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: February 23, 2026

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.
"In accordance with Section 286.26, Florida Statutes, persons with disabilities needing special accommodations to participate in this meeting should contact the Mayor, through the City Clerk's office, no later than 5:00 P.M. on the day prior to the meeting."

CALL TO ORDER

INVOCATION

PLEDGE TO THE FLAG

APPROVAL OF THE AGENDA

APPROVE READING OF PROPOSED ORDINANCES AND RESOLUTIONS BY TITLE ONLY

I. SPECIAL PRESENTATIONS

A) ALACHUA RAIDERS FOOTBALL & CHEER MEMORIALIZES ATHLETE WITH JERSEY NUMBER RETIREMENT

B) FAMILY RESOURCE CENTER NETWORK

C) CITY OF ALACHUA ECONOMIC DEVELOPMENT ANNUAL REPORT 2026

D) FISCAL ANALYSIS REPORT FOR FY 2025-2026 THROUGH JANUARY 31, 2026

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

IV. PUBLIC HEARINGS AND ORDINANCES

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

A) ORDINANCE 26-02: AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA, RELATING TO THE SMALL-SCALE AMENDMENT OF THE CITY OF ALACHUA COMPREHENSIVE PLAN FUTURE LAND USE MAP; AMENDING THE FUTURE LAND USE MAP CLASSIFICATION OF A ± 1.35-ACRE SUBJECT PROPERTY FROM AGRICULTURE TO COMMUNITY COMMERCIAL; LOCATED NORTHWEST OF 164TH LANE AND NORTH OF NW US HIGHWAY 441; TAX PARCEL NUMBER 03046-004-000; REPEALING ALL ORDINANCES IN CONFLICT; PROVIDING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.(LEGISLATIVE HEARING; SECOND READING).

B) ORDINANCE 26-03: AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA, RELATING TO THE SITE-SPECIFIC AMENDMENT TO THE OFFICIAL ZONING ATLAS OF THE CITY OF ALACHUA; AMENDING THE OFFICIAL ZONING ATLAS FOR A + 1.35-ACRE SUBJECT PROPERTY FROM AGRICULTURAL (A) TO COMMUNITY COMMERCIAL (CC); LOCATED NORTHWEST OF 164TH LANE AND NORTH OF NW US HIGHWAY 441; TAX PARCEL NUMBER 03046-004-000; REPEALING ALL ORDINANCES IN CONFLICT; PROVIDING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.(QUASI-JUDICIAL HEARING, SECOND READING).

V. AGENDA ITEMS

A) RESOLUTION 26-03: AMENDMENTS TO THE CITY PURCHASING AND SALES POLICY AND REGULATIONS

B) TARA FOREST EAST PHASE 1 - INFRASTRUCTURE ACCEPTANCE AND RETURN OF SURETY

C) TARA BAYWOOD PHASE 2 - INFRASTRUCTURE ACCEPTANCE AND RETURN OF SURETY

VI. COMMENTS FROM CITIZENS ON SUBJECTS NOT ON THE AGENDA

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

VII. COMMENTS FROM CITY MANAGER AND CITY ATTORNEY

VIII. COMMISSION COMMENTS/DISCUSSION

ADJOURN

CONSENT AGENDA

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

A) APPROVAL OF THE FEBRUARY 9, 2026, CITY COMMISSIONER MEETING MINUTES

B) STANLEY UTILITY CONTRACTOR, INC. - DIRECTIONAL BORE SERVICES

Commission Agenda
Item

MEETING DATE: February 23, 2026
SUBJECT: Alachua Raiders Football & Cheer Memorializes Athlete with Jersey Number Retirement
PREPARED BY: Janet Knapp, Assistant Deputy City Clerk
RECOMMENDED ACTION:
Receive Presentation

Summary

On February 6th, 2025, we tragically lost Kazion C. Hunt, a beloved young member of our community and a dedicated player from the Alachua Raiders organization. He played in the 6U division during the 2024 season wearing the number 1 with purpose. There was a deeper expression and a personal choice of pride that motivated him to play up to his identity when putting on the Raider jersey. He will always be known for his sportsmanship, infectious smile and love for the game.

Following his passing, the Alachua Raiders Football & Cheer Program has retired his number 1 for the 6U division. Today we are gathered to celebrate him and to support his family, friends and teammates. We honor the time he was with us, which was deeply impactful to the team, its organization and most of all, the youth sports community. It has been one year since he left us, and today we begin a new chapter of honoring his memory. Moving forward, we want to celebrate the joyful, amazing player and child who brought so much light to the field.

FINANCIAL IMPACT

ADDITIONAL FINANCIAL INFORMATION

COMMISSION GOALS

ATTACHMENTS

None

Commission Agenda
Item

MEETING DATE: February 23, 2026
SUBJECT: Family Resource Center Network
PREPARED BY: LeAnne Williams, Deputy City Clerk
RECOMMENDED ACTION:
Receive the presentation.

Summary

The Partnership for Strong Families will provide an overview of the Resource Center Network, with a spotlight on our **Community Resource Navigation (CRN) Program** and how its services support families in the City of Alachua. With the ultimate goal of preventing child abuse and neglect, the Resource Center Network provides a wide range of family support services to local families and community members. Each service provided is free of charge to the community and is tied to one of five protective factors known to reduce the risk of child abuse and neglect. Each of the sites are strategically located within communities that have had historically limited access to resources and services are catered to meet the needs of those communities. These efforts benefit residents of the City of Alachua by improving access to supports that strengthen families, promote stability, and foster safer, healthier environments for children and the community.

FINANCIAL IMPACT

ADDITIONAL FINANCIAL INFORMATION

COMMISSION GOALS

ATTACHMENTS

1. CRN Program - Alachua Presentation





PARTNERSHIP FOR STRONG FAMILIES
Family Resource Centers

CHILDREN'S TRUST OF ALACHUA COUNTY

A Trusted Partnership

FAMILY RESOURCE CENTER NETWORK

Presented By:

Stacy Merritt, Director of Resource Centers
Ariana Young, Community Resource Navigator

(352) 244-1500

www.pfsf.org

Program Overview

As the lead community-based care agency responsible for providing child welfare services in 13 North Central Florida counties, Partnership for Strong Families' (PSF) mission is to enhance the community's ability to protect and nurture children by building, maintaining and constantly improving a network of family support services.



Prevention Programs:

- Family Resource Centers
- Community Resource Navigation
- Family Resource Center Consulting



Partnership for Strong Families
Family Resource Centers
Children's Trust of Alachua County
A Trusted Partnership

Family Resource Centers

PSF's network of Family Resource Centers offer place-based and community-driven services to families who may have experienced historically limited access to resources. Thanks to more than 100 community partners, all services are free of charge to the community and are tied to one of five protective factors research has shown decrease the risk of abuse and neglect.

FRC Locations

- Library Partnership Resource Center, Gainesville
- SWAG Family Resource Center, Gainesville
- Tri-County Community Resource Center, Chiefland
- NorthStar Family Resource Center, Lake City

Strengthening Families Protective Factors Framework



Concrete Supports

The Resource Center was an integral part of getting out of the homeless shelter because I was able to use the computer and apply for housing and EBT [electronic benefit transfer].



Knowledge of Parenting and Child Development

I've picked up on cues that my son's quietness means he had a bad day … and I remember, okay pay attention to the non-verbal communication as well as verbal communication.



Parental Resilience

You may still feel overwhelmed at times, but you feel better, and you feel capable.



Social Connections

[The FRC] has a welcoming feel, like a family, like you belong. Like it's not a 'you can't get this because of this', everybody's welcome and there's no turning anyone around.



Social and Emotional Competence of Children

In reference to their child's Homework Help participation: *That's a huge de-stressor for us, I can tell you right now because it's tough… It takes so much off of us when they can come here, and they can help so we can move on to something else.*

For more information visit: www.cssp.org



PARTNERSHIP FOR STRONG FAMILIES
FAMILY RESOURCE CENTERS

CHILDREN'S TRUST OF ALACHUA COUNTY

A Trusted Partnership

Community Resource Navigation

The Community Resource Navigation (CRN) Program delivers essential family support services, such as concrete supports, employability skills, community referrals, and special events, to families residing throughout Alachua County, with a focus on reaching those in rural communities.

