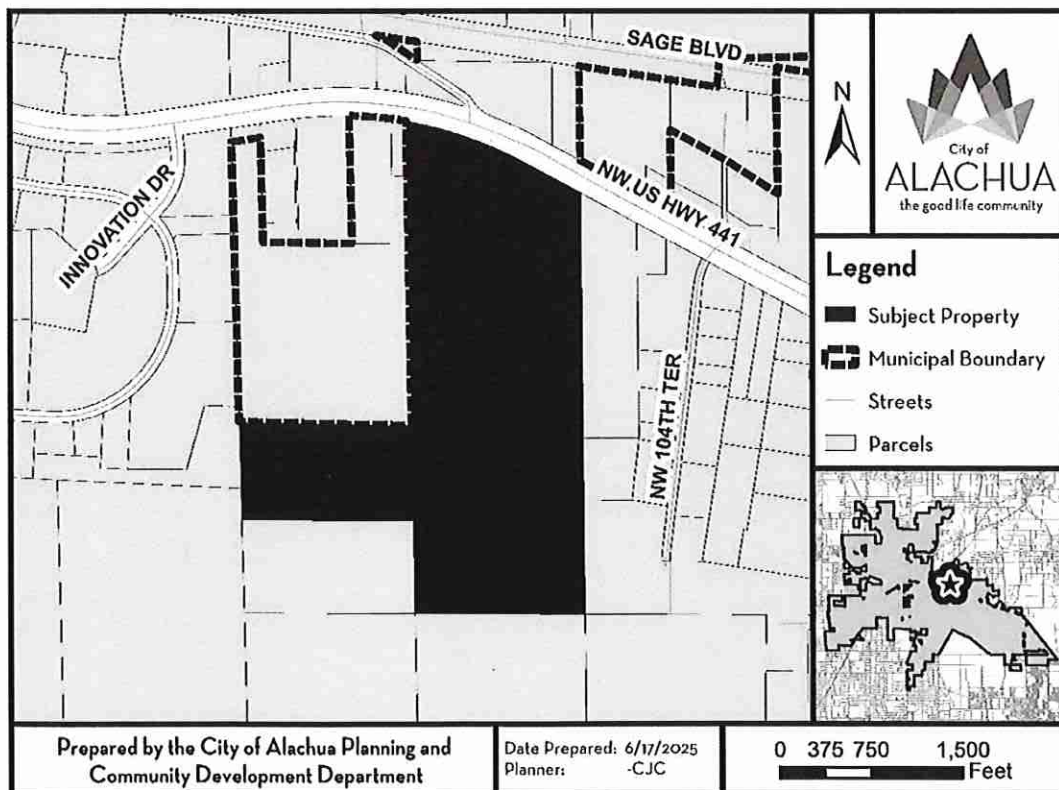
PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR BRYAN S. THOMAS, AICP

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 October 13, 2025, at 6:00 p.m. The hearing will be held in the James A. Lewis Commission Chambers in City Hall, located at 15100 NW 142nd Terrace, Alachua, Florida, to consider the following 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.

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
AMSDELL STORAGE VENTURES 59 LL
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

SEP 29 2025

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

MAILED

SEP 29 2025

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
AMSDALL 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

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

Antoinette Endelicato
5562 NW 93rd Avenue
Gainesville, FL 32653

Linda Dixon, AICP
PO Box 115050
Gainesville, FL 32611

Tamara Robbins
PO Box 2317
Alachua, FL 32616

Lynda Coon
7216 NW 126 Avenue
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
14 NE 1st Street
Gainesville, FL 32601

Soorya Lindberg
16630 NW 173rd Terrace
Alachua, FL 32615

Constance Meyer
4720 NW 104th Lane
Gainesville, FL 32653

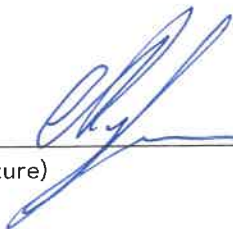
AFFIDAVIT FOR POSTED LAND USE SIGN

I, C. Ryan Thompson, POSTED THE LAND USE SIGN(S)
(Print Name)

ON 9/29/2025 FOR THE Hammock Large-Scale CPA and 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)

4 for each application
(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.: PLSC24-000
APPLICATION TYPE: LSCPA CURRENT ZONING: Agricultural (AG)
NATURE/SCOPE OF PROPOSAL: Amending the future land use categories from Commercial, Industrial, and Conservation to Commercial Moderate Density Residential and Conservation
DATE OF PUBLIC HEARING(S): 7/18/2025 AT 6:00 PM
7/28/2025 AT 6:00 PM
10/13/2025 AT 6:00 PM

LOCATION OF PUBLIC HEARING(S):
ALACHUA CITY HALL - 15100 NW 142ND TERRACE

FOR MORE INFORMATION CONTACT:
CITY OF ALACHUA PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT

386-418-6121
planning@cityofalachua.com

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 (AG) (County)
NATURE/SCOPE OF PROPOSAL: Amend the zone distict from Agricultural (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
10/13/2025 AT 6:00 PM

LOCATION OF PUBLIC HEARING(S):
ALACHUA CITY HALL - 15100 NW 142ND TERRACE

FOR MORE INFORMATION CONTACT:
CITY OF ALACHUA PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT

386-418-6121
planning@cityofalachua.com

CITY OF ALACHUA

NOTICE OF LAND USE DEVELOPMENT ACTION

PUBLIC HEARING(S) ARE SCHEDULED TO CONSIDER THE FOLLOWING:

PROJECT NAME: The Hammock APPLICATION NO.: PR-24-0002
 APPLICATION TYPE: Rezoning CURRENT ZONING: Agricultural (A) County
 NATURE/SCOPE OF PROPOSAL: Amend the zone district from Agricultural (A) County to Planned Development (Residential) (PDR), Planned Development (Commercial) (PDC), and Conservation (CSV)
 DATE OF PUBLIC HEARING(S): 8/12/2025 AT 6:00 PM
9/8/2025 AT 6:00 PM
10/13/2025 AT 6:00 PM

LOCATION OF PUBLIC HEARING(S):
 ALACHUA CITY HALL - 15100 NW 142ND TERRACE

FOR MORE INFORMATION CONTACT:
 CITY OF ALACHUA PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT
 386-418-6121
planning@cityofalachua.com

ALL INTERESTED PARTIES ARE ADVISED THAT THE PUBLIC HEARINGS WILL BE HELD WITH RESPECT TO THE APPLICATION, STAFF REPORT, AND RELATED MATERIALS AND ARE AVAILABLE FOR PUBLIC REVIEW AT THE PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT, 15100 NW 142ND TERRACE, ALACHUA, FL 32310. ANY PERSON WHO WISHES TO COMMENT ON THE PROPOSAL MUST DO SO IN WRITING AND SUBMIT IT TO THE PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT, 15100 NW 142ND TERRACE, ALACHUA, FL 32310. ANY PERSON WHO WISHES TO COMMENT ON THE PROPOSAL MUST DO SO IN WRITING AND SUBMIT IT TO THE PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT, 15100 NW 142ND TERRACE, ALACHUA, FL 32310. ANY PERSON WHO WISHES TO COMMENT ON THE PROPOSAL MUST DO SO IN WRITING AND SUBMIT IT TO THE PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT, 15100 NW 142ND TERRACE, ALACHUA, FL 32310.

CITY OF ALACHUA

NOTICE OF LAND USE DEVELOPMENT ACTION

PUBLIC HEARING(S) ARE SCHEDULED TO CONSIDER THE FOLLOWING:

PROJECT NAME: The Hammock APPLICATION NO.: PLSC24-0001
 APPLICATION TYPE: LSCPA CURRENT ZONING: Agricultural (A) County
 NATURE/SCOPE OF PROPOSAL: Amending the future land use categories from Commercial, Industrial, and Conservation to Commercial, Moderate Density Residential, and Conservation
 DATE OF PUBLIC HEARING(S): 7/8/2025 AT 6:00 PM
7/28/2025 AT 6:00 PM
10/13/2025 AT 6:00 PM

LOCATION OF PUBLIC HEARING(S):
 ALACHUA CITY HALL - 15100 NW 142ND TERRACE

FOR MORE INFORMATION CONTACT:
 CITY OF ALACHUA PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT
 386-418-6121
planning@cityofalachua.com

ALL INTERESTED PARTIES ARE ADVISED THAT THE PUBLIC HEARINGS WILL BE HELD WITH RESPECT TO THE APPLICATION, STAFF REPORT, AND RELATED MATERIALS AND ARE AVAILABLE FOR PUBLIC REVIEW AT THE PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT, 15100 NW 142ND TERRACE, ALACHUA, FL 32310. ANY PERSON WHO WISHES TO COMMENT ON THE PROPOSAL MUST DO SO IN WRITING AND SUBMIT IT TO THE PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT, 15100 NW 142ND TERRACE, ALACHUA, FL 32310. ANY PERSON WHO WISHES TO COMMENT ON THE PROPOSAL MUST DO SO IN WRITING AND SUBMIT IT TO THE PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT, 15100 NW 142ND TERRACE, ALACHUA, FL 32310. ANY PERSON WHO WISHES TO COMMENT ON THE PROPOSAL MUST DO SO IN WRITING AND SUBMIT IT TO THE PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT, 15100 NW 142ND TERRACE, ALACHUA, FL 32310.

CITY OF ALACHUA
NOTICE OF LAND USE DEVELOPMENT ACTION
 PUBLIC HEARING(S) ARE SCHEDULED TO CONSIDER THE FOLLOWING:

PROJECT NAME: The Hammock APPLICATION NO.: PR 24-0002
 APPLICATION TYPE: Rezoning CURRENT ZONING: Agricultural (A) (County)
 NATURE/SCOPE OF PROPOSAL: Amend the zone district from Agricultural (A) (County) to Planned Development (PD-Residential) (PD-R), Planned Development Commercial (PD-Comm), and
 DATE OF PUBLIC HEARING(S):

<u>8/12/2025</u>	AT <u>6:00</u>	PM
<u>9/8/2025</u>	AT <u>6:00</u>	PM
<u>10/13/2025</u>	AT <u>6:00</u>	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 REVIEW AT THE CITY OF ALACHUA PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT, 15100 NW 142ND TERRACE, ALACHUA, FL 32310, DURING NORMAL BUSINESS HOURS. WRITTEN COMMENTS MAY BE SUBMITTED TO THE CITY OF ALACHUA PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT, 15100 NW 142ND TERRACE, ALACHUA, FL 32310, OR BY EMAIL TO planning@cityofalachua.com. COMMENTS MUST BE RECEIVED BY THE CITY OF ALACHUA PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT, 15100 NW 142ND TERRACE, ALACHUA, FL 32310, BY THE DATE OF THE PUBLIC HEARING(S). THE CITY OF ALACHUA PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT, 15100 NW 142ND TERRACE, ALACHUA, FL 32310, IS NOT RESPONSIBLE FOR THE LOSS OF COMMENTS IF THEY ARE NOT RECEIVED BY THE CITY OF ALACHUA PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT, 15100 NW 142ND TERRACE, ALACHUA, FL 32310, BY THE DATE OF THE PUBLIC HEARING(S).

CITY OF ALACHUA
NOTICE OF LAND USE DEVELOPMENT ACTION
 PUBLIC HEARING(S) ARE SCHEDULED TO CONSIDER THE FOLLOWING:

PROJECT NAME: The Hammock APPLICATION NO.: PLSC24-0001
 APPLICATION TYPE: LSCPA CURRENT ZONING: Agricultural (A) (County)
 NATURE/SCOPE OF PROPOSAL: Amending the future land use categories from Commercial, Industrial, and Conservation to Commercial, Moderate Density Residential, and Conservation
 DATE OF PUBLIC HEARING(S):

<u>7/18/2025</u>	AT <u>6:00</u>	PM
<u>7/28/2025</u>	AT <u>6:00</u>	PM
<u>10/13/2025</u>	AT <u>6:00</u>	PM

LOCATION OF PUBLIC HEARING(S):
 ALACHUA CITY HALL - 15100 NW 142ND TERRACE
 FOR MORE INFORMATION CONTACT:
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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: Amateur/DL (A)
 NATURE/SCOPE OF PROPOSAL: Rezone the site from Amateur/DL (A) to Planned Development Residential (PD-R) and Developmental Commercial (PD-Comm) and Conservation (C-5)
 DATE OF PUBLIC HEARING(S): 8/12/2025 AT 6:00 PM
9/12/2025 AT 6:00 PM
10/13/2025 AT 6:00 PM

LOCATION OF PUBLIC HEARING(S):
 ALACHUA CITY HALL - 15100 NW 142ND TERRACE
 FOR MORE INFORMATION CONTACT:
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CITY OF ALACHUA
NOTICE OF LAND USE DEVELOPMENT ACTION

PUBLIC HEARING(S) ARE SCHEDULED TO CONSIDER THE FOLLOWING:

PROJECT NAME: The Hammock APPLICATION NO: PR24-0001
 APPLICATION TYPE: SCDA CURRENT ZONING: Amateur/DL (A)
 NATURE/SCOPE OF PROPOSAL: Amend the future land use category from Commercial/Industrial and Conservation to Commercial/Moderate Density Residential and Conservation
 DATE OF PUBLIC HEARING(S): 7/16/2025 AT 6:00 PM
10/13/2025 AT 6:00 PM

LOCATION OF PUBLIC HEARING(S):
 ALACHUA CITY HALL - 15100 NW 142ND TERRACE
 FOR MORE INFORMATION CONTACT:
 CITY OF ALACHUA PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT
 386-418-6121
planning@cityofalachua.com



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

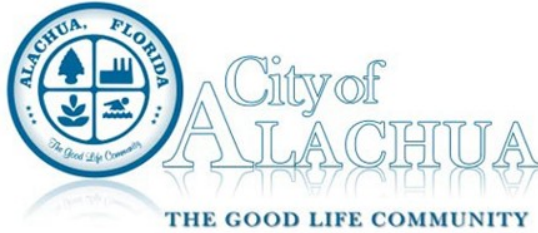
PROFESSIONAL ORGANIZATIONS

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: October 13, 2025

SUBJECT: FY2025/2026 City of Alachua/Alachua Police Department-Fraternal Order of Police Collective Bargaining Agreement

PREPARED BY: Cap Wilson

RECOMMENDED ACTION:

That the City Commission ratify the FY2025/2026 City of Alachua/Alachua Police Department-Fraternal Order of Police Collective Bargaining Agreement and authorize and direct the Mayor of City of Alachua, Walter Welch, to execute the Agreement.

Summary

The City of Alachua (COA)-Alachua Police Department (APD) FY 2025/2026 collective bargaining process followed a different path to reaching an agreement.

The City contacted the Fraternal Order of Police (FOP) bargaining unit representative in June of 2025 asking to schedule the FY 2025/2026 initial bargaining session. No response was received by the City until it was learned the Florida Police Benevolent Association (PBA) had filed its May 16, 2025 petition to replace the FOP as the APD bargaining unit representative.

May 20, 2025, PERC (Public Employees Relations Commission) found that the Representation-Certification Petition filed by PBA was sufficient and appointed a hearing officer to oversee the matter.

May 22, 2025, Hearing Officer Melnicoff issued an order requiring the parties (COA, FOP and PBA) to file a joint response detailing the APD bargaining unit.

May 30, 2025 PBA filed its Motion to Remove Intervenor (FOP) and Revoke Registration of Gator Lodge #67, Inc., Fraternal Order of Police, Inc. calling into question the registration status of FOP and alleging that FOP, as of the date of the motion, was operating in violation of Section 447.306, Florida Statutes.

June 9, 2025, Hearing Officer Melnicoff entered his Order Denying Motion to Remove Intervenor (FOP) and to revoke its registration (therefore FOP remained the APD bargaining unit representative pending removal by election by the bargaining unit members). Hearing Officer Melnicoff concurred with PBA that FOP's registration with PERC failed to comply with the annual registration requirements of PERC and its registration is subject to being revoked. However, Section 447.305(9), Florida Statutes, does not permit such an action in this case given that the majority of members of the subject bargaining unit are law enforcement officers.