Co-located Sites

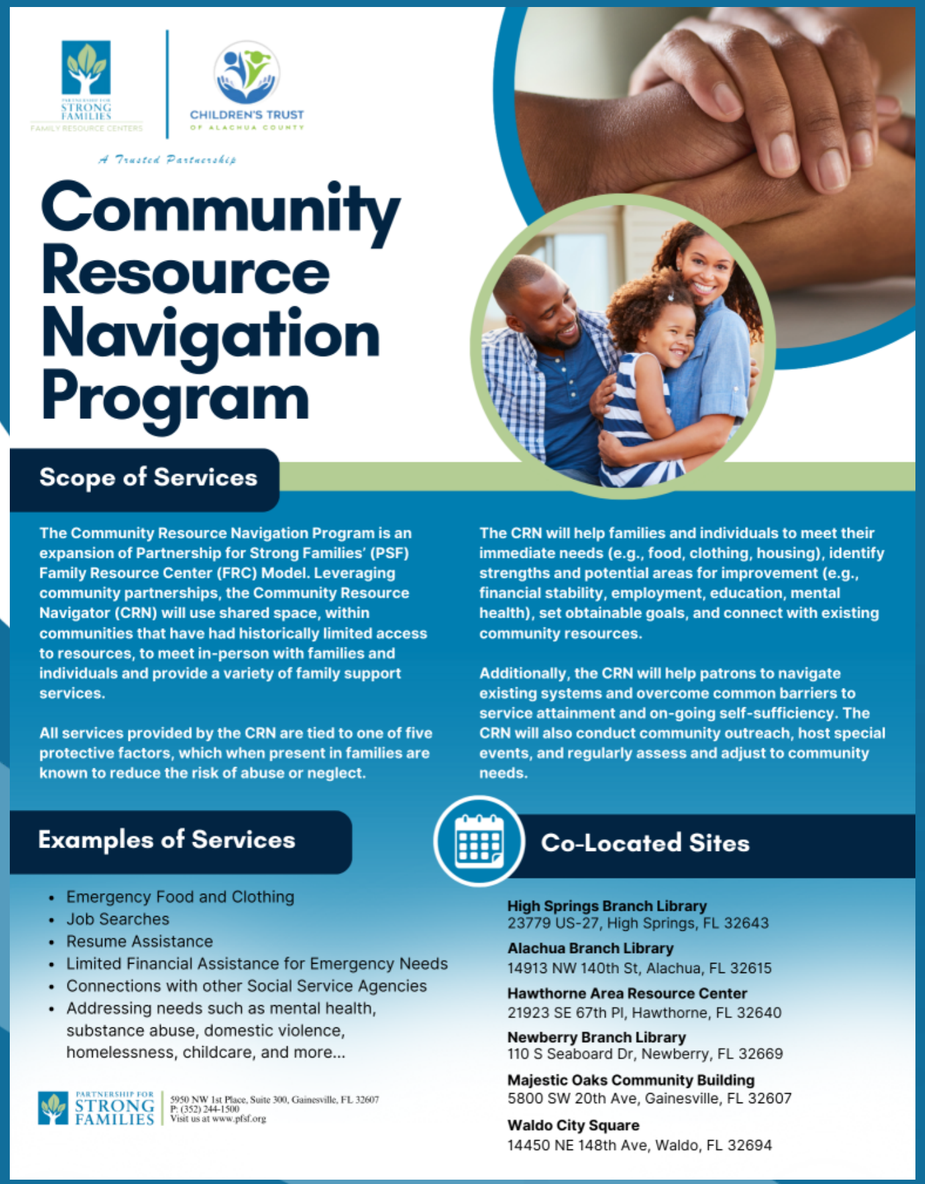
- Alachua Branch Library
- Hawthorne Area Resource Center
- High Springs Branch Library
- Majestic Oaks
- North Florida Community Cent
- Newberry Branch Library

Serving Rural Communities: Potential Barriers & Lessons Learned



- Lack of Trust or Community Awareness
- Sense of Competition with Other Agencies
- Services Offered vs. Local Needs
- Stigma or Cultural Barriers
- Logistics/Transportation

CRN Program Marketing & Outreach







The Community Resource Navigator can help find resources for you and your family. A few of our available services include:

- **Limited Benefits and Application Assistance**
- **Emergency Food Items**
- **Emergency Clothing**
- **Homeless Services**
- **Stable Housing Support**
- **Information about Community Events and Activities**
- **Job Searching and Resume Assistance**
- **Baby Items**
- **Personal Hygiene Items**
- **Connections to Other Social Service Agencies**

PARTNERSHIP FOR STRONG FAMILIES
FAMILY RESOURCE CENTERS

CHILDREN'S TRUST OF ALACHUA COUNTY

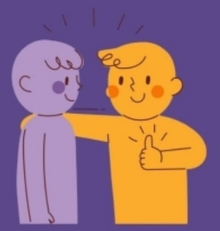
A Trusted Partnership

Community Events





Ah, Ha, Ha, Ha Stayin' Alive!



SUICIDE PREVENTION FOR **TEENS AND TWEENS**

WITH SPECIAL GUEST PRESENTER: MERIDIAN BEHAVIORAL HEALTHCARE, PREVENTION DEPT.

LOCATION: ALAC
BRANCH LIBRAR
14913 NW 140TH
ALACHUA, FL 32
DATE: THURSD
SEPTEMBER 12TH,
TIME: 3:00PM - 4

Everyone needs help sometimes!

- Learn tools and strategies to identify and prevent suicide to help yourself, friends, and family through difficult times.
- Participate in fun activities and engaging discussions!
- Snacks will be provided!

Contact Ariana Young For More Information:
352-363-0097



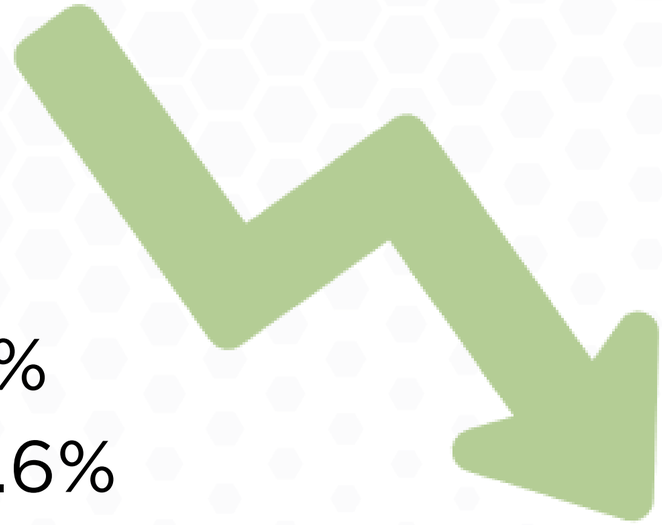
MERIDIAN Alachua County LIBRARY District CHILDREN'S TR OF ALACHUA CO



Child Welfare Outcomes

Post-FRC Involvement:

- Abuse Hotline Calls decreased by 50%
- Screened-In Hotline Calls decreased by 64%
- Out-of-Home Placements decreased by 98.6%



While child maltreatment and placement rates remain high in FRC service areas, data show that FRC engagement significantly benefits patrons, highlighting its potential as an effective intervention to strengthen families and reduce child welfare involvement.



Thank You!

Ariana Young, Community Resource Navigator
ariana.young@pfsf.org
352-363-0097

Stacy Merritt, Director of Resource Centers
stacy.merritt@pfsf.org
352-672-1608

www.pfsf.org/resourcecenters

Commission Agenda
Item

MEETING DATE: February 23, 2026
SUBJECT: City of Alachua Economic Development Annual Report 2026
PREPARED BY: David Wisener
RECOMMENDED ACTION:
Receive the presentation.

Summary

As discussed during the February 9 City Commission meeting in the presentation "City of Alachua Economic Development Overview," tonight the City of Alachua Economic Development Annual Report for 2026 is presented, which summarizes key data points for business activity up to Quarter 3 of 2025 and establishes goals for 2026.

Metrics used in this report are taken from an Economic Overview for the City generated by CareerSource North Central Florida using data from JobsEQ and from the website YourEconomy operated by the Universities of Wisconsin. Highlights will also be covered regarding involvement with community education through the Education Task Force; the previous creation of a website centralizing information to help small business owners and prospective businesses; and partnerships Staff is involved in with fellow organizations to advance economic development within the City and region.

FINANCIAL IMPACT

ADDITIONAL FINANCIAL INFORMATION

ATTACHMENTS

1. Economic Overview - Alachua city, FL, Q3 2025
2. City of Alachua Economic Development Annual Report 2026

Economic Overview

Alachua city, FL

Career Source
A: 1112 N Main St • Gainesville • FL • 32601
P: 352-955-2245 Ext.5950

Demographic Profile 3
Employment Trends 5
Wage Trends 6
Cost of Living Index 7
Industry Snapshot 8
Occupation Snapshot 10
Industry Clusters 12
Education Levels 13
Alachua city, FL Regional Map 14
FAQ 15

Copyright © 2026 Chmura Economics & Analytics, All Rights Reserved.

Demographic Profile

The population in the Alachua city, FL was 10,638 per American Community Survey data for 2019-2023.

The region has a civilian labor force of 5,054 with a participation rate of 59.6%. Of individuals 25 to 64 in the Alachua city, FL, 49.5% have a bachelor's degree or higher which compares with 36.5% in the nation.

The median household income in the Alachua city, FL is $78,526 and the median house value is $285,700.

Summary[1]

	Percent			Value		
	Alachua city, FL	Florida	USA	Alachua city, FL	Florida	USA
Demographics						
Population (ACS)	—	—	—	10,638	21,928,881	332,387,540
Male	42.4%	49.1%	49.5%	4,514	10,773,620	164,545,087
Female	57.6%	50.9%	50.5%	6,124	11,155,261	167,842,453
Median Age[2]	—	—	—	39.6	42.6	38.7
Under 18 Years	22.6%	19.6%	22.2%	2,407	4,305,366	73,645,238
18 to 24 Years	7.5%	8.1%	9.1%	802	1,773,216	30,307,641
25 to 34 Years	14.5%	12.7%	13.7%	1,543	2,779,896	45,497,632
35 to 44 Years	11.3%	12.5%	13.1%	1,201	2,738,113	43,492,887
45 to 54 Years	10.6%	12.4%	12.3%	1,128	2,725,323	40,847,713
55 to 64 Years	13.7%	13.6%	12.8%	1,458	2,976,234	42,626,382
65 to 74 Years	13.4%	11.7%	10.0%	1,425	2,566,979	33,293,127
75 Years and Over	6.3%	9.4%	6.8%	674	2,063,754	22,676,920
Race: White	63.7%	59.9%	63.4%	6,779	13,136,701	210,875,446
Race: Black or African American	24.7%	15.3%	12.4%	2,626	3,363,769	41,070,890
Race: American Indian and Alaska Native	0.0%	0.3%	0.9%	0	66,779	2,924,996
Race: Asian	1.5%	2.9%	5.8%	162	628,137	19,352,659
Race: Native Hawaiian and Other Pacific Islander	0.0%	0.1%	0.2%	0	13,136	629,292
Race: Some Other Race	2.6%	5.6%	6.6%	275	1,222,567	21,940,536
Race: Two or More Races	7.5%	16.0%	10.7%	796	3,497,792	35,593,721
Hispanic or Latino (of any race)	9.5%	26.7%	19.0%	1,011	5,865,737	63,131,589
Economic						
Labor Force Participation Rate and Size (civilian population 16 years and over)	59.6%	59.4%	63.3%	5,054	10,725,531	168,567,852
Prime-Age Labor Force Participation Rate and Size (civilian population 25-54)	80.9%	82.5%	83.0%	3,131	6,757,770	107,055,165
Work from Home	16.8%	13.9%	13.5%	819	1,406,025	21,267,373
Armed Forces Labor Force	0.0%	0.4%	0.5%	0	78,025	1,287,774
Veterans, Age 18-64	5.5%	5.0%	4.2%	337	640,175	8,410,268
Veterans Labor Force Participation Rate and Size, Age 18-64	62.3%	74.4%	77.0%	210	475,998	6,478,181
Median Household Income[2]	—	—	—	$78,526	$71,711	$78,538
Per Capita Income	—	—	—	$40,753	$41,055	$43,289
Mean Commute Time (minutes)	—	—	—	26.0	28.0	26.6
Commute via Public Transportation	0.0%	1.2%	3.5%	0	125,364	5,528,841
Educational Attainment, Age 25-64						
No High School Diploma	3.1%	9.7%	10.0%	164	1,087,436	17,176,172
High School Graduate	22.3%	26.7%	25.0%	1,187	2,994,428	43,057,491
Some College, No Degree	12.4%	18.6%	19.3%	660	2,089,960	33,315,654
Associate's Degree	12.8%	11.0%	9.2%	682	1,228,555	15,894,085
Bachelor's Degree	30.4%	22.0%	22.8%	1,618	2,471,584	39,256,774
Postgraduate Degree	19.1%	12.0%	13.8%	1,019	1,347,603	23,764,438
Housing						

Copyright © 2026 Chmura Economics & Analytics, All Rights Reserved.

Summary[1]

	Percent			Value		
	Alachua city, FL	Florida	USA	Alachua city, FL	Florida	USA
Total Housing Units	—	—	—	4,767	10,082,356	142,332,876
Median House Value (of owner-occupied units)[2,5]	—	—	—	$285,700	$325,000	$303,400
Homeowner Vacancy	4.9%	1.5%	1.0%	165	89,064	850,724
Rental Vacancy	8.4%	7.6%	5.5%	105	231,428	2,605,688
Renter-Occupied Housing Units (% of Occupied Units)	26.4%	32.7%	35.0%	1,145	2,794,102	44,590,828
Owner-Occupied Housing Units (% of Occupied Units)	73.6%	67.3%	65.0%	3,196	5,756,809	82,892,037
Occupied Housing Units with No Vehicle Available (% of Occupied Units)	5.2%	5.9%	8.3%	225	504,857	10,602,826
Social						
Poverty Level (of all people)	11.5%	12.6%	12.4%	1,213	2,707,698	40,390,045
Households Receiving Food Stamps/SNAP	10.5%	12.6%	11.8%	454	1,078,978	15,004,950
Enrolled in Grade 12 (% of total population)	1.0%	1.2%	1.3%	105	257,645	4,405,676
Disconnected Youth[3]	5.8%	2.5%	2.4%	31	25,308	420,352
Children in Single Parent Families (% of all children)	38.1%	38.0%	34.0%	897	1,546,515	23,701,745
Uninsured	4.4%	11.9%	8.6%	465	2,569,710	28,000,876
With a Disability, Age 18-64	9.5%	10.1%	10.7%	581	1,286,547	21,269,700
With a Disability, Age 18-64, Labor Force Participation Rate and Size	39.4%	44.8%	47.0%	229	576,771	10,001,264
Foreign Born	5.2%	21.4%	13.9%	552	4,694,419	46,108,901
Speak English Less Than Very Well (population 5 yrs and over)	1.7%	12.1%	8.4%	169	2,517,985	26,299,012

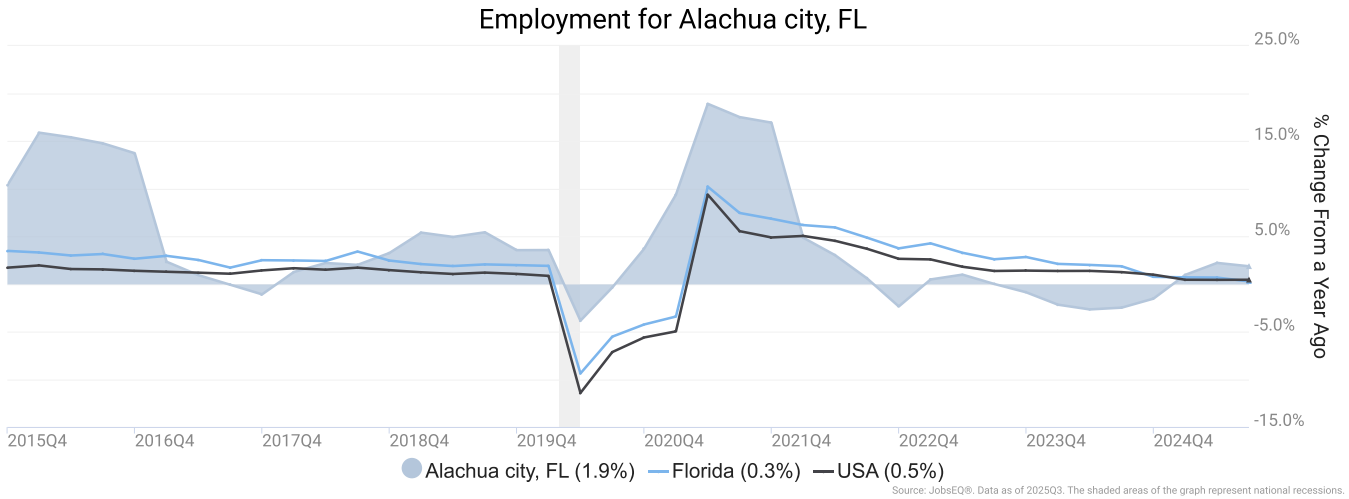
Source: JobsEQ®

1. American Community Survey 2019-2023, unless noted otherwise
2. Median values for certain aggregate regions (such as MSAs) may be estimated as the weighted averages of the median values from the composing counties.
3. Disconnected Youth are 16-19 year olds who are (1) not in school, (2) not high school graduates, and (3) either unemployed or not in the labor force.
4. Census Population Estimate for 2024, annual average growth rate since 2014.
5. The Census's method for calculating median house values changed with the 2022 data set, so pre-2022 values are not directly comparable with later data.

Copyright © 2026 Chmura Economics & Analytics, All Rights Reserved.

Employment Trends

As of 2025Q3, total employment for the Alachua city, FL was 9,772 (based on a four-quarter moving average). Over the year ending 2025Q3, employment increased 1.9% in the region.