June 24, 2025, COA and PBA filed a Joint Response to Order Directing Response. The Joint Response provided a summarization of the APD bargaining unit and its structure. FOP failed to join the Joint Response or otherwise respond to the Order.

June 26, 2025, Hearing Officer Melnicoff entered his order directing FOP to review and file a

response to the Joint Response submitted by COA and PBA by July 10, 2025. The FOP was also required to file any objections it may have to the proposed bargaining unit modifications or any other matter regarding the Representation-Certification Petition. FOP failed to comply with (respond to) the order.

August 7, 2025, Hearing Officer Melnicoff filed his Recommended Order with PERC detailing his recommended action to PERC regarding the Representation-Certification Petition. The recommended action was for PERC to adopt the Hearing Officer's Recommended Order and issue an order directing a bargaining unit election.

September 5, 2025 PERC issued its Order Directing Election and Transferring Case to Election Division.

The September 5, 2025 PERC Order set the election to take place between October 20, 2025 and November 17, 2025 (by mail ballot). Notices have and are posted, the election will be held as scheduled. Since FOP does not qualify to be on the ballot, the ballot will include only two (2) election choices: 1) "Yes—Florida Police Benevolent Association, Inc." and 2) "No" (no collective bargaining agent).

COA Bargaining Representative contacted the General Counsel for PBA on October 6, 2025. The PBA offered agreement to the COA position, assuming PBA is elected as the APD bargaining agent (on or after the closing of voting on November 17, 2025), the Agreement here presented to the City Commission on October 13, 2025 is binding on the PBA until the end of the contract term on September 30, 2026. A short filing with PERC, after the October/November election, substituting PBA for FOP in the contract will be the last step in the described process.

ADDITIONAL BACKGROUND:

The intent and purpose of the FY 2025/2026 COA/APD-FOP Contract is to set forth the agreement between COA, APD and FOP concerning wages, hours, and other terms and conditions of employment.

The Agreement is primarily intended to promote the interests of the citizens of Alachua and the public in general and having at all times available to them services on the most efficient and economical basis practically achievable. The City of Alachua, Fraternal Order of Police and each member of the bargaining unit must and do agree to use their best efforts to serve the citizens of the City of Alachua and the public in general, to see that the public is served efficiently and with dedication to its interests, to assure that the services of the City of Alachua are provided without interruption and with the highest standards of proper public performance.

The Contract is for one (1) year and the only modification to the FY 2022-2025 Agreement is to Article 26 (Wages). All changes in compensation (wages) pursuant to this Agreement shall be effective the first full pay period after and contingent upon ratification of this Agreement first by the bargaining unit and, second, by the Alachua City Commission, whichever is last to occur (therefore, beginning October 13, 2025).

FINANCIAL IMPACT

Approximately \$320,689.28.

ADDITIONAL FINANCIAL INFORMATION

None.

COMMISSION GOALS

Quality of Life
Strengthen Community Service
Community Enhancement

ATTACHMENTS

1. FY 2025-2026 COA-APD-FOP Agreement Fully Executed

PREAMBLE

This agreement is entered into between the City of Alachua (The City”) and the Gator Lodge 67, Fraternal Order of Police, Inc. (“FOP” or “the Union”). The “Police Department” referenced in this Agreement is the Alachua Police Department; hereinafter APD, of the City of Alachua, Florida.

It is the intent and purpose of the City and the FOP to set forth herein their entire agreement concerning wages, hours, and other terms and conditions of employment. There shall be no individual arrangement contrary to the terms of this Agreement.

The words “employee” and “member” are used interchangeably throughout this Agreement. These words are synonymous and refer to employees of the City of Alachua Police Department who are members of the bargaining unit covered by this Agreement.

This Agreement is primarily intended to promote the interests of the citizens of Alachua and the public in general and having at all times available to them services on the most efficient and economical basis practically achievable. The City, the FOP, and each member of the bargaining unit agree to use their best efforts to serve the citizens of the City and the public in general, to see that the public is served efficiently and with dedication to its interests, to assure that the services of the City are provided without interruption and with the highest standards of proper public performance.

It is contemplated that this Agreement will serve the public interest by maximizing the efficiency and productivity of employees of the Alachua Police Department by insuring that members of the bargaining unit will at all times be responsive to and make every reasonable effort to carry forward the City’s legitimate activities and functions with promptness and dispatch, and will accept and execute promptly all instructions and orders given to them; and by defining the City’s obligations to the FOP and members of the bargaining unit, and the FOP and members of the bargaining unit’s obligations to the City, thus avoiding disputes; and to provide a procedure for the resolution of claims that this Agreement has been violated by either party, without any interruption of, or other interference with, the operation of the Police Department.

“Days” in this Agreement means working days during a pay period.

1 **Article 2**

2 **GRIEVANCE AND ARBITRATION PROCEDURE**

3 2.1 In a mutual effort to provide a harmonious working relationship between the parties to this
4 Agreement, it is agreed and understood that there will be procedure for the resolution of grievances
5 between the parties and that such procedure shall cover grievances involving discharge, suspension,
6 demotion, or any other adverse personnel action against a member covered by this Agreement or
7 any other dispute between the City and one or more employees concerning the interpretation or
8 application of, or compliance with the agreement including disputes regarding discipline. The
9 discharge, discipline, demotion, layoff or suspension of probationary/training employees on initial
10 hire or rehire shall not be subject to the grievance procedure of this Agreement.

11 2.2 Every effort will be made by the parties to settle any grievance as expeditiously as possible. Any
12 grievance not answered by Management within the prescribed time limits shall automatically
13 advance to the next higher step. Should the grieving party fail to observe the time limits as set forth
14 in the steps of this Article, grievance shall be considered conclusively abandoned.

15 2.3 Grievances shall be presented in the following manner:

16 **Step 1:** Employee shall first take up grievance with the immediate supervisor within five (5) working
17 days of the occurrence of the event(s) which gave rise to the grievance or from the date which
18 the employee becomes knowledgeable of the cause of action. If the event which gave rise to
19 the grievance occurred at a time when the employee was on annual leave, sick leave or other
20 compensated leave, the five (5) working day period shall commence running immediately upon
21 the employee's return from such compensated leave. The first step shall be on an informal and
22 oral basis. The FOP representative may be present to represent the employee. The immediate
23 supervisor shall render decision within five (5) working days.

24 **Step 2:** Any grievance which cannot be satisfactorily settled with the immediate supervisor shall be
25 reduced in writing by the employee or a FOP representative and shall next be taken up with the
26 Chief of Police through the grievant or the representative of the FOP and the Chief of Police
27 within five (5) working days after completion of Step 1. The Chief of Police shall within five

(5) working days after discussion render decision in writing, with a copy to the employee's organization.

Step 3: Any grievance not satisfactorily settled at Step 2 will be taken up with the City Manager or designee within five (5) days from the date the Chief of Police has rendered decision. The grievance as specified in writing shall be discussed by and between the employee and representative of the FOP and the City Manager within five (5) working days after completion of Step 2. The City Manager shall, within five (5) working days, render a written decision.

Step 4: Arbitration: In the event a grievance processed through the grievance procedure has not been resolved at Step 3 above, the FOP and/or the grievant may request that the grievance be submitted to arbitration within fifteen (15) working days after the City Manager renders a written decision on the grievance. The arbitrator will be any impartial person mutually agreed upon by and between the parties. If an impartial arbitrator cannot be mutually agreed upon within fifteen (15) days after the grievance is submitted to arbitration, then the parties shall jointly request the Federal Mediation and Conciliation Service to furnish a panel of seven (7) names from which each party shall have the option within five (5) days of receipt by striking three (3) names in alternating fashion, with the grieving party striking first.

A. The City and the FOP and/or grievant shall attempt to mutually agree in writing as to the statement of the grievance to be arbitrated prior to the arbitration hearing, and the arbitrator thereafter, shall confine decision to the particular grievance thus specified. In the event the parties fail to agree on the statement of the grievance to be submitted to the arbitrator, the arbitrator will confine consideration and determination to the written statement of the grievance presented in Step 3 of the grievance procedure.

B. The arbitrator shall fashion, an appropriate remedy for violations of the provisions contained in this Agreement.

C. The arbitrator shall have no authority to change, amend, add to, subtract from, or otherwise alter or supplement this Agreement to any part thereof or amendment thereto. The arbitration hearing shall be conducted in accordance with the Rules of Procedure promulgated by the Federal Mediation and Conciliation Service.

- 1 D. Each party shall bear the expense of its own witnesses and of its own representatives for
2 purpose of the arbitration hearing. The impartial arbitrator's fee and related expenses and
3 expenses of obtaining a hearing room, if any, shall be equally divided between the parties.
4 Any party desiring a transcript of the hearing shall bear the cost of such transcript unless
5 both parties mutually agree to share said cost.
- 6 E. Copies of the arbitrator's award shall be furnished to both parties within thirty (30) days
7 of the close of the arbitration hearing. The arbitrator's award shall be final and binding
8 on the parties.
- 9 F. Where a grievance is general in nature, in that it applies to a number of employees rather
10 than a single employee, or if the grievance is directly between the FOP and the City, such
11 grievance shall be presented by the FOP Representative, in writing, directly to the City
12 Manager, (Step 3) within ten (10) working days of the occurrence of the event(s).
- 13 G. All above-mentioned time frames may be extended in writing by mutual agreement.

14 **Article 3**

15 **DUES DEDUCTION**

- 16 3.1 Any member of the Bargaining Unit may have membership dues deducted from wages. Dues shall
17 be deducted once each month and shall thereafter be transmitted to the FOP, accompanied by a list
18 of those employee's names whose dues are included.
- 19 3.2 The FOP agrees to indemnify, defend and hold the City harmless against any and all claims, suits,
20 orders of judgments brought or issued against the City as a result of any action taken or not taken
21 by the City under the provisions of this Article.

22 **Article 4**

23 **MANAGEMENT RIGHTS**

- 24 4.1 It is the right of the Employer to determine unilaterally the purpose of each of its constituent
25 agencies, set standards of services to be offered to the public and exercise control and discretion
26 over its organization and operations.
- 27 4.2 In addition, the FOP recognizes the sole and exclusive rights, powers and authority of the Employer

1 further include, but are not limited to, the following: to direct and manage employees of the City;
2 to hire, promote, transfer, schedule, assign and retain employees, to suspend, demote, discharge or
3 take other disciplinary action against employees for proper cause; to relieve employees from duty
4 because of lack of work, funds, or other legitimate reasons; to maintain the efficiency of its
5 operations including the right to contract and subcontract existing and future work; to determine the
6 duties to be included in job classifications and the numbers, types and ranks of positions or
7 employees assigned to an organizational unit, department or project; to assign overtime and to
8 determine the amount of overtime required, to control and regulate the use of all its equipment and
9 property; to establish and require employees to observe all its rules and regulations, to conduct
10 performance evaluations; and to determine internal security practices. The Employer agrees that,
11 prior to substantial permanent lay-off of FOP bargaining unit members, it will discuss such with the
12 FOP.

13 4.3 Civil Emergency or Financial Hardship

14 A. Civil Emergency, if determined in the sole discretion of the City Manager or Designee and
15 it is declared that civil emergency conditions exist, including, but not limited to, riots, civil
16 disorders, severe weather conditions (or similar catastrophe), the provisions of this
17 Agreement may be suspended by the City Manager or Designee during the time of the
18 declared emergency, provided that wage rates and monetary fringe benefits shall not be
19 suspended. Should an emergency arise, the FOP shall be advised as soon as possible of
20 the nature of the emergency.

21 B. Financial Hardship. The City Manager or Designee may, in the sole discretion of the City
22 Manager or Designee and prior to June 30th of any fiscal year during the contract term, when
23 presented with financial conditions as projected for the following contract fiscal year that
24 require, in the judgment of the City Manager or Designee, announce the suspension of wage
25 increases limited to those in rank, and separately or together, Longevity Pay, each as
26 established in Article 26, by posting a notice on the FOP Bulletin Boards that such
27 suspension shall occur for the next fiscal year, The notice shall state the reason(s) for such
28 suspension, including but not limited to decreases projected tax revenues,

1 intergovernmental revenues, charges for service, permits and fees, or increases employee
2 pensions costs, insurance, and required capital expenditures. The financial impact of
3 conditions described in Paragraph A (Civil Emergency) may also require suspension of
4 wage increases as contemplated in this Paragraph B.

5 **Article 5**

6 **PERSONNEL RECORDS**

7 5.1 Each employee covered by this Agreement shall have the right to inspect his or her official
8 personnel file, provided, however, that such inspection shall take place during working hours at the
9 location where the official personnel file is kept. The employee shall have the right to make
10 duplicate copies of any items contained in his or her official personnel file.

11 5.2 Employees shall have the right to file a written response to any letter of reprimand or to any
12 document which is placed in the employee's official personnel file as a result of supervisory action
13 or citizen complaint. At the employee's request any such written response shall be included in the
14 employee's official personnel file together with the letter of reprimand or other document against
15 which it is directed.

16 5.3 To the extent permitted by law and in order to protect the privacy and promote the safety of
17 individual police officers, the City agrees not to directly or indirectly furnish the news media or the
18 public with any employee's home address, telephone number or photograph.

19 5.4 The FOP agrees not to directly or indirectly furnish the news media or the public with personnel
20 records without the consent of the City and the employee thus insuring the confidentiality of
21 personnel records other than required by law.

22 23 **Article 6**

24 **SENIORITY**

25 6.1 The City agrees that time in service shall consist of continuous accumulated paid service with the
26 City of Alachua Police Department. It shall be computed from the date of hire. Seniority is defined

1 as time in rank or classification from the date of successful completion of the probation/training
2 period. Members serving in a higher rank or classification shall have seniority over those of lower
3 rank or classification Seniority shall accumulate during leaves of absence due to injury, illness,
4 vacation, or any other leave authorized and approved by the City.

5 6.2 Vacation periods for each calendar year shall be drawn by employees on the basis of seniority in
6 rank.

7 6.3 In the event of a layoff for any reason, employee rank, performance evaluations and classification
8 will be the determining factors used by the City. In the event that more than one employee has the
9 same performance evaluation, employees will be laid off in the inverse order of their rank and
10 seniority. Any employee to be laid off, who has advanced to present classification from a lower
11 rank or classification, in which he or she held a permanent appointment, shall be given an open
12 position in a lower rank or classification. His or her seniority in the lower classification shall be
13 established according to the date of permanent appointment with the Police Department. No new
14 employee shall be hired in any classification until all employees on layoff status in that classification
15 have had an opportunity to return to work. Employees shall be called back from layoff with rank
16 and the performance evaluation being the determining factors. In the event that more than one
17 employee of the same rank and classification has the same performance evaluation, employees will
18 be recalled according to the seniority in rank or classification from which the employee was laid
19 off.

20 6.4 Employees shall be notified of their recall to work by registered letter mailed to their address of
21 record and shall be given fifteen (15) calendar days to return to work. A recalled employee shall
22 notify the employer in writing of the employee's intent to return to work within five (5) calendar
23 days of notice of attempt to deliver the recall letter.

24 6.5 An employee laid off pursuant to this Article, provided the insurance carrier concurs, shall be given
25 the opportunity to continue insurance coverage in existing programs during the layoff provided that
26 the premiums for such insurance programs shall be paid by the employee on a monthly basis in
27 advance of the month due.

1 6.6 Recall will be the current rate of pay for classification and rank but not lower than that of the
2 employee when laid off. Upon recall, all credit for seniority shall be restored.

3 In the event of a vacancy in an assignment, or a promotional vacancy, seniority will be given
4 reasonable consideration, but will not be the determining factor.

5 6.7 Seniority shall also be considered in the selection of any employee to be sent to any type of school
6 or training.