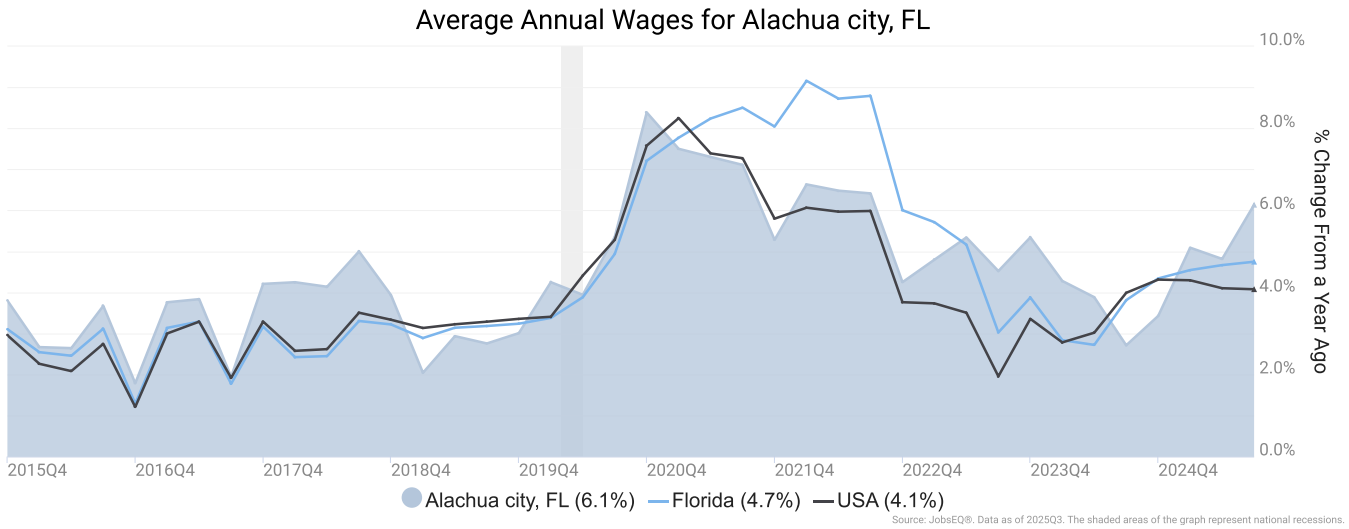


Employment data are derived from the Quarterly Census of Employment and Wages, provided by the Bureau of Labor Statistics and imputed where necessary. Data are updated through 2025Q2 with preliminary estimates updated to 2025Q3.

Copyright © 2026 Chmura Economics & Analytics, All Rights Reserved.

Wage Trends

The average worker in the Alachua city, FL earned annual wages of $59,876 as of 2025Q3. Average annual wages per worker increased 6.1% in the region over the preceding four quarters. For comparison purposes, annual average wages were $75,653 in the nation as of 2025Q3.



Annual average wages per worker data are derived from the Quarterly Census of Employment and Wages, provided by the Bureau of Labor Statistics and imputed where necessary. Data are updated through 2025Q2 with preliminary estimates updated to 2025Q3.

Copyright © 2026 Chmura Economics & Analytics, All Rights Reserved.

Cost of Living Index

The Cost of Living Index estimates the relative price levels for consumer goods and services. When applied to wages and salaries, the result is a measure of relative purchasing power. The cost of living is 10.2% lower in Alachua city, FL than the U.S. average.

Cost of Living Information

	Annual Average Salary	Cost of Living Index (Base US)	US Purchasing Power
Alachua city, FL	$59,876	89.8	$66,642
Florida	$69,358	102.3	$67,797
USA	$75,653	100.0	$75,653

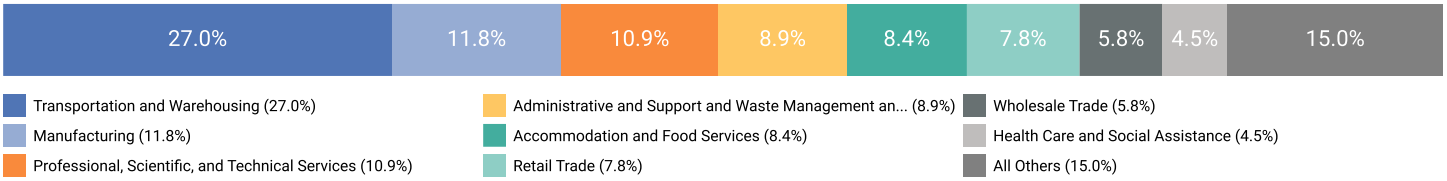
Source: JobsEQ®
Data as of 2025Q3
Cost of Living per COLI, data as of 2025Q3, imputed by Chmura where necessary.

Copyright © 2026 Chmura Economics & Analytics, All Rights Reserved.

Industry Snapshot

The largest sector in the Alachua city, FL is Transportation and Warehousing, employing 2,637 workers. The next-largest sectors in the region are Manufacturing (1,153 workers) and Professional, Scientific, and Technical Services (1,066). High location quotients (LQs) indicate sectors in which a region has high concentrations of employment compared to the national average. The sectors with the largest LQs in the region are Transportation and Warehousing (LQ = 5.34), Wholesale Trade (1.57), and Manufacturing (1.52).

Total Workers for Alachua city, FL by Industry



Source: JobsEQ®
Data as of 2025Q3
Note: Figures may not sum due to rounding.

Employment data are derived from the Quarterly Census of Employment and Wages, provided by the Bureau of Labor Statistics and imputed where necessary. Data are updated through 2025Q2 with preliminary estimates updated to 2025Q3.

Sectors in the Alachua city, FL with the highest average wages per worker are Information ($142,448), Utilities ($118,649), and Wholesale Trade ($100,896). Regional sectors with the best job growth (or most moderate job losses) over the last 5 years are Transportation and Warehousing (+528 jobs), Professional, Scientific, and Technical Services (+211), and Accommodation and Food Services (+211).

Over the next 1 year, employment in the Alachua city, FL is projected to expand by 55 jobs. The fastest growing sector in the region is expected to be Health Care and Social Assistance with a +1.0% year-over-year rate of growth. The strongest forecast by number of jobs over this period is expected for Transportation and Warehousing (+11 jobs), Professional, Scientific, and Technical Services (+10), and Manufacturing (+6).

Copyright © 2026 Chmura Economics & Analytics, All Rights Reserved.

Alachua city, FL, 2025Q3[1]

NAICS	Industry	Current			5-Year History		1-Year Forecast				
		Empl	Avg Ann Wages	LQ	Empl Change	Ann %	Total Demand	Exits	Transfers	Empl Growth	Ann % Growth
48	Transportation and Warehousing	2,637	$56,911	5.34	528	4.6%	291	124	155	11	0.4%
31	Manufacturing	1,153	$74,501	1.52	113	2.1%	120	46	68	6	0.5%
54	Professional, Scientific, and Technical Services	1,066	$82,674	1.51	211	4.5%	94	34	50	10	0.9%
56	Administrative and Support and Waste Management and Remediation Services	867	$42,497	1.48	161	4.2%	102	42	55	5	0.5%
72	Accommodation and Food Services	819	$26,706	0.97	211	6.1%	147	63	79	5	0.7%
44	Retail Trade	760	$36,704	0.81	18	0.5%	104	47	56	2	0.2%
42	Wholesale Trade	565	$100,896	1.57	36	1.3%	59	23	33	3	0.6%
62	Health Care and Social Assistance	436	$66,925	0.29	105	5.6%	48	22	22	4	1.0%
61	Educational Services	375	$48,197	0.47	20	1.1%	36	17	18	1	0.2%
81	Other Services (except Public Administration)	347	$38,285	0.84	38	2.3%	41	17	22	2	0.7%
23	Construction	330	$60,507	0.56	-8	-0.5%	30	11	16	3	0.8%
92	Public Administration	123	$67,898	0.27	0	0.0%	12	5	6	1	0.5%
52	Finance and Insurance	111	$95,531	0.29	-17	-2.8%	10	4	5	1	0.6%
55	Management of Companies and Enterprises	62	$92,545	0.40	20	8.2%	6	2	3	0	0.8%
53	Real Estate and Rental and Leasing	49	$56,385	0.29	1	0.4%	5	2	2	0	0.7%
51	Information	26	$142,448	0.14	9	8.5%	2	1	1	0	0.0%
11	Agriculture, Forestry, Fishing and Hunting	24	$31,651	0.20	7	7.5%	3	1	1	0	0.3%
22	Utilities	9	$118,649	0.17	7	46.9%	1	0	0	0	0.1%
71	Arts, Entertainment, and Recreation	7	$34,006	0.03	-11	-17.8%	1	0	1	0	0.7%
99	Unclassified	4	$73,601	0.25	1	7.9%	0	0	0	0	0.7%
21	Mining, Quarrying, and Oil and Gas Extraction	1	$84,221	0.02	1	n/a	0	0	0	0	0.7%
	Total - All Industries	**9,772**	**$59,876**	**1.00**	**1,450**	**3.3%**	**1,101**	**466**	**580**	**55**	**0.6%**

Source: JobsEQ®
Data as of 2025Q3
Note: Figures may not sum due to rounding.
1. All data based upon a four-quarter moving average
Exits and transfers are approximate estimates based upon occupation separation rates.
Employment data are derived from the Quarterly Census of Employment and Wages, provided by the Bureau of Labor Statistics and imputed where necessary. Data are updated through 2025Q2 with preliminary estimates updated to 2025Q3. Forecast employment growth uses national projections adapted for regional growth patterns.

Copyright © 2026 Chmura Economics & Analytics, All Rights Reserved.

Occupation Snapshot

The largest major occupation group in the Alachua city, FL is Transportation and Material Moving Occupations, employing 2,239 workers. The next-largest occupation groups in the region are Office and Administrative Support Occupations (1,336 workers) and Sales and Related Occupations (760). High location quotients (LQs) indicate occupation groups in which a region has high concentrations of employment compared to the national average. The major groups with the largest LQs in the region are Transportation and Material Moving Occupations (LQ = 2.68), Building and Grounds Cleaning and Maintenance Occupations (1.73), and Architecture and Engineering Occupations (1.40).

Occupation groups in the Alachua city, FL with the highest average wages per worker are Management Occupations ($115,000), Healthcare Practitioners and Technical Occupations ($104,000), and Legal Occupations ($94,400). The unemployment rate in the region varied among the major groups from 1.2% among Healthcare Practitioners and Technical Occupations to 6.3% among Farming, Fishing, and Forestry Occupations.

Over the next 1 year, the fastest growing occupation group in the Alachua city, FL is expected to be Healthcare Practitioners and Technical Occupations with a +1.2% year-over-year rate of growth. The strongest forecast by number of jobs over this period is expected for Transportation and Material Moving Occupations (+10 jobs) and Management Occupations (+7). Over the same period, the highest separation demand (occupation demand due to retirements and workers moving from one occupation to another) is expected in Transportation and Material Moving Occupations (280 jobs) and Food Preparation and Serving Related Occupations (142).

Alachua city, FL, 2025Q3[1]

		Current						5-Year History		1-Year Forecast				
SOC	Occupation	Empl	Mean Ann Wages[2]	LQ	Unempl	Unempl Rate	Online Job Ads	Empl Change	Ann %	Total Demand	Exits	Transfers	Empl Growth	Ann % Growth
53-0000	Transportation and Material Moving	2,239	$43,600	2.68	21	5.2%	n/a	534	5.6%	290	116	164	10	0.5%
43-0000	Office and Administrative Support	1,336	$47,900	1.21	17	2.7%	n/a	76	1.2%	138	65	73	0	0.0%
41-0000	Sales and Related	760	$48,600	0.90	16	4.0%	n/a	23	0.6%	96	42	52	1	0.2%
35-0000	Food Preparation and Serving Related	741	$36,500	0.92	19	5.2%	n/a	159	5.0%	147	63	79	5	0.7%
11-0000	Management	685	$115,000	0.89	6	1.5%	n/a	164	5.6%	60	18	35	7	1.0%
51-0000	Production	665	$46,800	1.28	5	4.1%	n/a	39	1.2%	77	31	43	3	0.5%
37-0000	Building and Grounds Cleaning and Maintenance	554	$38,000	1.73	7	4.3%	n/a	78	3.1%	77	32	42	3	0.6%
13-0000	Business and Financial Operations	536	$80,200	0.84	8	2.4%	n/a	134	5.9%	49	17	27	6	1.0%
49-0000	Installation, Maintenance, and Repair	374	$57,100	0.99	3	2.4%	n/a	31	1.8%	37	15	19	3	0.9%
47-0000	Construction and Extraction	272	$53,500	0.62	5	4.1%	n/a	-1	-0.1%	24	9	13	2	0.9%
29-0000	Healthcare Practitioners and Technical	254	$104,000	0.43	5	1.2%	n/a	55	5.0%	17	7	7	3	1.2%
25-0000	Educational Instruction and Library	248	$72,700	0.46	6	1.9%	n/a	4	0.3%	23	11	11	0	0.2%
15-0000	Computer and Mathematical	231	$91,700	0.74	3	2.6%	n/a	38	3.7%	16	5	8	3	1.2%
17-0000	Architecture and Engineering	215	$93,500	1.40	1	1.8%	n/a	23	2.3%	17	6	9	2	1.0%
19-0000	Life, Physical, and Social Science	124	$84,100	1.38	2	2.9%	n/a	-3	-0.5%	12	2	9	1	1.1%

Copyright © 2026 Chmura Economics & Analytics, All Rights Reserved.

Alachua city, FL, 2025Q3[1]

		Current						5-Year History		1-Year Forecast				
SOC	Occupation	Empl	Mean Ann Wages[2]	LQ	Unempl	Unempl Rate	Online Job Ads	Empl Change	Ann %	Total Demand	Exits	Transfers	Empl Growth	Ann % Growth
27-0000	Arts, Design, Entertainment, Sports, and Media	110	$75,000	0.64	4	3.6%	n/a	22	4.5%	11	4	6	1	0.6%
31-0000	Healthcare Support	105	$41,000	0.22	6	2.8%	n/a	22	4.8%	16	6	8	1	1.2%
39-0000	Personal Care and Service	100	$37,500	0.39	6	4.6%	n/a	14	3.0%	16	6	9	1	0.8%
33-0000	Protective Service	90	$56,100	0.42	3	2.8%	n/a	16	3.9%	11	4	6	0	0.5%
21-0000	Community and Social Service	70	$58,500	0.38	2	2.5%	n/a	9	2.9%	7	3	3	1	0.9%
23-0000	Legal	43	$94,400	0.52	0	n/a	n/a	8	4.1%	3	1	1	0	0.7%
45-0000	Farming, Fishing, and Forestry	19	$37,600	0.34	2	6.3%	n/a	5	6.2%	3	1	2	0	0.4%
	Total - All Occupations	**9,772**	**$64,500**	**1.00**	**n/a**	**n/a**	**n/a**	**1,450**	**3.3%**	**1,146**	**465**	**625**	**55**	**0.6%**

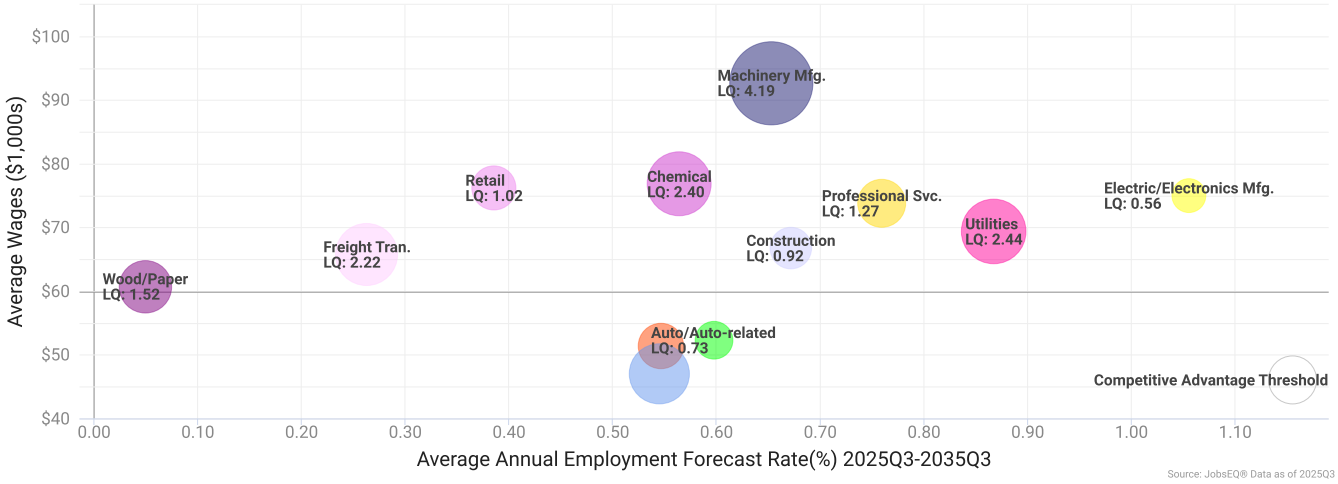
Source: JobsEQ®
Data as of 2025Q3 unless noted otherwise
Note: Figures may not sum due to rounding.
1. Data based on a four-quarter moving average unless noted otherwise.
2. Wage data represent the average for all Covered Employment
Occupation employment data are estimated via industry employment data and the estimated industry/occupation mix. Industry employment data are derived from the Quarterly Census of Employment and Wages, provided by the Bureau of Labor Statistics and currently updated through 2025Q2, imputed where necessary with preliminary estimates updated to 2025Q3. Wages by occupation are as of 2025 provided by the BLS and imputed where necessary. Forecast employment growth uses national projections from the Bureau of Labor Statistics adapted for regional growth patterns.

Copyright © 2026 Chmura Economics & Analytics, All Rights Reserved.

Industry Clusters

A cluster is a geographic concentration of interrelated industries or occupations. The industry cluster in the Alachua city, FL with the highest relative concentration is Machinery Mfg. with a location quotient of 4.19. This cluster employs 615 workers in the region with an average wage of $92,671. Employment in the Machinery Mfg. cluster is projected to expand in the region about 0.7% per year over the next ten years.