7 **Article 7**

8 **LEAVE OF ABSENCE**

9 7.1 **Leave of Absence Without Pay:**
10

11 The decision to grant leave without pay (leave of absence) is a matter of administrative discretion.
12 It shall be incumbent upon the Chief of Police to weigh and determine each case on its own merits.
13 Any leave of absence for a period of thirty (30) days or more must have the approval of the City
14 Manager. Failure of any employee to timely return to duty upon expiration of his/her leave of
15 absence shall constitute the resignation of that employee. Holidays, sick leave, annual leave,
16 seniority and any other benefits based on time spent in the employment of the City shall not accrue
17 during a leave of absence without pay provided, however, that the employee may maintain health
18 insurance coverage by paying the total cost of his/her group insurance premium. Longevity
19 increases, merit increases and any other increases for which an employee may become eligible based
20 on whole, or in part on length of service with the City shall not be credited during any period of leave
21 of absence without pay.

22 A. An employee shall return from leave of absence at the same rank and pay as at the time
23 of commencement of leave of absence.

24 B. Any employee who is a member of the National Guard or an organized military service
25 unit of the United States will be granted a leave of absence when called to active duty or
26 for training with the armed forces in accordance with State and Federal Law. Military
27 leave shall be granted in accordance with the provisions of State and Federal Law. All
28 employees entitled to military leave shall give their supervisor an opportunity, within the

1 limits of military regulations, to determine when such leave shall be taken.

2

3 **7.2 Leave of Absence with Pay**

4 Leave with pay for sufficient cause (including illness if sick leave is unavailable) may be granted to
5 regular employees of the City, by the City Manager, up to and including five (5) consecutive working
6 days in any twelve-month period. More extended periods of leave with pay may not be granted
7 except by express approval of the City Commission. This provision is applicable only if all accrued
8 vacation time is exhausted.

9

Article 8

10

PROBATIONARY /TRAINING PERSONNEL

11 8.1 All Sworn Officers promoted to Sergeant or Communication Operators (COs) promoted to a higher
12 classification shall serve a probationary/training period of 365 days, which can be extended for up
13 to 6 months at the discretion of the Chief of Police, during which time they shall not be entitled to
14 any seniority rights but during such period shall be subject to all terms and conditions of this
15 Agreement.

16 8.2 Upon successful completion of said 365 days or such period of extension as provided for in 8.1.Both
17 shall accrue seniority in classification or rank from the date of successful completion of the
18 probationary/training period.

19

Article 9

20

BULLETIN BOARDS

21 9.1 The City agrees to provide a bulletin board for FOP use at the APD Police Station.

22 9.2 The City shall permit the FOP to post notices of FOP business and matters relating to the
23 administration of this Agreement.

24 9.3 The City will post any proposed changes to City Policies and Procedures (COAPP) or APD Policies
25 and Procedures in the Directive Management System (PDMS) on the FOP Bulletin Board as
26 Provided in Article 13.4 at least 30 days prior to effective date of the proposed changes.

27 9.4 The City has created a FOP intranet portal where the FOP and City can post approved material for

bargaining unit members.

9.5 The City will post, thirty (30) days in advance of the projected assignment date, all opportunities for lateral transfer to new or open positions. Posting will be on the FOP Bulletin Board and all interested and eligible bargaining unit members shall submit by email to the Chief of Police the written reasons for the request, qualifications and other support for transfer to the assignment. All Such requests shall be received by the Chief, as evidenced by proof of sending the email on the City IT System to the Chief, fourteen (14) days before the published assignment date. The Chief of Police, as provided for in Article 4, will consider all such requests and make the final staffing decision and selection from the members of the entire bargaining unit as the Chief determines to be in the best interests of the City.

Article 10

VOTING/POLITICAL ACTIVITY

10.1 During a primary, general, or special election, an employee who is a registered voter whose hours of work do not allow sufficient time for voting shall be expected to take advantage of early voting, absentee ballot or other options available to the public.

10.2 Employees will be allowed to engage in the full range of political activities guaranteed to all citizens while off duty and not in uniform.

Article 11

INTERNAL INVESTIGATIONS & OBLIGATIONS TO THE PUBLIC

11.1 The parties recognize that the security of the City and its citizens depends to a great extent upon the manner in which the employees covered by this Agreement perform their various duties. Further, the parties recognize that the performance of such duties involves these employees in all manner of contacts and relationships with the public and out of such contact and relationships, questions may arise or complaints may be made concerning the actions of employees covered by this Agreement. Investigation of such questions and complaints must necessarily be conducted by a sworn law enforcement officer whose concern must be the security of the City and preservation of the public interest.

1 In order to maintain the security of the City and protect the interests of its citizens, the parties agree
2 that the City must have the unrestricted right to conduct investigations of citizen complaints and
3 matters of internal security; provided, however, that any investigative interrogation of any employee
4 covered by this Agreement relative to a citizen complaint and or a matter of internal security shall
5 be conducted under the following conditions and following the provisions of F.S.S. 112, the Police
6 Officer's Bill of Rights.

7 A. No employee shall be ordered to submit to any device designed to measure the truth of
8 his/her responses during questioning, provided, however, that there shall be no restriction
9 on the right of any employee to submit to such device on a voluntary basis.

10 B. In the interest of internal security and fairness to the employee under investigation, the City
11 insofar as is legally permissible, agrees to make no conclusionary public statements
12 concerning the validity of the allegations under investigation until such time as the
13 investigation has been completed. In the event the employee under investigation, or any
14 organization or person representing said employee makes public statement concerning the
15 allegations under investigation, the City shall have the right to respond in any manner it
16 deems appropriate.

17 C. In all cases wherein an employee is to be interrogated concerning an alleged violation of
18 Department Rules and Regulations which, if proved, may result in dismissal or in some
19 other disciplinary measure, the employee shall be afforded a reasonable opportunity and
20 facilities to contact and consult privately with an attorney of his/her choosing and with the
21 representative of the FOP, who may be present during all interrogation. The attorney and
22 their FOP representative may be present during the interrogation. When the attorney and/or
23 representative is not immediately available and conditions permit, the interrogation will be
24 postponed for twenty-four (24) hours or to a date mutually agreed upon.

25 D. In cases where the City chooses to relieve an employee from duty pending an investigation
26 or other administrative determination, the following conditions will prevail:

27 The employee will remain on full salary and allowances and shall not lose any benefits

1 during this period of time.

2 Should disciplinary action result from the investigation, that period of time in which the
3 employee was relieved from duty will be included in disciplinary action. In the event that
4 an employee has been paid, the employee's accumulated leave or compensatory time shall
5 be charged as a set-off.

6 E. The findings of internal affairs investigations shall be labeled:

7 1. Unfounded – The act or acts complained of did not occur or did not involve APD
8 personnel.

9 2. Not-sustained – Insufficient evidence to clearly prove or disprove the
10 allegation/complaint.

11 3. Sustained – The preponderance of evidence clearly proves the
12 allegation/complaint.

13 4. Exonerated – The act or acts did occur, but were justified, lawful and proper.

14 5. Exonerated due to policy failure – A finding of conclusion that policy, procedure,
15 rule or regulation covering the situation was non-existent or inadequate.

16 F. Only "Sustained" complaints will be inserted in an officer's personnel file.

17 G. The charge "conduct unbecoming an officer" can be used provided it is qualified by "in
18 that the officer did (describe the conduct in detail)."

19 H. The City shall not discharge or discipline any bargaining unit employee without proper
20 cause and due process, except in layoff situations (Article 4 and Article 6).

21 11.2 If the City feels there is proper cause for disciplinary action the employee will be notified in writing
22 that he/she will be disciplined clearly stating the reasons.

23 A. In the event an employee becomes the subject of a formal Departmental or City
24 investigation arising from a complaint or allegation, the Department or the City, whichever
25 is appropriate, shall notify the employee of the complaint unless a criminal investigation is

1 initiated.

2 B. Upon conclusion of the formal investigation the employee will be notified of the
3 disposition of the complaint.

4 **Article 12**

5 **LEGAL BENEFITS**

6 12.1 The City will defend employees against any legal actions against them as a result of their actions
7 while acting in the scope of their employment (i.e. in the line of duty), unless such employee acted
8 in bad faith or with malicious purpose or in a manner exhibiting wanton and willful disregard of
9 human rights, safety or property (acting outside legal authority).

10 12.2 The City agrees to indemnify all employees against judgments levied against them as a result of
11 their actions while acting in the scope of their employment, unless the employee acted in bad faith
12 or with malicious purpose or in a manner exhibiting wanton and willful disregard of human rights,
13 safety or property (outside legal authority).

14 **Article 13**

15 **DISCIPLINE, RULES AND REGULATIONS**

16 13.1 It is agreed that employees covered by this Agreement shall be subject to the COAPP and PDMS
17 as either one now exists or may be amended. Should there be any conflict between the provisions
18 of PDMS, the COAPP shall prevail. This Agreement shall prevail in any conflict with either the
19 PDMS or the COAPP.

20 13.2 Failure of employees to comply with the terms of the COAPP and the PDMS may result in the
21 imposition of disciplinary action pursuant to the provisions of these above cited Rules.

22 13.3 It is the understanding and the intention of the parties that any disciplinary action taken in the case
23 of an employee in this bargaining unit shall be subject to the grievance procedure as provided in
24 Article 2 of this Agreement.

25 13.4 New or revised rules implemented within the PDMS and any changes in COAPP, shall be posted
26 on the FOP bulletin board at least 30 days prior to the effective date if the proposed changes in

1 Policy and Procedures will impact wages, hours or terms and conditions of employment If the FOP
2 disagrees with a new or changed Police Department rule or COAPP, it shall make a written request
3 for a meeting with the designated city bargaining representative to attempt to reach a mutual
4 agreement. The FOP request shall be shall be delivered to the designated city bargaining
5 representative and the meeting shall be held prior to the proposed effective date of such rule. The
6 30 day posting requirement may be waived by mutual agreement between the local FOP
7 Representative and the City Representative.

8 13.5 A copy of the COAPP and PDMS both available on COA Intranet.

9 **Article 14**

10 **TEMPORARY ASSIGNMENT TO A HIGHER CLASSIFICATION**

11 14.1 Employees temporarily serving (acting) in a position of higher rank shall be paid for such hours at
12 the minimum rate of the position being filled or at least five percent (5%) higher than the employee's
13 then current rate, whichever is greater.
14

15 **Article 15**

16 **TRAINING**

17 15.1 Where the City requires any employee to attend supervisory training and/or training in specialized
18 techniques, the City will make every reasonable effort to facilitate the employee attending such
19 training during normal working hours. In the event the City is unable to schedule the employee to
20 attend such training during normal working hours, the employee shall be required to attend such
21 training during off-duty hours. However, the time spent by the employee in such training during
22 off-duty hours shall be compensated in accordance with Hours of Work and Overtime.

23 15.2 All sworn officers will be required to train and qualify with their service weapon on a semi-annual
24 basis. The training will be conducted by a certified firearms instructor. All ammunition and safety
25 equipment will be furnished by the City. Any employee required to attend such training during off-
26 duty hours will be compensated in accordance with Hours of Work and Overtime. An employee
27 will be required to post a score of at least seventy-five (75%) to qualify. Any employee posting a
28 score of ninety-two percent (92%) or better, two consecutive semiannual times, will receive a bonus

1 of one day of paid leave, not charged against any other leave time, to be taken by employee at any
2 time, with approval of the supervisor.

3 15.3 Transportation to the pistol range or transportation to any required and scheduled training shall be
4 provided by the Police Department. In the event such transportation is not available, the employee
5 shall be entitled to applicable travel time and mileage allowance, at the current rate established by
6 the I.R.S.

7 15.4 Current Florida State Statutes are on file at the Police Department and online for use by all
8 personnel.

9 **Article 16**

10 **FOP REPRESENTATIVE**

11 16.1 The Employee Organization (FOP) shall be represented by its President or his/her designee.

12 16.2 An employee representative of the FOP shall be permitted reasonable access to all departmental
13 work locations at reasonable times to handle specific grievances and matters of interpretation of the
14 Agreement.

15 16.3 The City shall provide the FOP on an annual basis a complete roster of the bargaining unit, including
16 name, rank, address, telephone (unless unlisted), present assignment and current pay scale.

17 16.4 One (1) employee representative of the FOP who is engaged in the negotiation of this contract or
18 in the successor contract shall be allowed to attend the negotiation sessions that occur within their
19 normal duty hours without loss of pay or benefits.

20 **Article 17**

21 **EDUCATIONAL ASSISTANCE**

22 **17.1 Educational Assistance Plan**

23 The plan is designed to assist regular full time City employees in obtaining a college education, up
24 to and including a B.A/B.S., in subjects that maintain or improve skills in their position.

25 **17.2 Application Procedure**

- 1 A. The employee must have successfully completed all applicable training periods.
- 2 B. The employee must submit a timely application to his/her Department Director prior to
- 3 registering for the course. Application forms are available on COA Intranet – Human
- 4 Resources. Approved applications will be sent to the Human Resources Director for final
- 5 budget and management review and decision.
- 6 C. Employee will only be reimbursed if still employed by the City upon completion of the
- 7 course.
- 8 D. Employee must certify that he/she is not receiving any funds for reimbursement from any
- 9 source other than the City of Alachua (i.e. grants or other source of financial aid).
- 10 E. A grade of “C” or higher is required as a final grade for the course

11 **17.3 Reimbursement**

- 12 A. Costs for books are not reimbursable as they are considered personal property of the
- 13 employee.
- 14 B. No reimbursement will be made for an incomplete course.
- 15 C. The total reimbursement (total pay out to all bargaining unit members) by the City under
- 16 this Article 17 shall not exceed fifteen thousand dollars (\$15,000) for FY 2025-2026.
- 17 D. Funds will be committed on a first come first served basis as determined by the date and
- 18 time applications are submitted to the Chief of Police. Applications must be sent to the Chief
- 19 by email and are considered submitted the date and time transmitted on the City IT System.
- 20 E. A pre-approved application form accompanied by tuition receipt and evidence of
- 21 satisfactory completion of the course with appropriate grade must be submitted through the
- 22 Department Director to the Human Resource Department for reimbursement.

23 **17.4 Reimbursement shall be paid as follows:**

- 24 A. Grade A (+/-) or Pass in Pass/Fail =100%
- 25 B. Grade B (+/-) = 90%
- 26 C. Grade C (+/-) = 80%

1 D. Lower than C- = No Reimbursement

2 **Article 18**

3 **WORKERS COMPENSATION BENEFITS**

4 18.1 Workers Compensation provides medical and hospitalization expense benefits as well as partial
5 payments in lieu of salary for workers injured on the job per applicable State of Florida Statute 440.
6 100% compensation will be paid by the City for loss time up to two (2) weeks. After that time
7 payment will be made directly from workers compensation at 66% of total gross. Supplement pay
8 of 34% can be acquired by utilizing sick leave and vacation time. Health insurance premiums will
9 have to be paid by the employee after six (6) months on Workers Compensation Rules. Vacation
10 and sick leave accrual will discontinue after six (6) months on Workers Compensation Rules.

11
12 **ARTICLE 19**

13 **INSURANCE**

14 19.1 The City agrees to furnish regular full time employees a major medical, surgical, hospitalization
15 and dental benefits group insurance plan. Coverage begins the first of the month after the first full
16 calendar month of regular full time employment.

17 19.2 The City agrees to pay the entire amount (100%) of the premium for the employees. Dependent
18 coverage will be at the expense of the employee.

19 **Article 20**

20 **EQUIPMENT**

21 20.1 The City will provide, at no cost to each employee, all uniforms required by the Police Department
22 including a flashlight and batteries, bulletproof vest with a current warranty and a portable radio.

23 A The City will provide each sworn employee with an annual stipend of \$100 (one hundred
24 dollars) for the purchase of footwear that meets the guidelines according to policy.

25 B The \$100.00 will be paid annually in a lump sum in the first pay period beginning and
26 continuing after October 2022.

27 C The \$100.00 will be treated as compensation and subject to all required deductions.

- 1 20.2 Any employee who shall sustain any breakage, loss or damage to uniform or personal equipment in
2 the line of duty shall have it replaced at no cost to the employee.
- 3 20.3 All officers will inspect their vehicle before going on the street. If the officer finds any fault in the
4 vehicle which might be considered a safety hazard, the officer shall inform the shift supervisor. The
5 vehicle will not be returned to duty until all safety hazards are eliminated. When it has been proven
6 that damage is due to operator negligence, the officer shall be subject to disciplinary action.
- 7 20.4 Upon completion of the FTO program regular full time sworn officers (Qualified Officer) will be
8 assigned a (take home) vehicle. Officers assigned a take home vehicle are authorized to drive their
9 assigned vehicles to and from their residence provided the residence of the employee and described
10 take home use is within a 20 mile driving distance (the limit) of the APD facility at 15000 NW
11 142nd Terrace, Alachua, Florida. The use of the take home vehicle may occur within or without
12 Alachua County as long as such use is within the 20 driving mile limit described and generally
13 depicted in Exhibit A to this contract. City vehicle may be used as further described and limited in
14 the COAPP or PDMS. Further, it is specifically here agreed that the parties negotiated, agreed and
15 stipulate, in order to generate acceptance and a smooth transition and implementation of this newly
16 written and agreed contract provision, that Qualified Officers employed by the APD on or before
17 September 1, 2022 whose official residence was and the same remains located beyond the described
18 20 mile driving limit may drive the vehicle assigned for take home use as described in this section.
19 Take home use (beyond the 20 mile limit) shall revert to the 20 mile driving limit should the officer
20 change the location of residence. The Chief of Police shall retain the authority and have the
21 discretion to determine a special assignment or other circumstances the Chief finds, in the best
22 interests of the City, justify or require future exceptions.
- 23 20.5 Patrol vehicles will contain the following equipment in working order: Approved emergency lights,
24 siren, loudspeaker, two-way radio, shotgun and shells, shotgun locks, first aid kit, fire extinguisher,
25 reflective traffic vest, raincoat, and a prisoner cage guard in all vehicles which shall be in use when
26 transporting prisoners.
- 27 20.6 It is recognized that time is of the essence in meeting the mutual obligations set forth in this article

1 and both parties will expeditiously and with due diligence act to meet their respective obligations.

2 **Article 21**

3 **HOURS OF WORK AND OVERTIME**

4 21.1 The following provisions shall govern hours of work and overtime:

5 A. Eighty (80) hours shall constitute a regular fourteen (14) day work period for all sworn
6 Police Officers including Sergeants, no matter the regular duty assignment. Forty (40)
7 hours shall constitute a regular seven (7) day work period for all other employees covered
8 under this agreement. For the purpose of this Agreement, authorized compensated leave
9 shall mean any leave compensated by the City.

10 B. Hours worked in excess of a regular forty (40) or regular eighty (80) hour work period
11 shall be compensated at the rate of time and one-half of the employee's regular straight
12 time rate. Compensation will be paid or as compensatory leave if requested by employee
13 and approved by the City.

14 C. If an employee covered by this Agreement is called out to work at a time outside normal
15 working hours, the employee shall receive a minimum of three (3) hours pay at the rate
16 of time and one-half regular straight time. Call out time that falls either within one hour
17 (1) hour before or within one (1) hour after the regular workday is considered an extension
18 of the work day and is included in the total hours worked on that day.

19 D. The aforementioned minimum call out compensation shall apply to required off-duty
20 appearances as subpoenaed witness to attend any court, deposition, or other legal matters
21 on pending criminal civil, or traffic cases where the employee is involved in official police
22 capacity. Any witness fees, excluding salary or overtime pay, or any other related fees in
23 connection with the appearance before any court or for the purpose of taking depositions
24 shall be donated by the employee to the APD Explorer Special Revenue Account.

25 E. No supervisor or official shall take action to cause the non-payment of time and one-half
26 in circumstances wherein the member covered by this Agreement has performed work
27 which entitles the member to payment of time and one-half.

- 1 F. Work schedules during any pay period will not be changed or altered to avoid the payment
2 of overtime.
- 3 G. When an employee is put on a standby status for any reason, he/she shall receive overtime
4 at the established rate of time and one-half regular rate of pay. Standby status is defined
5 as when the personal activities of an employee are restricted to such a degree as not to
6 allow any movement from a designated area or location.
- 7 H. An employee performing any authorized extra-duty assignment shall be entitled to the
8 same rights, privileges, and benefits as if working regular duty hours. Compensation for
9 extra-duty assignments will be at the established rate.
- 10 I. Hours worked by an employee in an extra-duty status as outlined in APD Extra Duty
11 Policy and Procedures must be paid regardless of work week provisions set forth in Article
12 21.A.
- 13 J. The City will compensate a BU member, at that member's standard rate x 1.5, when that
14 employee is called in and works a shift not on the member's schedule. This rate of
15 compensation is an exception to the contract provision and practice that overtime is not
16 paid unless, depending on the BU member's status of 7 or 14 day work period, the total
17 hours actually worked by the member are in excess of 40 or 80 hours. This provision shall
18 not apply in the cited instance with the exception of when the member has been
19 compensated for sick time, not including that provided under the Family Medical Act,
20 during the same work period.
- 21 K. The City has the authority to establish shifts and to use any method in establishing a shift
22 as well as change, increase, decrease, initiate, restrict and cancel a shift in order to meet
23 the needs of the department and to provide superior service to the community. However,
24 the Department shall make a reasonable effort to provide two (2) weeks prior written
25 notice to the affected employees.

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Article 22

ANNUAL LEAVE

- 22.1 Every regular full time employee shall receive a paid vacation accrued at the following rates for each full calendar year of service.
- | | |
|-----------------------|-----------|
| 1 - 5 years..... | 80 hours |
| 5 - 10 years..... | 120 hours |
| 10 - 15 years | 136 hours |
| 15 – 20 years..... | 160 hours |
| 20 or more years..... | 180 hours |
- 22.2 The following apply to and regulate the use of annual leave:
- A. The City will endeavor to accommodate split and/or staggered individual vacation dates applied for by the member as a part of the paragraph (3) request.
- B. Bargaining unit members must submit, between November 1 and December 31 by email to the Chief of Police, or designee, initial vacation requests for the next calendar year. Any employee hired after November 1 and before December 31 of any given year will comply with this section if a leave request is to be submitted for vacation leave in the next calendar year. Subsequent request will be considered on the same first come first served/seniority basis.
- C. Dates will be assigned (vacation leave granted) on a first come first served basis as determined by the (email) date/time applications are submitted and seniority shall control in the event of concurrent requests.
- D. Article 13 of this contract and The City of Alachua Personnel Policies and Procedures Manual shall apply as appropriate.
- 22.3 An employee request that accrued annual time be cashed-in in lieu of leave taken, may be approved or rejected at the option and discretion of the City.
- 22.4 Accumulated annual leave not used during the calendar year in which it is eligible to be taken may be carried over or accumulated to the following calendar year. However, an employee cannot carry

1 over more than 240 hours of annual leave beyond each calendar year ending December 31. It is the
2 responsibility of the bargaining unit member to be aware of accrued and accruing annual leave and
3 apply for (section 22.2) and maintain a balance that will not exceed a maximum accrual of 240
4 hours. Vacation and personal leave hours current totals for each member are published and listed
5 on each employed pay notice ("stub") issued each pay period.

6 22.5 Unless employee resigns without two weeks notice or is terminated for violation of City's Personnel
7 Policies and Procedures, employee shall be paid for granted and unused annual leave in the regular
8 scheduled final paycheck for wages earned. Under no circumstances will an employee be paid for
9 more than 200 hours of unused annual leave.

10 22.6 Should the City increase the vacation benefit for non-bargaining unit members during the course of
11 the contract, bargaining unit members will be granted the same increases as the non-bargaining unit
12 members.

13 **Article 23**

14 **SICK LEAVE**

15 23.1 All regular full-time employees shall be granted 3.69 hours sick leave per bi-weekly pay period.
16 These days are cumulative with no maximum. Any full time regular employee who maintains a
17 minimum of 480 sick leave hours shall be granted twenty (20) hours of additional personal leave
18 time. Any full time sworn officer working a 12 hour work day schedule for the entire calendar year
19 who maintains a minimum of 480 sick leave hours shall be granted an additional four (4) hours of
20 personal leave time for a total of 24 hours. The 480 hour balance must be maintained through the
21 month of December to receive the additional personal leave credit which will be awarded after
22 January 1st of the following year.

23 23.2 **Sick Leave Award**

24 Any employee, except those sworn employees who work a 12 hour work day schedule for the entire
25 calendar year, who uses twenty (20) or less hours of sick leave during the calendar year shall be
26 granted twenty (20) hours of additional personal leave time the following January. Eligible
27 employee must have successfully completed the training period and worked the entire calendar year,
28 January – December of the prior year. Any sworn employee working a work day schedule for the

1 entire calendar year, who uses 24 or less hours of sick leave during the calendar year, shall be
2 granted 24 hours of additional personal leave time after January 1st of the following year.

3 23.3 In the event of an employee's death, a lump sum payment for all hours of sick leave earned and
4 accrued shall be paid in accordance with the law.

5 23.4 Sick leave may be used by the employee for the following reasons:

6 A. Personal illness or physical incapacity of the employee.

7 B. Critical illness in the immediate family.

8 C. Enforced Legal quarantine due to exposure to contagious disease.

9 D. Medical, dental or optical appointments which cannot be arranged during off-duty hours

10 23.5 An employee on sick leave shall be paid regular holiday pay for any and all holidays that occur
11 while on such leave.

12 23.6 Should the City increase the sick benefit for non-bargaining unit members during the course of the
13 contract, bargaining unit members will be granted the same increases as the non-bargaining unit
14 members.

1 **Article 24**

2 **HOLIDAYS**

3 24. 1 The City will recognize the following as paid holidays for employees:

4 New Year's Day

5 Martin Luther King's Birthday

6 Washington's Birthday

7 Memorial Day

8 Independence Day

9 Labor Day

10 Veteran's Day

11 Thanksgiving Day

12 Friday after Thanksgiving Day

13 Christmas Eve

14 Christmas Day

15 New Year's Eve Day, and;

16 24. 2 A Personal leave day to be used anytime during the calendar year. The personal day will be granted
17 during the first pay period in January of each year for current and new employees. Employees hired
18 after the first pay period in January will not receive a personal day until the following January.
19 Those employees working 10 hours a day will be granted a 10 hour personal day, those employees
20 working 12 hours a day will be granted a 12 hour personal day and those employees working 8
21 hours a day will be granted an 8 hour personal day. Personal leave day not used during the calendar
22 year in which it is eligible to be taken may not be carried over and accumulated to the following
23 calendar year or may not be cashed-in in lieu of taking the time off.

24
25 24. 3 If a holiday falls on an employee's off duty day, pay at the regular rate of pay or a day added to
26 vacation time at the City's option shall occur.

27 24. 4 An employee who works on New Year's Day, Independence Day, Thanksgiving Day or Christmas
28 Day ("Premium Holiday") shall receive regular pay and, in addition, shall receive time and one-

1 half (1 1/2) regular rate for hours worked on the holiday. However, if an employee works overtime
2 on any recognized holiday the employee shall receive time and one half (1 1/2) regular rate for all
3 overtime hours worked on the holiday.

4 24. 5 An employee who works a recognized holiday, other than a "Premium Holiday" as defined in 24.4,
5 shall receive regular pay and, in addition, one time the regular rate the hours worked on the non-
6 premium holiday. However, if an employee works overtime on any recognized holiday the
7 employee shall receive time and one half (1 1/2) regular rate for all overtime hours worked.

8 24. 6 If the holiday occurs while an employee is on vacation the holiday shall be taken and a vacation
9 day not charged for the holiday.

10 24. 7 The holidays recognized for all employees are those listed above and not any other designated day.

11 **Article 25**

12 **BEREAVEMENT LEAVE**

13 25. 1 The City agrees when a death occurs in the immediate family of an employee, that employee shall
14 be granted up to three days off for the funeral. An employee needing additional time may be granted
15 up to seven (7) days from accumulated sick, compensatory time, personal or vacation time by the
16 Chief of Police.

17 25. 2 Immediate family is defined as a spouse, domestic partner, child, parent, sibling, grandparent,
18 grandchild and corresponding in-law or step relationships. If the employee was reared by someone
19 other than those named, leave will be granted under the same terms and conditions.

20 25. 3 The City agrees that bereavement leave is a separate category and will not be charged against any
21 other leave.

22 **Article 26**

23 **WAGES**

24 Contract negotiations between City of Alachua (Alachua Police Department-APD) and Fraternal
25 Order of Police (FOP) for FY2025-2026 commenced on September 17, 2025 and concluded on September
26 24, 2025. The following enhanced Wage Schedule for Police Officers, Police Sergeants and

1 Communications Operators was agreed to be recommended by the representative of both parties for approval
2 by first, the APD Collective Bargaining Unit and then by the Alachua City Commission at their regularly-
3 scheduled meeting on October 13, 2025:

4	Police Officer	25.71/hr	to	\$45.08/hr
5	Police Sergeant	31.48/hr	to	47.62/hr
6	Communications Operator Trainee	18.72/hr		N/A
7	Communications Operator I	20.60/hr	to	28.27/hr
8	Communications Operator II	22.65/hr	to	30.68/hr

9

10 26.1 Law Enforcement Progressive Pay Plan

11 A. Only sworn APD Police Officers to and including the rank of Sergeant are incorporated in The
12 Progressive Pay Plan (Plan). Pursuant to this Collective Bargaining Agreement, and by its
13 adoption and incorporation in the City Compensation Plan by the City of Alachua Commission
14 on October 13, 2025, the identified sworn members shall be and are, effective October 1 2025,
15 upon approval by the Alachua City Commission, sited in the Schedule of Compensation as
16 reflected in pages 1 and 2 of Exhibit B. Should ratification of this contract by the Bargaining
17 Unit not occur before October 7, 2025, the presentation of to this contract to the Alachua City
18 Commission shall be delayed and re-set for the soonest regularly-scheduled City Commission
19 Meeting following the date of ratification by the Bargaining Unit. The effective date of
20 implementation of the herein described Wage Schedule shall then be effective the first full pay
21 period after Alachua City Commission ratification.

22 B. All APD Officers hired after October 1 2025, or later as described in Paragraph 26.1, shall be
23 sited in the Schedule of Compensation at Level 1 and eligible to move to level 2 of the plan
24 upon successful completion of the probation period of 12 months of hire or up to 18 months if
25 probation is extended.

26 C. Each member is eligible for progression to the next higher level of the Plan one year after
27 reaching the currently held level. Progression is based on receiving a “meets expectations”
28 annual evaluation.

- 1 1. Police Officer to Sergeant as set forth in Article 30.
- 2 D. The Pay Classification of Detective, Canine Officer and School Resource Officer are abolished.
- 3 However, the following benefits are here continued and are amounts that, according to the
- 4 United States Internal Revenue Code, are treated as ordinary income and subject to withholding
- 5 requirements according to law:
- 6 E. Those now assigned the care, custody, control and duties of working with a canine partner shall
- 7 be paid as set forth in 26.1 plus be paid one additional hour per day for all days, on or off duty,
- 8 as compensation for caring for the canine. The additional hour per day shall be compensated at
- 9 the rate of \$16.00/hour and all other expenses shall continue to be paid by the city consistent
- 10 with city then existing policy.
- 11 1. Members now assigned to plain clothes duty (whether referred to as detectives,
- 12 investigators, etc.) will be paid and classified as set forth in 26.1, but, will also
- 13 receive a clothing stipend of \$800.00/Year, prorated and paid quarterly.
- 14 2. A Member serving as a School Resource Officer shall receive no benefit or stipend
- 15 beyond wages and other benefits provided all uniform officers.
- 16 3. All sworn officer positions shall be classified as set forth in Article 26.1 and
- 17 transfer between assignments shall be considered lateral and not, in and of itself,
- 18 be a promotion, demotion, change of status or rank.
- 19 F. Field Training Officer
- 20 1. Field Training Officer (FTO) Certification is an important part of the Alachua
- 21 Police Department commitment to developing a culture of proactive problem
- 22 solving and community oriented police service in both new and veteran members
- 23 of the department. Veteran Officers are selected and sponsored for the forty-hour
- 24 FTO training course at Santa Fe College where they are exposed to and learn the
- 25 skills necessary to train a new Officer, recognize common problems that often
- 26 occur with new recruits and recognize the responsibility FTOs have in developing

1 top quality members for their department.