Industry Clusters for Alachua city, FL as of 2025Q3

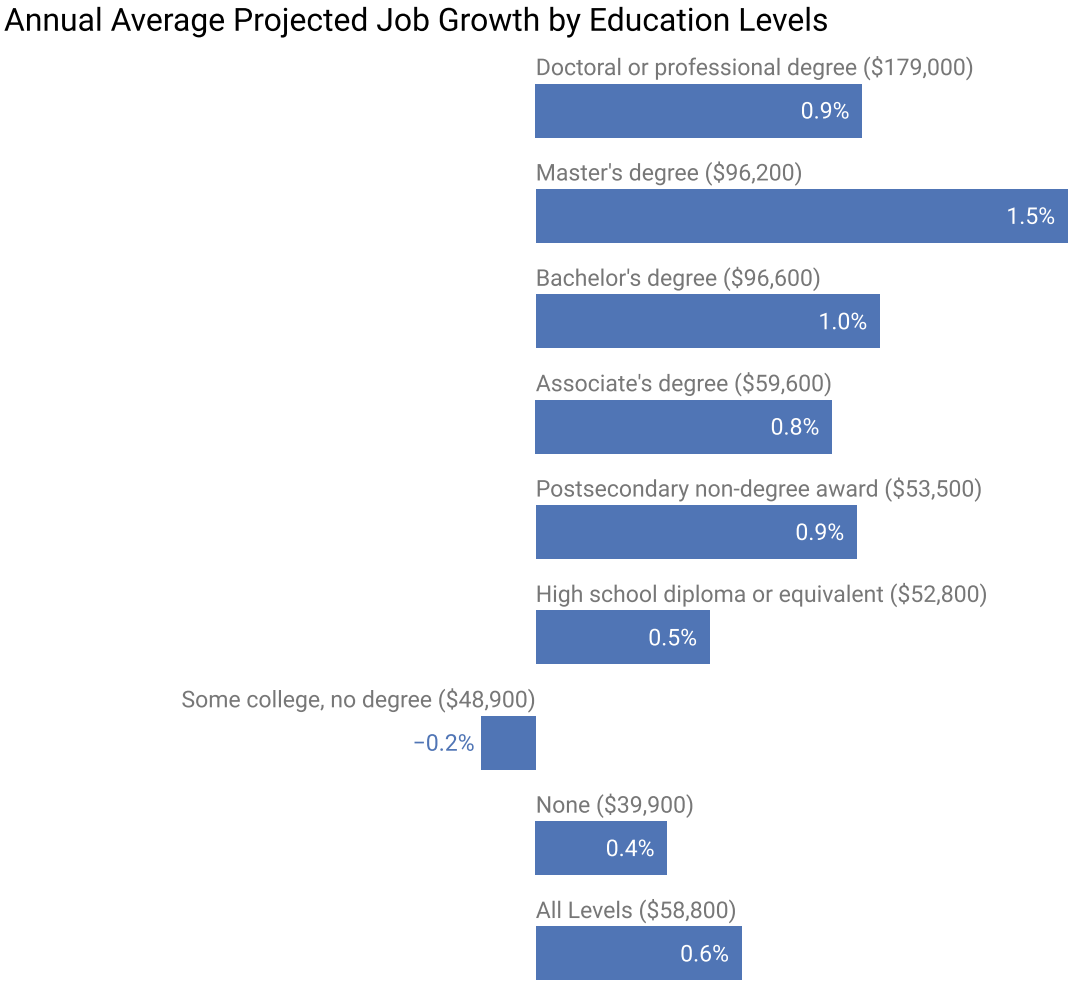


Location quotient and average wage data are derived from the Quarterly Census of Employment and Wages, provided by the Bureau of Labor Statistics, imputed where necessary, and updated through 2025Q2 with preliminary estimates updated to 2025Q3. Forecast employment growth uses national projections from the Bureau of Labor Statistics adapted for regional growth patterns.

Copyright © 2026 Chmura Economics & Analytics, All Rights Reserved.

Education Levels

Expected growth rates for occupations vary by the education and training required. While all employment in the Alachua city, FL is projected to grow 0.6% over the next ten years, occupations typically requiring a postgraduate degree are expected to grow 0.9% per year, those requiring a bachelor's degree are forecast to grow 1.0% per year, and occupations typically needing a 2-year degree or certificate are expected to grow 0.8% per year.



Source: JobsEQ®
Data as of 2025Q3

Employment by occupation data are estimates are as of 2025Q3. Education levels of occupations are based on BLS assignments. Forecast employment growth uses national projections from the Bureau of Labor Statistics adapted for regional growth patterns.

Copyright © 2026 Chmura Economics & Analytics, All Rights Reserved.

Alachua city, FL Regional Map

Source: JobsEQ®, http://www.chmuraecon.com/jobseq
Copyright © 2026 Chmura Economics & Analytics, All Rights Reserved.

FAQ

What is a location quotient?

A location quotient (LQ) is a measurement of concentration in comparison to the nation. An LQ of 1.00 indicates a region has the same concentration of an industry (or occupation) as the nation. An LQ of 2.00 would mean the region has twice the expected employment compared to the nation and an LQ of 0.50 would mean the region has half the expected employment in comparison to the nation.

What is separation demand?

Separation demand is the number of jobs required due to separations—labor force exits (including retirements) and turnover resulting from workers moving from one occupation into another. Note that separation demand does not include all turnover—it does not include when workers stay in the same occupation but switch employers. The total projected demand for an occupation is the sum of the separation demand and the growth demand (which is the increase or decrease of jobs in an occupation expected due to expansion or contraction of the overall number of jobs in that occupation).

What is a cluster?

A cluster is a geographic concentration of interrelated industries or occupations. If a regional cluster has a location quotient of 1.25 or greater, the region is considered to possess a competitive advantage in that cluster.

What is the difference between industry wages and occupation wages?

Industry wages and occupation wages are estimated via separate data sets, often the time periods being reported do not align, and wages are defined slightly differently in the two systems (for example, certain bonuses are included in the industry wages but not the occupation wages). It is therefore common that estimates of the average industry wages and average occupation wages in a region do not match exactly.

What is NAICS?

The North American Industry Classification System (NAICS) is used to classify business establishments according to the type of economic activity. The NAICS Code comprises six levels, from the “all industry” level to the 6-digit level. The first two digits define the top level category, known as the “sector,” which is the level examined in this report.

What is SOC?

The Standard Occupational Classification system (SOC) is used to classify workers into occupational categories. All workers are classified into one of over 804 occupations according to their occupational definition. To facilitate classification, occupations are combined to form 22 major groups, 95 minor groups, and 452 occupation groups. Each occupation group includes detailed occupations requiring similar job duties, skills, education, or experience.

About This Report
This report and all data herein were produced by JobsEQ®, a product of Chmura Economics & Analytics. The information contained herein was obtained from sources we believe to be reliable. However, we cannot guarantee its accuracy and completeness.

Copyright © 2026 Chmura Economics & Analytics, All Rights Reserved.

ECONOMIC DEVELOPMENT REPORT 2026



City of
ALACHUA
the good life community

Prepared by: David Wisener

Contents

002 **Alachua's Advantages**

003 **Business Support Resources**

004 **Highlights of 2025**
005 **Goals for 2026**

006 **Alachua By The Numbers**
Population
- Growth 2015 - Present: Projection to 2050
- Workforce
- Education
- Race/Ethnicity

007 Cost of Living and Average Income
- Cost of Living Index
- Median Household Income
- Average House Value
- Homeowner and Rental Vacancy

008 Jobs and Employment
009 Establishments By Industry
010 Establishments 2015 - Present: By Size
011 - 013 Total Jobs 2015 - Present: By Industry; By Size
014 Employment & Wage Growth

Alachua's Advantages: Economic Development



David Wisener
Economic Development Manager

Why Alachua? Why choose to live, work, or do business here?

Quality of Life – the leading reason individuals and businesses choose a community. While priorities vary from person to person, thriving communities share several traits, and Alachua has a long invested in each one:

- Quality education
- Recreation and cultural amenities
- Natural outdoor assets
- Strong infrastructure and reliable public services
- Affordable cost of living
- A diverse and growing job market

Location – Nowhere else in America will you find a small-town committed to encouraging smart growth that is within 20 minutes of a top-5 public university (the University of Florida) and a top-10 community college (Santa Fe College). Logistically, Alachua sits at the confluence of Interstate-75 and US Highway 441 and is nearly equidistant between Orlando, Tampa, Jacksonville, and Tallahassee.

Adaptability – many communities are susceptible to economic downturns if any large business or industry struggles, but Alachua has a decades-long history of economic resiliency, weathering various challenges. Our diverse economy across several sectors positions us to succeed even in the midst of difficult economic seasons.

Alachua also has a crucial intangible – a large number of people who deeply care and are invested in the community. From very active civic organizations to several religious institutions, many people are invested in making Alachua the best community it can be.

Learn more through the pages that follow and connect with us to discover all that Alachua has to offer.

City of ALACHUA
the good life community

Business Concierge – Economic Development Manager

The City's Economic Development Manager, David Wisener, is available to offer assistance to both existing local businesses and businesses considering locating to Alachua.

Whatever you need help with, David will work with you to try to find answers and connect you with the right people. You can contact him by phone at 386-418-6203 or by email at:

dwisener@cityofalachua.com

Business Support Resources

City Website www.cityofalachua.com/business

One-Stop Business Center – the City provides a variety of helpful links on this page. Included are:

- Tips from the Florida Department of State and US Small Business Administration on steps to starting a business.
- All City links for local requirements including all required documentation; fee payment options; Planning and Zoning-related forms and information; local business tax and vendor registrations; local business incentives; and civic business organizations.
- County, State, and Federal resources and available business incentives.