2 2. Each new Officer experiences three separate four-week phases under the tutelage
3 of a Certified FTO. One or more phases may be led by one FTO or different FTOs
4 may lead each. A report will be completed at the end of each phase and used to
5 continue the process of positive orientation, training and education. A final report
6 will be completed at the end of all three phases.

7 3. Each FTO, in addition to all other compensation and benefits provided for in this
8 Collective Bargaining Agreement, will receive a lump sum payment of \$100.00 at
9 the completion of each four-week phase of a new Officer's training. Payment is
10 due only when the FTO as described actually serves as an FTO and not for just
11 holding the certification. The payment will be included as ordinary compensation
12 (income) in the pay period reported and subject to all normal deductions.

13 4. All changes in compensation pursuant to this Agreement will be implemented effective
14 beginning the first full pay period after October 1, 2025 or the first full pay period after
15 and contingent upon ratification of this Agreement first by the Collective Bargaining Unit
16 and, second, by the Alachua City Commission, whichever is last to occur.
17

18 26.2 Communication Operators

19 A. Communication Operators (COs) are not classified as sworn Police Officers and are not
20 eligible for participation in the Law Enforcement Progressive Pay Plan set forth and
21 adopted in Section 26.1. of this Collective Bargaining Agreement. Further, neither the City
22 Classification and Compensation Plan nor this agreement are intended to and do not affect
23 changes in established CO classification.
24

25 B. Time in continuous service as an APD Communications Operator Trainee, Communication
26 Operator I and Communication Operator II, job requirements and other criteria shall
27 include:

28 1. Communications Operator Trainee – Entry level position in Communications
29 Division; work performed under direction of assigned Communications Operator
30 trainer. Those in trainee status must demonstrate the knowledge, skills and abilities

1 to perform the duties of a Communications Operator I prior to being released to solo
2 status. Successful completion of FCIC/NCIC certification required within six (6)
3 months of employment. Successful completion of Department of Health (DOH)
4 certification required within (1) year of employment. Failure to successfully
5 complete both FCIC/NCIC and DOH certifications within the time frames set forth
6 is a failure by the employee to meet job qualifications and each failure is individually
7 grounds for termination.

8 2. Communications Operator I – Communications Operator Trainee to
9 Communications Operator I; successful completion of Communication Operator
10 Trainee requirements, release to solo status, maintain and must possess FCIC/NCIC
11 and DOH certification. Failure to successfully complete and maintain in good
12 standing both FCIC/NCIC and DOH certifications is a failure by the employee to
13 meet job qualifications and each failure is individually grounds for termination.

14 3. Communications Operator II – Communications Operator I to
15 Communications Operator II; at least two years of continuous services as an APD
16 Communications Operator I meeting job description criteria and being
17 recommended for promotion by the Chief of Police. Must possess and maintain in
18 good standing FCIC/NCIC and DOH certification.

19 **C. Promotion Increase**

20 1. Members shall receive an increase to base pay of the higher rank to which
21 promoted or five percent of their then existing pay, whichever is greater.

22 ***D. In Rank Pay Increases Based on Merit***

23 1. Increases in pay within rank shall be based on merit, as reflected in the annual
24 evaluation, as recommended by the Chief of Police, approved by the City Manager
25 and funded in the annual City Budget.

26 ***E. Probation Upon Promotion***

27 1. All promotions shall be subject to a one-year period of probation (which may be

1 extended for an additional six months upon approval of the Chief of Police).

2 2. Failure to satisfactorily complete any period of probation may result in
3 demotion/reduction in pay or termination as the facts and circumstances require.

4 F. All changes in compensation pursuant to this Agreement will be implemented effective
5 beginning the first full pay period after October 1, 2025 or the first full pay period after
6 and contingent upon ratification of this Agreement first by the Collective Bargaining Unit
7 and, second, by the Alachua City Commission, whichever is last to occur.

8 **26.3 Merit Increase**

9 A. Merit increases for sworn officers are waived by members of the collective bargaining unit
10 as a part of the FOP proposal to establish the Law Enforcement Progressive Pay Plan accepted by
11 the City and implemented as set forth in Section 26.1.

12 B. CO members of the bargaining unit shall continue to become eligible for annual Merit Pay
13 increases, if any, based on their annual performance evaluation as rated by the supervisor. The
14 percentage of any merit increase will be applied to the current hourly rate of pay. If an
15 employee is at or near the maximum rate of pay for the position, the percentage, if any, of an
16 annual merit increase that exceeds the maximum pay range will be paid as a lump sum in lieu
17 of increasing the current hourly rate of pay beyond the set maximum rate. Merit increases shall
18 be on the following schedule:

- 19 1. Below or Does Not Meet Expectations 0%
20 2. Meets Expectations 2%*
21 3. Exceeds Expectations 3%*
22 4. Exceptional 4%*

23 *Not Cumulative

24 C. Implementation. Annual evaluations, using the then current City of Alachua form, criteria
25 and process, are scheduled for completion for all employees by October 1 of each calendar
26 year.

27 1. The Rating Schedule and corresponding Merit Increase are as set forth below:

28 a. Final Rating Range Merit Increase

1	Exceptional	4.51 – 5.00	4%
2	Exceeds Expectations	4.00 – 4.50	3%
3	Meets Expectations	3.00 – 3.99	2%
4	Needs Improvement	2.00 – 2.99	0%
5	Does Not Meet Expectations	1.00 – 1.99	0%

- 6 2. Merit increases, if any, awarded any employee will be implemented and paid the
7 first pay period beginning in January of 2026.

- 8 3. Merit increases, as with all increases in compensation, are subject to all required
9 deductions.

10 26.4 Longevity pay will be awarded for FY 2025/2026 based on the criteria listed below:

- 11 A. Longevity amounts will be paid in lump sum (less withholdings, etc.) no later than
12 November 23 of each calendar year and paid. based on years of service calculated as of
13 September 30th.

- 14 B. Eligibility requires a rating of “meets expectations” or above for the current year and the
15 employee must be employed by the City on the date of payment.

- 16 C. Longevity pay will be determined by the schedule below:

17	5 - 9 years of consecutive full-time employment	\$500.00
18	10 - 14 years of consecutive full-time employment	\$1,000.00
19	15 - 19 years of consecutive full-time employment	\$1,500.00
20	20 - 24 years of consecutive full-time employment	\$2,000.00
21	25 - 29 years of consecutive full-time employment	\$2,500.00
22	30 or more years of consecutive full-time employment	\$3,000.00

23 **Article 27**

24 SAVINGS CLAUSE

- 25 27.1 All job benefits hereto enjoyed by the employees which, are not specifically provided for or abridged
26 by the collective Bargaining Agreement shall continue under conditions that they had previously
27 been granted. The Agreement will not deprive any employee of any benefits or protection granted
28 by the laws of the State of Florida, the ordinances and policies and procedures of the City of Alachua.

1 **Article 28**

2 **SEVERABILITY CLAUSE**

3 28.1 Should any provision of this collective Bargaining Agreement or any part thereof, be rendered or
4 declared invalid by reason of any existing or subsequently enacted legislation, or by any decree of
5 accord of competent jurisdiction, all other articles and sections of this Agreement shall remain in
6 full force and effect for the duration of this Agreement.

7 28.2 Should any Article be rendered invalid, it shall be re-negotiated within sixty (60) days upon written
8 notification by the COA or the FOP.

9 **Article 29**

10 **STRIKES AND LOCKOUTS**

11 29.1 There will be no strikes, work stoppages, picket lines, slowdowns, boycotts, or concerted failure or
12 refusal to perform assigned work by the employees or the FOP and there will be no lockouts by the
13 City for the duration of this Agreement. The FOP supports the City fully in maintaining normal
14 operations.

15 29.2 Any employee who participates in or promotes a strike, work stoppage, picket line, slowdown,
16 boycott or concerted failure or refusal to perform assigned work may be disciplined by the City and
17 only the question of whether the employee did in fact participate in or promote such action shall be
18 subject to grievance and arbitration procedure.

19 29.3 It is recognized by the parties that the City is responsible for and engaged in activities which are
20 basis of the health and welfare of the citizens. Accordingly, it is understood and agreed that in the
21 event of any violation(s) of this section, the City shall be entitled to seek and obtain immediate
22 injunctive relief.

23 "Picketing" as used herein shall mean any action which has the effect of preventing or attempting
24 to prevent employees from reporting to or continuing work or preventing the public from entering
25 public facilities. Informational picketing is allowed.

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1 Each phase (1-4) will be graded separately and weighted at 25 percent of the total score of 100 (25
2 points each).

3 All candidates will be given the same written exam (phase I), and presented with the same practical
4 exercise (phase II) and role playing scenario (phase III). The oral board will be unscripted (phase
5 IV).

6 30.5 The FOP may have one (1) proctor present during any part of the examination process (written or
7 oral). The proctor shall act as an observer and will not interfere with the examination.

8 30.6 The Chief of Police will be able to pick from the top three employees on the promotional list when
9 determining who is to be promoted. The promotional list shall be valid for 24 months from the
10 date of its inception. Should the City offer a new test before the expiration of the promotional list,
11 the officers on the current list shall have the option to re-test. The rankings shall be from highest
12 score to lowest and will incorporate officers from any and all current testing cycles. However,
13 officers will be deleted from the promotion list when their 24-month eligibility expires. As officers
14 are removed, those employees remaining on or added to the promotional list from a new testing
15 cycle will be ranked from the highest score to the lowest.

16 **Article 31**

17 **DRUG POLICY**

18 31.1 The City of Alachua and the FOP recognize that the City should not accept any risk to the safety of
19 its employees or members of the public or compromise the quality of our work, services or
20 productivity as the result of alcohol or drug abuse which can impair one's normal mental and
21 physical faculties. Both parties agree to the promotion of a drug free workplace pursuant to Florida
22 State Statute 440.102 and Executive Order 12584 (Drug-Free Workplace Act).

23 31.2 The FOP agrees to support any policy adopted by the City and abide by all its provisions.

24 **Article 32**

25 **NON-DISCRIMINATION**

26 32.1 Employees of the City shall have the right to form, join, and participate in, or to refrain from
27 forming, joining, and participating in any employee organization of their own choosing. No

1 employee shall be intimidated, restrained, coerced, or discriminated against by either the City or
2 the FOP, because of the exercise of these rights.

3 32.2 The City and the FOP shall apply the provisions of this Agreement equally to all employees without
4 discrimination, because of age, sex, race, creed, religion, national origin or disability except where
5 the law allows consideration of such factors.

6 32.3 The use of masculine or feminine gender in this Agreement shall be construed as including both
7 genders.

8 **Article 33**

9 **SAFETY**

10 33.1 It shall be the joint responsibility of the City of Alachua and the FOP to work cooperatively to
11 ensure the safest working environment possible.

12 33.2 The City or the Fraternal Order of Police may call a safety meeting and any convenient time to
13 discuss safety concerns.

14 **Article 34**

15 **CONTRACT FORMAT**

16 The City of Alachua and the FOP Bargaining Unit have and continue to adopt the following format for
17 Contract between the City of Alachua and Gator Lodge 67 Fraternal Order of Police as effective fiscal year
18 2016/2017 and thereafter:

19 **Article #**

20 **Title**

21 #.1 First Level

22 A. Second Level

23 1. Third Level

24 a. Fourth Level

25 (1) Fifth Level

26 (a) Sixth Level

27 i. Seventh Level

28 a. Eight Level

29 1. Ninth Level

30 #.2 ect...

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TERM OF AGREEMENT

This contract is ratified October 13, 2025 and shall be effective October 1, 2025 after approval by the City of Alachua Commission and will remain in effect until September 30, 2026. This contract will remain in full force and effect until its successor is ratified and implemented.

DATE TO OPEN

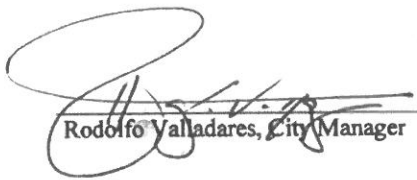
FISCAL YEAR 2026/2027 NEGOTIATIONS

The City and the FOP, during the first week of July 2026, agree to coordinate the scheduling of the first negotiating session to be held no later than July 29, 2026.

Signature Page to Follow

IN WITNESS WHEREOF, the parties hereto have affixed their signatures on the date sworn.

10-2-2025
Date


Rodolfo Valladares, City Manager

THIS AGREEMENT was ratified by a majority of the members of the Bargaining Unit voting, in person, on the 1 day of October 2025.

09/25/2025
Date


Stephen Hayes, FOP Bargaining Representative
Gator Lodge 67, Fraternal Order of Police, Inc.

10-7-2025
Date


Carlos Hunt, APD Employee Representative

THIS AGREEMENT is ratified by the Alachua City Commission and the Mayor authorized and directed to affix his signature this ____ day of October 2025.

Attest:

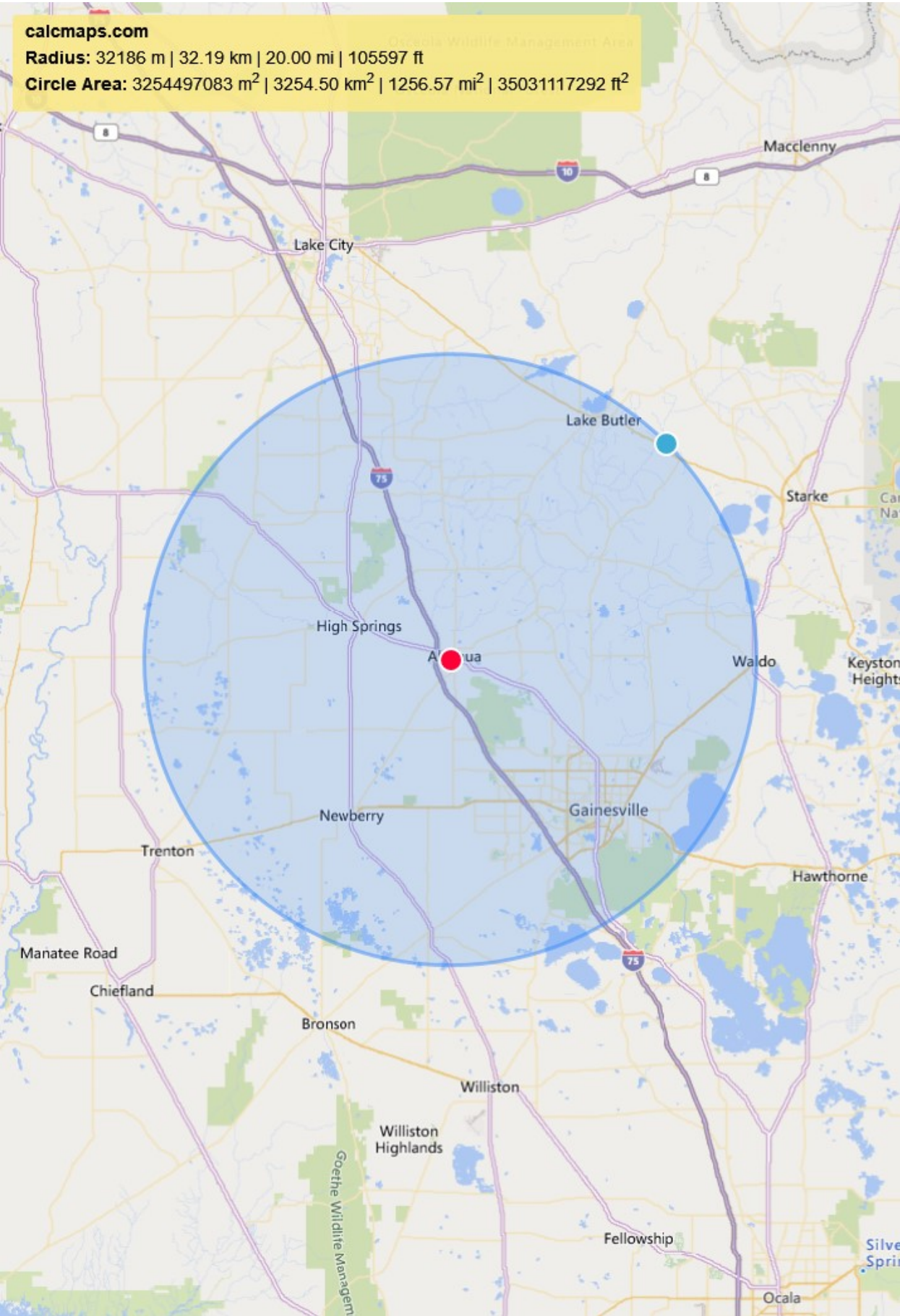
Rodolfo Valladares, City Manager/City Clerk

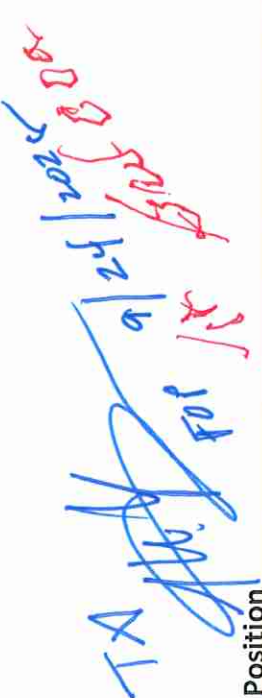
Walter Welch, Mayor

APPROVED AS TO FORM

Date _____

S. Scott Walker, City Attorney





 TA [Signature] 9/24/2024

City of Alachua
 Law Enforcement Progression Pay Plan
 3% Increase per Level

EXHIBIT B
 PAGE 1 OF 2

Position	1	2	3	4	5	6	7	8	9	10
Police Officer	\$25.71	\$26.48	\$27.28	\$28.09	\$28.94	\$29.80	\$30.70	\$31.62	\$32.57	\$33.55
	11	12	13	14	15	16	17	18	19	20
	\$34.55	\$35.59	\$36.66	\$37.76	\$38.89	\$40.06	\$41.26	\$42.49	\$43.77	\$45.08
Police Sergeant	1	2	3	4	5	6	7	8	9	10
	\$31.48	\$32.42	\$33.40	\$34.40	\$35.43	\$36.49	\$37.59	\$38.72	\$39.88	\$41.07
	11	12	13	14	15					
	\$42.31	\$43.58	\$44.88	\$46.23	\$47.62					
Annual Base Salary										
Police Officer	1	2	3	4	5	6	7	8	9	10
	\$53,475.00	\$55,079.25	\$56,731.63	\$58,433.58	\$60,186.58	\$61,992.18	\$63,851.95	\$65,767.50	\$67,740.53	\$69,772.75
	11	12	13	14	15	16	17	18	19	20
	\$71,865.93	\$74,021.91	\$76,242.56	\$78,529.84	\$80,885.74	\$83,312.31	\$85,811.68	\$88,386.03	\$91,037.61	\$93,768.74
Police Sergeant	1	2	3	4	5	6	7	8	9	10
	\$65,475.00	\$67,439.25	\$69,462.43	\$71,546.30	\$73,692.69	\$75,903.47	\$78,180.57	\$80,525.99	\$82,941.77	\$85,430.02
	11	12	13	14	15					
	\$87,992.92	\$90,632.71	\$93,351.69	\$96,152.24	\$99,036.81					

Notes:
 \$25.71 - \$45.08 Police Officer Pay Range
 \$31.48 - \$47.62 Police Sergeant Pay Range
 \$53,475 - \$93,768.74
 \$65,475 - \$99,036.81

COMPENSATION COMPARISON
Current to Proposed New (\$53,475 LEO Base)

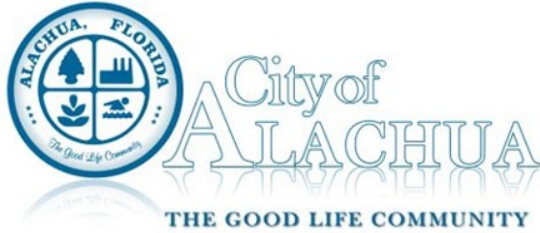
Police Officers	Current Rate	Current Level	New Rate	New Level	Rate Increase/Hour	DOH
Burnsed, Tiffany	\$ 23.30	2	\$ 26.48	2	\$ 3.18	03/07/24
Tatum, Austin	\$ 23.30	2	\$ 26.48	2	\$ 3.18	03/07/24
Wetzel, Brody	\$ 23.30	2	\$ 26.48	2	\$ 3.18	03/15/23
Freites Lucas, Michael	\$ 24.00	3	\$ 27.28	3	\$ 3.28	10/11/21
Payne, Andrew	\$ 24.00	3	\$ 27.28	3	\$ 3.28	01/10/22
Tapanes, Cody	\$ 24.00	3	\$ 27.28	3	\$ 3.28	02/24/25
Hudson, Borie	\$ 25.46	5	\$ 28.94	5	\$ 3.48	04/01/13
Sayers, Montana	\$ 25.46	5	\$ 28.94	5	\$ 3.48	06/09/25
Williams, Tonya	\$ 25.46	5	\$ 28.94	5	\$ 3.48	10/30/23
Jones, Michelle	\$ 26.22	6	\$ 29.80	6	\$ 3.58	05/22/24
Eady, Jacob	\$ 27.01	7	\$ 30.70	7	\$ 3.69	07/29/22
Gaston, Alexander	\$ 27.01	7	\$ 30.70	7	\$ 3.69	05/02/22
Gordon, Arthur	\$ 27.01	7	\$ 30.70	7	\$ 3.69	06/17/19
Pilgrim, Richard	\$ 27.01	7	\$ 30.70	7	\$ 3.69	08/03/15
Railey, Britt	\$ 27.01	7	\$ 30.70	7	\$ 3.69	12/02/19
Parks, Donald	\$ 34.21	15	\$ 38.89	15	\$ 4.68	01/24/96

Sergeants	Current Rate	Current Level	New Rate	New Level	Rate Increase/Hour	DOH
Stanfield, Thomas	\$ 28.73	2	\$ 32.42	2	\$ 3.69	11/16/15
Young, Brandon	\$ 30.48	4	\$ 34.40	4	\$ 3.92	11/14/11
Zaragoza, Fernando	\$ 30.48	4	\$ 34.40	4	\$ 3.92	05/06/19
Horn, Justin	\$ 31.39	5	\$ 35.43	5	\$ 4.04	06/12/07
Howell, Robert	\$ 31.39	5	\$ 35.43	5	\$ 4.04	02/26/13
Hunt, Carlos	\$ 31.39	5	\$ 35.43	5	\$ 4.04	01/15/18
Smith, Jimmy	\$ 34.30	8	\$ 38.72	8	\$ 4.42	02/19/04
Vargas, Cesar	\$ 35.33	9	\$ 39.88	9	\$ 4.55	12/08/03
Floyd, David	\$ 37.48	11	\$ 42.31	11	\$ 4.83	12/19/96

Communications Operators	Current Rate		New Rate		Rate Increase/Hour	DOH
Daniel, Juliana	\$ 17.66	Trainee	\$ 18.72	Trainee	\$ 1.06	08/04/25
Godwin, Laney	\$ 19.43	CO-I	\$ 20.60	CO-I	\$ 1.17	01/08/25
King, Bailey	\$ 19.82	CO-1	\$ 21.01	CO-I	\$ 1.19	06/19/23
Joiner, Emily	\$ 21.37	CO-II	\$ 22.65	CO-II	\$ 1.28	05/30/23
Eady, Brooke	\$ 21.89	CO-II	\$ 23.20	CO-II	\$ 1.31	09/18/17

6% Increase to Communications Operator Ranges

Position	Current Minimum	New Minimum	Current Maximum	New Maximum
Communications Op-I	\$ 19.43	\$ 20.60	\$ 26.67	\$ 28.27
Communications Op-II	\$ 21.37	\$ 22.65	\$ 28.94	\$ 30.68
Communications Op-Trne	\$ 17.66	\$ 18.72	N/A	N/A



Commission Agenda Item

MEETING DATE: October 13, 2025

SUBJECT: Revision to FY 2026 Compensation Plan

PREPARED BY: Tara Malone, Human Resources Director

RECOMMENDED ACTION:

Recommended action is to approve the proposed revisions to the FY 2026 Compensation Plan.

Summary

The proposed revisions to the FY 2026 Compensation Plan includes increases in pay ranges for sworn law enforcement officer positions, a position title change for one (1) position and range adjustments for two (2) positions. The pay ranges established as a result of negotiations with the Fraternal Order of Police (FOP) for collective bargaining unit members of the Alachua Police Department have been incorporated into the revised plan. Those positions are Communications Operator I, Communications Operator II, Communications Operator Trainee, Police Officer and Police Sergeant.

Increases in pay ranges for sworn law enforcement officers not covered under collective bargaining have also been revised to address compression. This includes Chief of Police, Police Captain and Police Lieutenant. The Accounts Payable Specialist has been removed from the proposed plan, and replaced with an Accounting Specialist. This new position title will be lateral to the previous title and has no fiscal impacts. The new position title would support overall functions of the division, providing for more flexibility and holistic approach in assigning duties and responsibilities that align with division needs. Lastly, the pay ranges for Compliance & Risk Management Director and Electrical Engineer have been expanded to support retention and recruitment efforts.

The proposed range increases and new position title are delineated by blue underlined text, while the deleted position is represented by red strikethrough text. Fiscal impacts to the General Fund were identified in the companion item approving the FY 2026 collective bargaining agreement with the FOP.

FINANCIAL IMPACT

ADDITIONAL FINANCIAL INFORMATION

COMMISSION GOALS

Quality of Life
Strengthen Community Service

ATTACHMENTS

1. FY26 Comp Plan_PROPOSED REVISION_2025-10-08

**PROPOSED REVISION
COMPENSATION PLAN
Fiscal Year 2026**

<u>Position Title</u>	<u>FLSA Status</u>	<u>Current Minimum</u>	<u>Proposed Minimum</u>	<u>Current Maximum</u>	<u>Proposed Maximum</u>
Accountant	Non-exempt	\$ 22.43		\$ 33.09	
Accounting Manager	Exempt	\$ 62,820.78		\$ 93,420.78	
<u>Accounting Specialist</u>	<u>Non-exempt</u>		<u>\$ 19.49</u>		<u>\$ 28.52</u>
Accounts Payable Specialist	Non-exempt	\$ 19.49		\$ 28.52	
Administrative Services Manager	Exempt	\$ 65,514.60		\$ 89,178.60	
Assistant City Manager	Exempt	\$ 96,129.90		\$ 141,009.90	
Assistant to the City Manager	Non-exempt	\$ 25.50		\$ 34.11	
Building Assistant I	Non-exempt	\$ 19.00		\$ 26.97	
Building Assistant II	Non-exempt	\$ 20.72		\$ 30.43	
Building Inspector I	Non-exempt	\$ 25.38		\$ 37.65	
Building Inspector II	Non-exempt	\$ 27.34		\$ 40.69	
Building Official	Exempt	\$ 90,000.00		\$ 125,000.00	
Cashier/Customer Service Representative I	Non-exempt	\$ 18.87		\$ 25.50	
Cashier/Customer Service Representative II	Non-exempt	\$ 19.82		\$ 27.09	
Cashier/Customer Service Team Lead	Non-exempt	\$ 20.81		\$ 30.01	
Chief of Police	Exempt	\$ 110,670.00	<u>\$ 117,480.00</u>	\$ 152,490.00	<u>\$ 159,300.00</u>
Chief of Police, Assistant	Non-exempt	\$ 21.21		\$ 31.18	
City Attorney	Exempt	\$ 80,000.00		\$ 140,000.00	
City Manager	Exempt	\$ 149,975.70		\$ 228,964.50	
Code Enforcement Officer	Non-exempt	\$ 27.09		\$ 40.30	
Communications and Executive Project Manager	Exempt	\$ 84,396.84		\$ 123,411.84	
Communications Operator I	Non-exempt	\$ 19.43	<u>\$ 20.60</u>	\$ 26.67	<u>\$ 28.27</u>
Communications Operator II	Non-exempt	\$ 21.37	<u>\$ 22.65</u>	\$ 28.94	<u>\$ 30.68</u>
Communications Operator Trainee	Non-exempt	\$ 17.66	<u>\$ 18.72</u>	N/A	<u>N/A</u>
Communications Supervisor	Non-exempt	\$ 22.67		\$ 33.47	
Community Redevelopment Agency Coordinator	Non-exempt	\$ 25.38		\$ 35.42	
Compliance and Risk Management Assistant Director	Exempt	\$ 81,600.00		\$ 122,400.00	
Compliance and Risk Management Coordinator	Non-exempt	\$ 23.41		\$ 32.49	
Compliance and Risk Management Director	Exempt	\$ 82,360.92	<u>\$ 86,478.97</u>	\$ 127,954.92	<u>\$ 134,352.67</u>
Compliance and Risk Management Specialist	Non-exempt	\$ 20.79		\$ 28.45	
Contracts Manager	Exempt	\$ 59,829.12		\$ 82,779.12	
Construction Manager	Exempt	\$ 59,829.12		\$ 90,684.12	
Deputy City Clerk	Non-exempt	\$ 28.56		\$ 43.86	
Deputy City Clerk, Assistant	Non-exempt	\$ 21.21		\$ 31.18	
Distribution/Collections Crew Leader	Non-exempt	\$ 22.43		\$ 33.09	
Distribution/Collections Supervisor	Exempt	\$ 63,478.68		\$ 92,038.68	
Distribution/Collections Technician	Non-exempt	\$ 19.49		\$ 29.35	
Distribution/Collections Technician Apprentice	Non-exempt	\$ 16.32		N/A	
Economic Development Manager	Exempt	\$ 67,572.96		\$ 97,560.96	
Electric Line Crew Foreman	Non-exempt	\$ 40.33		\$ 56.08	
Electric Line Worker Apprentice	Non-exempt	\$ 20.96		N/A	