Business Incentives

a list and description of all the local business incentives offered by the City including the Ordinance detailing each and applications for each.

• Business Development Electric Discount – electric discount for applicants that will generate at least 350 kW of demand per month.

• Electric Contribution in Aid of Construction – discount on modification of electric infrastructure to serve new or additional electric system load.

• Expedited Permitting Service – two-week review reduction for permits for rezoning, site plan, and subdivision plats for businesses located in the Community Redevelopment Area (CRA) or that can show alignment with an initiative in the City's Strategic Plan.

• Incubator / Accelerator Entrant Lease Subsidy – subsidy for up to two years and $12,000 for businesses entering an incubator or accelerator within the City.

• Incubator / Accelerator Graduate Lease Subsidy – subsidy for up to two years and $12,000 for businesses graduated from an incubator or accelerator locating within the City.

• Tech Event Matching Grant – reimbursable funds at a 50% match up to $1,500 for technology-focused events and programs.

• Small Business Assistance Program – reimbursable funds at a 50% match up to $20,000 for businesses not exceeding 25 employees and not a franchisee for various fees / charges.

• Business Façade Grant Program – reimbursable funds at a 50% match up to $12,500 for façade improvement projects and up to $3,000 for signage for businesses in the CRA.

Highlights of 2025

- Ben E. Keith Foods held a groundbreaking for its 707,000-sf Florida Division Headquarters and distribution center which will provide over 400 jobs over the next five years.
- G&C Foods held a ribbon-cutting ceremony for its 250,000-sf Southeast distribution center.
- Siemens opened a 30,000-sf office and warehouse in San Felasco Tech City.
- Market on Main was formed, a weekly farmer's market organized by the Alachua Business League (ABL).
- The City finalized an inter local agreement with CareerSource North Central Florida to open a satellite office to assist residents with workforce skill development and job assistance.
- Strive Pharmacy acquired National Resilience's former 275,000-square-foot manufacturing facility with the goal of turning it into a drug compound and contract manufacturing site.
- The City passed on ordinance clearing the way for all establishments to sell alcohol in the downtown business district in an effort to stimulate foot traffic.
- A community partnership won the Levitt Concert Series Grant, funding 10 concerts per year in the downtown district from 2026 through 2028.
- The ABL started hosting regular small-business training sessions once every two months, hosted by the Good Life Station.
- Several small businesses and franchises opened new locations throughout the year, some of which included Wawa, Firestone, Main Street Family Care, The Ice Cream Vault, Mi Apa Latin Café, Chick-fil-A, Fundora Jewelry, and Black Optix Tint.

Goals for 2026

Enhancing Quality of Life – ultimately, all of Alachua's economic development goals aim at bolstering our community's quality of life. Specifically, for 2026 we will look at:

Culture – looking for opportunities to increase cultural activities, which can range from adding or attracting festivals, special events, public art; and establishments such as art galleries, museums, or entertainment venues.

Education – improve the quality of education from Pre-K through college by supporting the work of the City's Education Task Force and partnering with schools and civic organizations.

Tourism – seeking to draw more attention to the unique tourist attractions in the surrounding community – ranging from freshwater springs to the San Felasco Hammock to the Santa Fe River – will help boost the amount of customer traffic to local businesses.

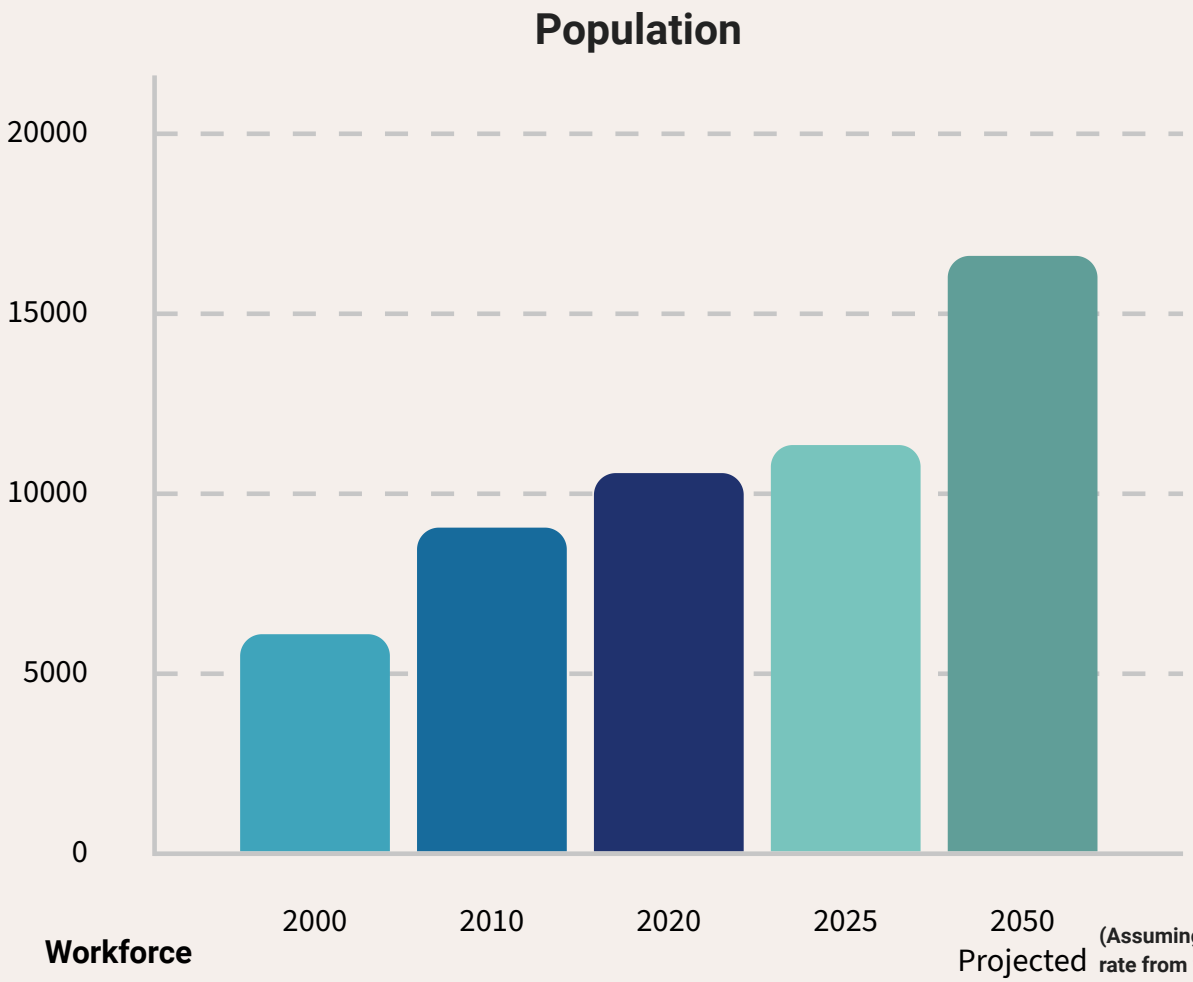
Local and Regional Brand Identity – establishing a marketing identity for both the City and the region (in partnership with others) will assist in promoting Alachua and our area as a destination for visitors, potential residents, and businesses.

Business Retention and Expansion Listening Tour – targeting visits with at least 15 employers in the City to learn about issues, challenges, and recommendations will help identify ways in which the community can provide better support for businesses.

Communication – starting with this Report, the City will look to improve communication with area stakeholders by producing a regular Annual Report and bi-annual economic development newsletters to keep the public up-to-date on the status of the local economy.

Alachua By Numbers

Growth 2000 – Present, Projections to 2050



(Assuming same growth rate from 2000 to 2025)

Workforce

Alachua Residents Working:	5,054
Total Alachua Jobs:	6,862

Education

	Alachua	Florida	U.S.
No High School Diploma	3.1%	9.7%	10%
High School Graduate	22.3%	26.7%	25%
A.A. Degree	12.8%	11%	9.2%
Bachelor's Degree	30.4%	22%	22.8%
Postgraduate Degree	19.1%	12%	13.8%

Race / Ethnicity

	Alachua	Florida	U.S.
White	63.7%	59.9%	63.4%
Black or African American	24.7%	15.3%	12.4%
Asian	1.5%	2.9%	5.8%
Some Other Race	2.6%	5.6%	6.6%
Two or More Races	7.5%	16%	10.7
Hispanic or Latino	9.5%	26.7%	19%

006

(Source: JobsEQ)

Cost of Living and Average Income

Cost of Living Index

The cost of living is 12.5% lower in Alachua than the Florida average and 10.2% lower than the U.S. average.