PROPOSED TO CC ON 10/13/2025

**PROPOSED REVISION
COMPENSATION PLAN
Fiscal Year 2026**

Position Title	FLSA Status	Current Minimum	Proposed Minimum	Current Maximum	Proposed Maximum
Electric Line Worker I	Non-exempt	\$ 26.85		\$ 34.44	
Electric Line Worker II	Non-exempt	\$ 30.27		\$ 38.93	
Electric Line Worker III	Non-exempt	\$ 35.18		\$ 45.37	
Electric Line Worker Trainee	Non-exempt	\$ 18.75		N/A	
Electric System Planner	Non-exempt	\$ 32.73		\$ 53.55	
Electric System Supervisor	Exempt	\$ 88,979.70		\$ 122,027.70	
Electrical Engineer	Exempt	\$ 72,664.80	<u>\$ 83,564.52</u>	\$ 105,151.80	<u>\$ 120,924.57</u>
Engineer I	Exempt	\$ 60,932.76		\$ 85,489.26	
Engineer II	Exempt	\$ 66,045.00		\$ 92,896.50	
Engineering Supervisor	Exempt	\$ 68,590.92		\$ 105,922.92	
Engineering Technician	Non-exempt	\$ 19.98		\$ 27.59	
Engineering Technician, Lead	Non-exempt	\$ 25.38		\$ 35.41	
Events Coordinator	Non-exempt	\$ 25.62		\$ 36.90	
Executive Assistant	Non-exempt	\$ 22.19		\$ 30.79	
Facilities Custodial Worker	Non-exempt	\$ 16.32		\$ 23.99	
Facilities Maintenance Manager	Non-exempt	\$ 28.32		\$ 43.47	
Facilities Maintenance Supervisor	Non-exempt	\$ 23.90		\$ 35.36	
Facilities Maintenance Technician	Non-exempt	\$ 18.75		\$ 27.39	
Facilities Maintenance Worker	Non-exempt	\$ 16.32		\$ 25.23	
Finance and Administrative Services Director	Exempt	\$ 92,565.00		\$ 135,660.00	
Grants Specialist	Non-exempt	\$ 27.10		\$ 37.90	
Human Resources Director	Exempt	\$ 82,869.90		\$ 121,119.90	
Human Resources Generalist	Non-exempt	\$ 22.67		\$ 33.47	
Human Resources Manager	Exempt	\$ 66,555.00		\$ 111,945.00	
Industrial Waste Pretreatment Coordinator	Non-exempt	\$ 24.04		\$ 33.65	
Information Technology Generalist	Non-exempt	\$ 25.87		\$ 37.26	
Information Technology Manager	Exempt	\$ 76,738.68		\$ 111,928.68	
Information Technology Project Coordinator	Non-exempt	\$ 29.48		\$ 42.69	
Information Technology Security Coordinator	Non-exempt	\$ 29.48		\$ 42.69	
Information Technology Specialist	Non-exempt	\$ 23.65		\$ 33.96	
Instrument and Control Technician	Non-exempt	\$ 24.39		\$ 36.13	
Meter Technician Crew Foreman	Non-exempt	\$ 21.49		\$ 31.33	
Meter Technician I	Non-exempt	\$ 17.77		\$ 24.39	
Meter Technician II	Non-exempt	\$ 20.47		\$ 28.31	
Meter Technician Supervisor	Non-exempt	\$ 23.90		\$ 35.36	
Planner	Exempt	\$ 59,829.12		\$ 82,779.12	
Planning and Community Development Director	Exempt	\$ 82,869.90		\$ 121,119.90	
Planning Assistant	Non-exempt	\$ 17.52		\$ 25.48	
Planning Technician	Non-exempt	\$ 20.23		\$ 29.66	
Police Captain	Exempt	\$ 90,270.00	<u>\$ 97,480.00</u>	\$ 128,520.00	<u>\$ 135,730.00</u>
Police Lieutenant	Non-exempt	\$ 33.59	<u>\$ 37.25</u>	\$ 46.60	<u>\$ 50.26</u>

PROPOSED TO CC ON 10/13/2025

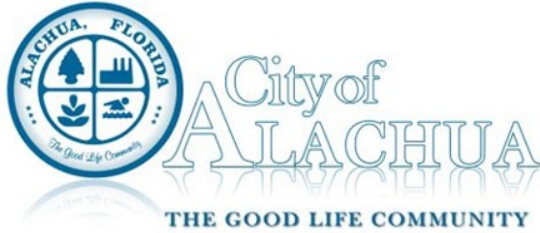
**PROPOSED REVISION
COMPENSATION PLAN
Fiscal Year 2026**

Position Title	FLSA Status	Current Minimum	Proposed Minimum	Current Maximum	Proposed Maximum
Police Officer	Non-exempt	\$ 22.84	<u>\$ 25.71</u>	\$ 39.66	<u>\$ 45.08</u>
Police Officer Recruit	Non-exempt	\$ 18.36		N/A	
Police Records Specialist	Non-exempt	\$ 18.50		\$ 27.00	
Police Sergeant	Non-exempt	\$ 27.89	<u>\$ 31.48</u>	\$ 42.19	<u>\$ 47.62</u>
Principal Planner	Exempt	\$ 68,081.94		\$ 95,851.44	
Project Coordinator	Non-exempt	\$ 25.38		\$ 36.54	
Property/Evidence Specialist	Non-exempt	\$ 19.38		\$ 28.36	
Public Information Officer	Exempt	\$ 59,829.12		\$ 101,649.12	
Public Services Assistant Director	Exempt	\$ 87,961.74		\$ 128,761.74	
Public Services Coordinator	Non-exempt	\$ 21.69		\$ 28.73	
Public Services Director	Exempt	\$ 92,565.00		\$ 135,660.00	
Public Services Project Manager	Exempt	\$ 62,459.70		\$ 93,314.70	
Public Services Technician	Non-exempt	\$ 17.28		\$ 25.10	
Public Works Crew Leader	Non-exempt	\$ 20.96		\$ 30.80	
Public Works Supervisor	Non-exempt	\$ 28.56		\$ 42.59	
Public Works Technician I	Non-exempt	\$ 16.32		\$ 24.32	
Public Works Technician II	Non-exempt	\$ 19.81		\$ 26.43	
Purchasing Coordinator	Non-exempt	\$ 21.71		\$ 35.15	
Purchasing Manager	Exempt	\$ 59,829.12		\$ 82,779.12	
Receptionist	Non-exempt	\$ 16.32		\$ 22.57	
Recreation and Culture Assistant Director	Exempt	\$ 59,829.12		\$ 83,467.62	
Recreation and Culture Director	Exempt	\$ 89,489.70		\$ 126,898.20	
Recreation Assistant I	Non-exempt	\$ 16.32		\$ 24.32	
Recreation Assistant II	Non-exempt	\$ 19.38		\$ 25.78	
Recreation Crew Leader	Non-exempt	\$ 20.47		\$ 28.31	
Safety Specialist	Exempt	\$ 59,829.12		\$ 83,467.62	
Senior Accountant	Exempt	\$ 59,829.12		\$ 85,839.12	
Staff Assistant	Non-exempt	\$ 18.75		\$ 26.60	
Utility Billing Assistant	Non-exempt	\$ 19.74		\$ 28.07	
Utility Billing Manager	Exempt	\$ 59,829.12		\$ 83,467.62	
Utility Billing Supervisor	Non-exempt	\$ 21.94		\$ 31.38	
Utility Line Locator	Non-exempt	\$ 19.74		\$ 28.91	
Warehouse Assistant	Non-exempt	\$ 18.75		\$ 26.60	
Warehouse Manager	Exempt	\$ 59,829.12		\$ 82,779.12	
Wastewater System Supervisor	Exempt	\$ 67,572.96		\$ 98,172.96	
Wastewater Treatment Plant Operator Apprentice	Non-exempt	\$ 17.77		N/A	
Wastewater Treatment Plant Operator I	Non-exempt	\$ 20.23		\$ 29.66	
Wastewater Treatment Plant Operator II	Non-exempt	\$ 22.92		\$ 33.84	
Wastewater Treatment Plant Operator III	Non-exempt	\$ 24.63		\$ 36.51	
Water System Supervisor	Non-exempt	\$ 30.03		\$ 46.22	
Water Treatment Plant Operator Apprentice	Non-exempt	\$ 17.77		N/A	
Water Treatment Plant Operator I	Non-exempt	\$ 20.23		\$ 29.66	

PROPOSED TO CC ON 10/13/2025

**PROPOSED REVISION
COMPENSATION PLAN
Fiscal Year 2026**

<u>Position Title</u>	<u>FLSA Status</u>	<u>Current Minimum</u>	<u>Proposed Minimum</u>	<u>Current Maximum</u>	<u>Proposed Maximum</u>
Water Treatment Plant Operator II	Non-exempt	\$ 22.92		\$ 33.84	
Water Treatment Plant Operator III	Non-exempt	\$ 24.63		\$ 36.51	



Commission Agenda Item

MEETING DATE: October 13, 2025

SUBJECT: 2026 City Commission Calendar

PREPARED BY: LeAnne Williams, Deputy City Clerk

RECOMMENDED ACTION:

Approve the Proposed 2026 City Commission Meeting Calendar.

Summary

The 2026 City Commission Meeting Calendar is proposed to resolve any conflicts with holidays and maintain the proper timing for notice and advertising of meetings and ordinances.

One holiday conflicts with the regular second and fourth Monday meetings. Memorial Day falls on the fourth Monday in May. It is recommended to move the May dates to the first and third Mondays, and the April dates to the first and third Mondays. Since March has a fifth Monday, there will not be a conflict with the two-week separation between ordinance readings.

It is recommended that we continue the historical practice of having only one meeting in July and December. The proposed calendar foregoes the first meeting in July (July 13) and the second meeting in December (December 28).

The resulting 2026 City Commission Calendar, as recommended, would be:

January 12 & 26
February 09 & 23
March 09 & 23
April 06 & 20
May 04 & 18
June 08 & 22
July 27
August 10 & 24
September 14 & 28
October 12 & 26
November 09 & 23
December 14

Approve the Proposed 2026 City Commission Meeting Calendar.

FINANCIAL IMPACT

ADDITIONAL FINANCIAL INFORMATION

COMMISSION GOALS

ATTACHMENTS

1. 2026 City Commission Calendar

2026

January						
Su	Mo	Tu	We	Th	Fr	Sa
				1	2	3
4	5	6	7	8	9	10
11	12	13	14	15	16	17
18	19	20	21	22	23	24
25	26	27	28	29	30	31

April						
Su	Mo	Tu	We	Th	Fr	Sa
			1	2	3	4
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30		

July						
Su	Mo	Tu	We	Th	Fr	Sa
			1	2	3	4
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30	31	

October						
Su	Mo	Tu	We	Th	Fr	Sa
				1	2	3
4	5	6	7	8	9	10
11	12	13	14	15	16	17
18	19	20	21	22	23	24
25	26	27	28	29	30	31

February						
Su	Mo	Tu	We	Th	Fr	Sa
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28

May						
Su	Mo	Tu	We	Th	Fr	Sa
					1	2
3	4	5	6	7	8	9
10	11	12	13	14	15	16
17	18	19	20	21	22	23
24	25	26	27	28	29	30
31						

August						
Su	Mo	Tu	We	Th	Fr	Sa
						1
2	3	4	5	6	7	8
9	10	11	12	13	14	15
16	17	18	19	20	21	22
23	24	25	26	27	28	29
30	31					

November						
Su	Mo	Tu	We	Th	Fr	Sa
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30					

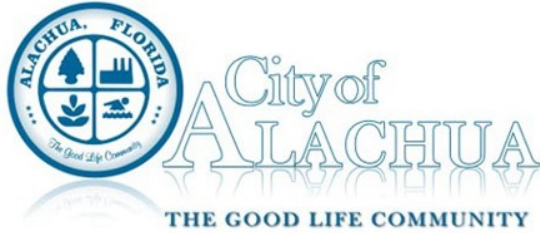
March						
Su	Mo	Tu	We	Th	Fr	Sa
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30	31				

June						
Su	Mo	Tu	We	Th	Fr	Sa
	1	2	3	4	5	6
7	8	9	10	11	12	13
14	15	16	17	18	19	20
21	22	23	24	25	26	27
28	29	30				

September						
Su	Mo	Tu	We	Th	Fr	Sa
		1	2	3	4	5
6	7	8	9	10	11	12
13	14	15	16	17	18	19
20	21	22	23	24	25	26
27	28	29	30			

December						
Su	Mo	Tu	We	Th	Fr	Sa
		1	2	3	4	5
6	7	8	9	10	11	12
13	14	15	16	17	18	19
20	21	22	23	24	25	26
27	28	29	30	31		

Green = Commission meeting Dates
Red = Holidays



Commission Agenda Item

MEETING DATE: October 13, 2025

SUBJECT: Approval of the August 25, 2025, City Commission Budget Workshop Meeting Minutes

PREPARED BY: LeAnne Williams, Deputy City Clerk

RECOMMENDED ACTION:

Approve the August 25, 2025, City Commission Budget Workshop Meeting Minutes.

Summary

Approval of the August 25, 2025, City Commission Budget Workshop Meeting Minutes.

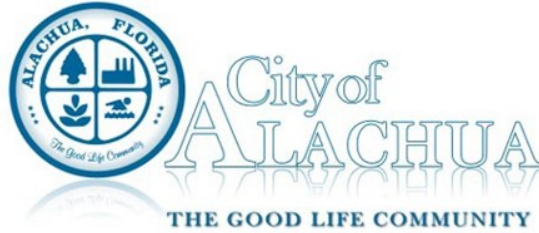
FINANCIAL IMPACT

ADDITIONAL FINANCIAL INFORMATION

COMMISSION GOALS

ATTACHMENTS

1. 25.08.25.M.CCWS



City Commission Workshop Minutes
August 25, 2025 at 4:30 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 4:30 PM
to address the item(s) below.

Meeting Date: August 25, 2025

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

CITIZENS PRESENT: Jim Curington,
STAFF ATTENDING: Robert Bonetti, Jeanene Carrillo, Michael Carrillo, Heather
Carter, Lisa Freeman, Jack Hansen, Lynn Hayes, Tara Malone, Damon Messina, Jesse
Sandusky, 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 Walter Welch.

I. AGENDA ITEMS

A) BUDGET WORKSHOP - PROPOSED FY 2025-2026 BUDGETS FOR THE

ENTERPRISE AND INTERNAL SERVICE FUNDS

Finance and Administrative Services Director Rob Bonetti introduced the Budget Workshop - Proposed FY 2025-2026 Budgets for the Enterprise and Internal Service Funds item, presented the staff report, and answered questions from the Commission.

ADJOURN

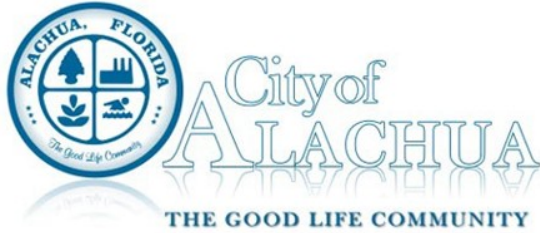
Mayor Welch adjourned the meeting.

ATTEST:

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

Rodolfo Valladares, City Manager/Clerk

Walter Welch, Mayor



Commission Agenda Item

MEETING DATE: October 13, 2025

SUBJECT: Approval of the August 25, 2025, City Commission Meeting Minutes

PREPARED BY: LeAnne Williams, Deputy City Clerk

RECOMMENDED ACTION:

Approve the August 25, 2025, City Commission Meeting Minutes.

Summary

Approval of the August 25, 2025, City Commission Meeting Minutes.

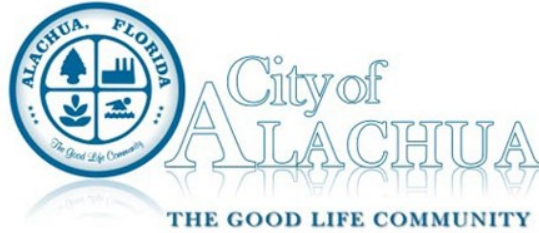
FINANCIAL IMPACT

ADDITIONAL FINANCIAL INFORMATION

COMMISSION GOALS

ATTACHMENTS

1. 25.08.25.M.CCM



Regular City Commission Meeting Minutes
August 25, 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: Mandy Bucci, Jim Curington, Connie Meyer, Virgil L. Pafek, Brenda Phillips, Debra Sermons, Kristin Rubin, Sarah Younger, Melody Jackes, Travis King, Elliott Welker, Rudy Rothseiden, Soorya Lindberg, Teddy Sanchez, Michele Lee, Lakeesha Jenkins, Glen Anderson, Jami Machintosh, Natron Curtis.

STAFF ATTENDING: Robert Bonetti, Michael Carrillo, Carson Crockett, Heather Carter, Kenyata Curtis, Bernadette Fisher, Lisa Freeman, Jack Hansen, Stephanie Herlong, Janet Knapp, Brent Lanier, Tara Malone, Damon Messina, Jesse Sandusky, Donna Smith, Ashley Spencer, 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 Debra Sermons, Paradise Community Outreach Ministry.

PLEDGE TO THE FLAG

Led by Mayor Welch.

APPROVAL OF THE AGENDA

Commissioner Jacob Fletcher moved to approve the agenda; seconded by Commissioner Dayna Williams.

Mayor Welch opened the floor for public comment.

Tamara Robbins stated that an item wasn't on the agenda as advertised.

Passed by unanimous consent.

APPROVE READING OF PROPOSED ORDINANCES AND RESOLUTIONS BY TITLE ONLY

Vice Mayor Shirley Green Brown moved to approve the reading of proposed ordinances and resolutions by title only; seconded by Commissioner Williams.

Passed by unanimous consent.

I. SPECIAL PRESENTATIONS

A) FISCAL ANALYSIS REPORT FOR FY 2024-2025 THROUGH JULY 31, 2025

Senior Accountant Tyler Williams provided the Fiscal Analysis Report for FY 2024-2025 through July 31, 2025.

II. COMMENTS FROM CITIZENS ON SUBJECTS NOT ON THE AGENDA

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

Mayor Welch opened the floor for public comment.

Soorya Lindberg announced that a drive-through coffee shop was opening.

Lakeesha Jenkins recounted an incident involving the Alachua Police Department and a car that occurred in front of her home. She stated that this incident resulted in her vehicle being struck by the car. She shared her situation and requested assistance.

III. COMMITTEE REPORTS/COMMITTEE APPOINTMENTS/CITY ANNOUNCEMENTS

A) CLEATHER H. HATHCOCK, SR. COMMUNITY CENTER PROJECT REPORT

City Manager Rodolfo Valladares presented the Cleather H. Hathcock, SR. Community Center Project Report.

IV. PUBLIC HEARINGS AND ORDINANCES

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

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

City Attorney Marian Rush read Ordinance 25-05 by title only.

Principal Planner Carson Crockett introduced Ordinance 25-05 and presented the staff report.

Mayor Welch invited the commissioners to ask questions or offer comments.

Commissioner Fletcher asked clarifying questions.

Planner Carson Crockett provided the information.

Vice Mayor Brown moved that, based upon the competent substantial evidence presented at this hearing, the presentation before this Commission, and Staff's

recommendation, this Commission finds the proposed text amendment to the City of Alachua Land Development Regulations to be consistent with the City of Alachua Comprehensive Plan and in compliance with the City's Land Development Regulations and (1) approve Ordinance 25-05 upon first reading and (2) schedule second and final reading of Ordinance 25-05 for the September 8, 2025; seconded by Commissioner Fletcher.

Mayor Welch opened the floor for comments.

Citizens spoke in opposition to the motion:

Sarah Younger
Soorya Lindberg
Tamara Robbins
Bryan Beuscher
Rudy Rothseiden

Economic Development Manager David Wisener spoke about the importance of this ordinance.

Passed 3-1 by roll call, with Commissioner Fletcher dissenting.

- B) ORDINANCE 25-11, SECOND READING; AMENDING CODE 38 - UTILITY RATES
STRENGTHEN COMMUNITY SERVICE**

City Attorney Rush read Ordinance 25-11 by title only.

Public Services Director Michael Carrillo presented Ordinance 25-11, Second Reading: Amending Code 38 - Utility Rates, staff report, and made recommendations.

Commissioner Williams thanked Public Services Director Carrillo for a thorough presentation.

Commissioner Williams moved to approve Ordinance 25-11 on Second Reading, to become effective October 1, 2025; seconded by Vice Mayor Brown.

Mayor Welch opened the floor for public comment.

Mr. Rothseiden thanked Public Services Director Carrillo for the presentation and for keeping rates low. He expressed concern about water loss during a water main break.

Jim Curington voiced his concern about potential rate increases for senior citizens.

Commissioner Williams mentioned Alachua Cares, a program for citizens in need.

Ms. Robbins inquired whether a BIE had been filed, as this has implications for

businesses.

Passed 4-0 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 25-11 by title only.

City Manager Valladares introduced the item and presented the staff report.

Mayor Welch invited the commissioners to ask questions or offer comments.

Commissioner Fletcher asked a hypothetical question.

City Attorney Rush provided an answer. She spoke about the statute in question and encouraged the Commission to move forward with the item.

Discussion ensued.

Commissioner Fletcher moved to approve Resolution No. 25-16; seconded by Commissioner Williams.

Ms. Younger spoke in favor of the item.

Commissioner Williams expressed her disappointment with the lack of communication from the legislators.

Passed 4-0 by roll call.

- B) CONSIDERATION OF ENGAGEMENT LETTER FROM ATTORNEY MARK BARNEBEY FOR PLANNING DEPARTMENT RESIGNATION INVESTIGATION**

Commissioner Fletcher presented the Consideration of Engagement Letter from Attorney Mark Barnebey for the Planning Department Resignation Investigation item.

Mayor Welch invited the commissioners to ask questions or offer comments.

There were no questions or comments.

Commissioner Fletcher moved to engage Attorney Barnebey and authorize the Mayor to sign the Proposal/Engagement letter on behalf of the City.

Mayor Welch announced the motion died on the floor for lack of a second.

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.)

Lindsay Rizzo announced that the Good Life Station would host an open house on August 26, 2025, featuring the Junior Entrepreneur Think Tank Boot Camp, a cave museum pop-out, and a Thrive workshop scheduled for September 15, 2025, at 6:00 p.m.

Mandy Bucci shared that the Alachua Business League was launching a farmers' market on Main Street. She reminded citizens that they are just two weeks away from voting on the concert series.

Kristen Rubin expressed her disappointment regarding the decision not to investigate the resignation of the planners.

Kim Vermillion from the Alachua Chamber of Commerce announced several upcoming events:

- A ribbon-cutting ceremony is scheduled at Fundora Jewelers on September 4, 2025,
- A ribbon-cutting ceremony at Firestone
- Scarecrow Row would begin on September 1, 2025.
- Trick or Treat on Main will be held on October 31, 2025.
- The City of Alachua's Tree Lighting and Christmas on Main celebrations will take place in December.

Mr. Rothseiden expressed his appreciation for the new disc golf course at Legacy Park. He noted that TK Basin had not been mowed for some time, which allowed for natural filtration into the basin. He also conveyed his gratitude to City Attorney Rush for her service to the City. He stated that the decision to terminate the Rush firm was handled inappropriately. Additionally, he expressed his disappointment over the loss of the Theriaque & Spain firm. However, he mentioned feeling encouraged by the positive developments on Main Street, including Theater Park, the Farmers Market, and the upcoming festivals. Finally, he expressed his dissatisfaction with the decision regarding

the investigation involving the planners.

Mr. Welker, President of the Alachua Chamber of Commerce, announced the Disc Golf Chain Hawks Annual Disc Golf Tournament would be held at Legacy Park in December.

Ms. Younger stated there was a petition regarding the planners' resignations.

Mitch Glaeser reminded the public that this comment time was for items not on the agenda. He updated the Commission on San Felasco Tech City.

Ms. Robbins read an Attorney General's Opinion regarding public comment. She went on to state her opinion concerning the termination of the Rush firm.

Bryan Buescher expressed his dissatisfaction with the termination of the Rush firm. He mentioned a letter regarding the Tara projects and alluded to a lawsuit in progress.

VII. COMMENTS FROM CITY MANAGER AND CITY ATTORNEY

City Manager Valladares announced on August 30, 2025, at 3:00 p.m., Mat For Youth would be at Legacy Park. He updated the Commission on the progress of the search for a city attorney.

VIII. COMMISSION COMMENTS/DISCUSSION

Commissioner Fletcher mentioned the staff members who had left since February. He questioned if City Manager Valladares might be next to go. He read a Facebook post from the Alachua Police Department on the passing of K-9 Thor.

Vice Mayor Brown thanked Pastor Sermons for the invocation. She thanked the citizens for the emails and comments. She stated she appreciated those who were respectful during their remarks. She reminded the citizens that communication was a reciprocal act. She said that she attended the Alachua Branch Library Back-to-School Bash. She noted that the 20 Pearls Foundation donated supplies to several schools. She stated she attended the Florida League of Cities conference. She thanked City Manager Valladres for facilitating the community meeting at the Hal Brady Center.

Mayor Welch thanked the citizens for sharing their concerns. He reminded everyone that all decisions require a vote, and if the outcome is not favorable, we must continue to move forward.

Commissioner Williams stated Vice Mayor Brown wanted to let the citizens know about a Dementia Caregiver Workshop at the Alachua Library on Wednesday, August 27, 2025, from 11:00 a.m. to 12:00 p.m., and a Dementia Caregiver Support Group, which meets on the second Tuesday of each month from 4:00 p.m. to 5:00 p.m. at the Alachua Library.

ADJOURN

Commissioner Williams moved to adjourn; seconded by Commissioner Vice Mayor Brown.

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.

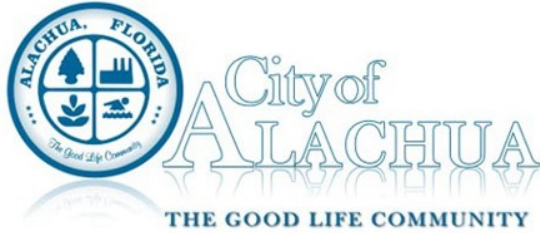
- A) RFB 2025-04 POWERLINE TREE AND VEGETATION MAINTENANCE**
- B) FISCAL YEAR 2024-2025 WRITE-OFFS**

ATTEST:

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

Rodolfo Valladares, City Manager/Clerk

Walter Welch, Mayor



Commission Agenda Item

MEETING DATE: October 13, 2025

SUBJECT: 2026 Bucket Truck (F600 Skylift SBA471 Truck w/Articulating Boom)

PREPARED BY: Donna Smith

RECOMMENDED ACTION:

Authorize the City Manager to issue a Purchase Order to Ring Power in an amount not to exceed \$315,000.00 and to execute any necessary documents needed to proceed with the purchase of one (1) 2026 F600 Skylift SBA471 Truck w/Articulating Boom.

Summary

On September 22, 2025 the City Commission adopted the FY 2025-2026 Budget authorizing \$315,000.00 in the Electric Division budget to provide for the purchase of one (1) 2026 F600 Skylift SBA471 Truck w/Articulating Boom.

Ring Power, under the City of Tallahassee Contract # 5073 (Item 3: Utility Equipment, Group F: Specialty Equipment - Backlot/Rough Terrain), quoted a price of \$229,307.00 for a 2026 F600 Skylift SBA471 Truck w/Articulating Boom. This quoted price does not currently include any potential tariff surcharges and can be adjusted to reflect any applicable tariff costs assessed prior to delivery.

Staff recommends moving forward with Ring Power for the purchase of one (1) 2026 Skylift SBA471 Truck w/Articulating Boom.

FINANCIAL IMPACT

Not to Exceed \$315,000.00.

ADDITIONAL FINANCIAL INFORMATION

COMMISSION GOALS

Quality of Life
Community Enhancement
Funding Source - Electric Fund

ATTACHMENTS

1. Ring Power Quote Number 86700818



Ring Power®
UTILITY | TRUCK | CRANE

Ring Power Corporation
500 World Commerce Parkway
St. Augustine, FL 32092

Quotation

Page 1 of 2

Blake Moore
Cell – (904) 300-5143

09/18/2025

Quote Number: 86700818

City of Alachua

The City of Tallahassee
Contract # 5073
Solicitation RFP-130-20-KM
ITEM 3: UTILITY EQUIPMENT
Group F: SPECIALITY UTILITY EQUIPMENT - BACKLOT/ROUGH TERRIAN.

Qty.	Description
1	F600 Skylift SBA47I Articulating Boom

Standard Equipment

- GVWR: 19,500 lbs
- Stowed travel height: 7.3 ft
- Overall Length: 26.1 ft. Truck w/Boom
- Overall Height: 10.11 ft. Truck w/Boom
- Working Height: 51.4 ft.
- Platform Height: 46.4 ft.*
- Front A-Frame Outriggers: 30 degrees
- Rear A-Frame Outriggers: 10 degrees
- Horizontal Reach: 30.75 ft.
- Truck Wheel Base: 169.3 in.
- Truck Frame Yield Strength: 50,000 psi.
- Platform height: 47 ft
- Working height: 51.4 ft
- Rotation bearing to bottom of platform: 38.5 ft
- Platform capacity: 500 lbs.
- Lower boom articulation: 0 to 84 degrees
- Upper boom articulation: -25 to 85 degrees
- Inner boom extension: 90 in
- Upper insulation gap: 36 in retracted, 68.5 in extended
- Lower insulation gap: 12 in
- Jib capacity: 1000 lbs
- Boom weight w/ pedestal: 13,190 lbs
- Single Man Two Step Bucket
- Dakota Body
- Outriggers
- Insulation: Ansi 92.2 Category C, 46 Kv And Below
- High Electrical Resistance 4-Axis Control Stick
- High/Low 2 Speed Throttle, Start/Stop, Bucket Auto-Leveling
- Working Height 52 Ft, Side Reach 30.6 Ft
- Lower Boom Controls

Quotation**86700818**

Page 2 of 2

Qty.	Description
	• Full Pressure, Open-Center Hydraulic System • Pedestal & Mounting Hardware • 180 Degree Bucket Rotation • Skylift White, Skylift Blue Comp Link • Hydraulic Tool Circuit At Bucket

Chassis

- F600 Regular Cab 4X4 (168.5 in WB-CA of 84in)
- 6.7L Power Stroke V8 Diesel Engine
- 10-Spd Auto Torqshift
- 40/20/40 Bench Seat
- Max Tow Package
- Rear View Camera
- 22000# GVWR Package

Body, Install and Prep: \$159,776.00

7% Discount: (\$11,184.00)

Subtotal: \$148,592.00

Chassis: \$80,715.00

Sale Price: \$229,307.00**Delivery Not Included****Notes:**

1. Prices are FOB Lorain, OH. Customer pick up available. Delivery will be quoted upon request.
2. Quote does not include PDI or Training.
3. Quotation valid for 30 days.
4. Prices exclude any applicable taxes or license fees.
5. If Federal Excise Tax has not been included, you could still be responsible unless a current exemption/resale certificate must be on file or provided with purchase order for tax exempt sale. Federal Excise Tax will be added if certificate is not supplied with order.
6. Terms: Net due upon delivery.

Accepted by:

PO Number:

Date:

Account Manager – Blake Moore



Ring Power®
UTILITY | TRUCK | CRANE

Dear Valued Customer,

We want to make you aware of recent developments that may affect pricing on your current and future equipment orders. The Truck Equipment industry is being impacted by new executive orders imposing tariffs on certain materials and components critical to our products. These tariffs are creating volatility in material costs and supplier pricing, which remain subject to change.

As a result, the quoted prices provided to you does not currently include any potential tariff surcharges. While we work diligently to minimize the impact of these changes, please understand that final pricing may be adjusted to reflect any applicable tariff costs assessed prior to delivery and invoicing.

Here's what you can expect from us:

- We are actively working with our suppliers to mitigate additional costs and secure pricing wherever possible.
- We will communicate any tariff-related adjustments as soon as they are confirmed—our goal is to provide advance notice before final invoicing.
- While we cannot predict the exact effect tariffs may have, we will maintain transparency throughout the process.

We understand that price certainty is important, and we are committed to keeping any increases fair, justified, and directly tied to external factors such as tariffs or material surcharges.

If you have any questions or concerns, please reach out to your Account Manager. We greatly appreciate your understanding as we navigate these evolving conditions and remain committed to delivering the quality and value you expect from Ring Power.

Thank you for your continued trust and support.

Best regards,

Ring Power Utility | Truck | Crane

Ring Power Corporation | 8040 Philips Hwy, Jacksonville, FL 32256 | 904-448-5438