Median Household Income

Alachua	Florida	U.S.
$78,526	$71,711	$78,538

Average House Value

Alachua	Florida	U.S.
$285,700	$325,000	$303,400

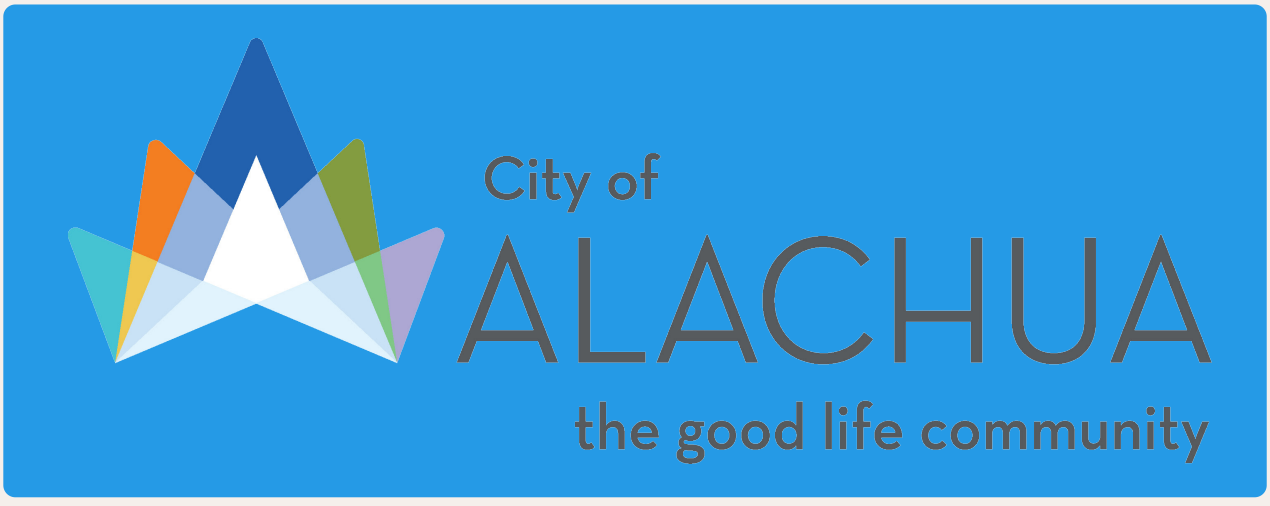
Homeowner and Rental Vacancy

Homeowner Vacancy (Available Homes)

Alachua	Florida	U.S.
4.9%	1.5%	1%

Rental Vacancy (Available Rentals)

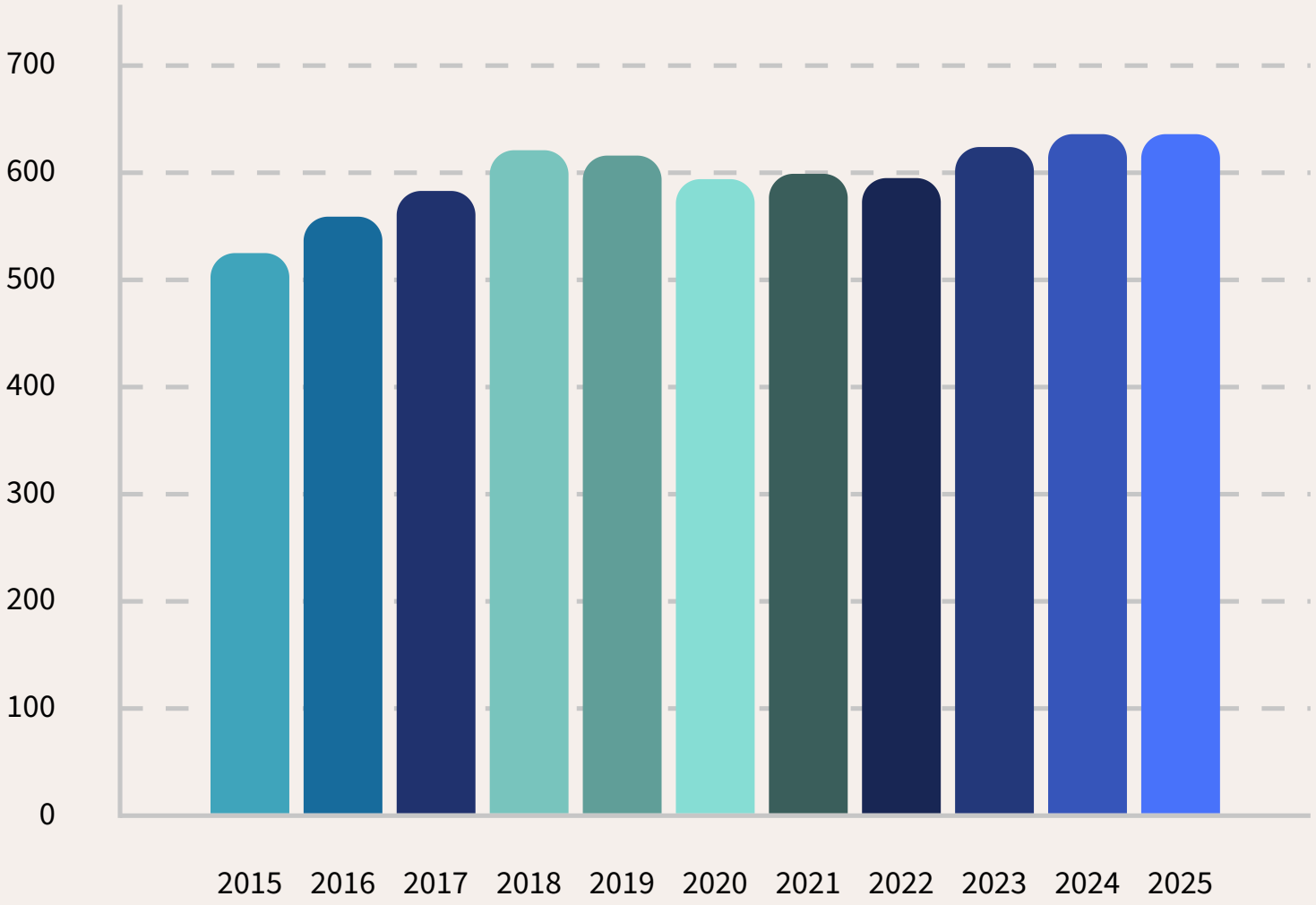
Alachua	Florida	U.S.
8.4%	7.6%	5.5%



(Source: JobsEQ)

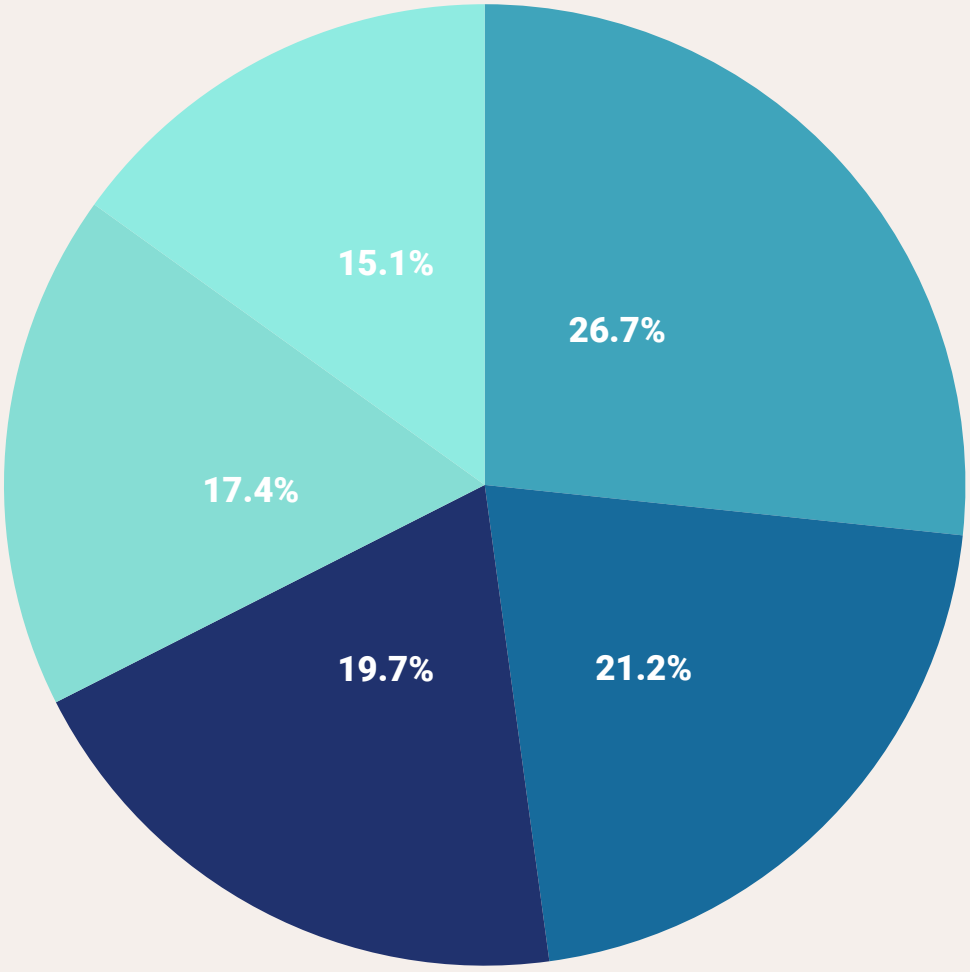
Jobs and Employment

Total Establishments By Year



(Source: YourEconomy)

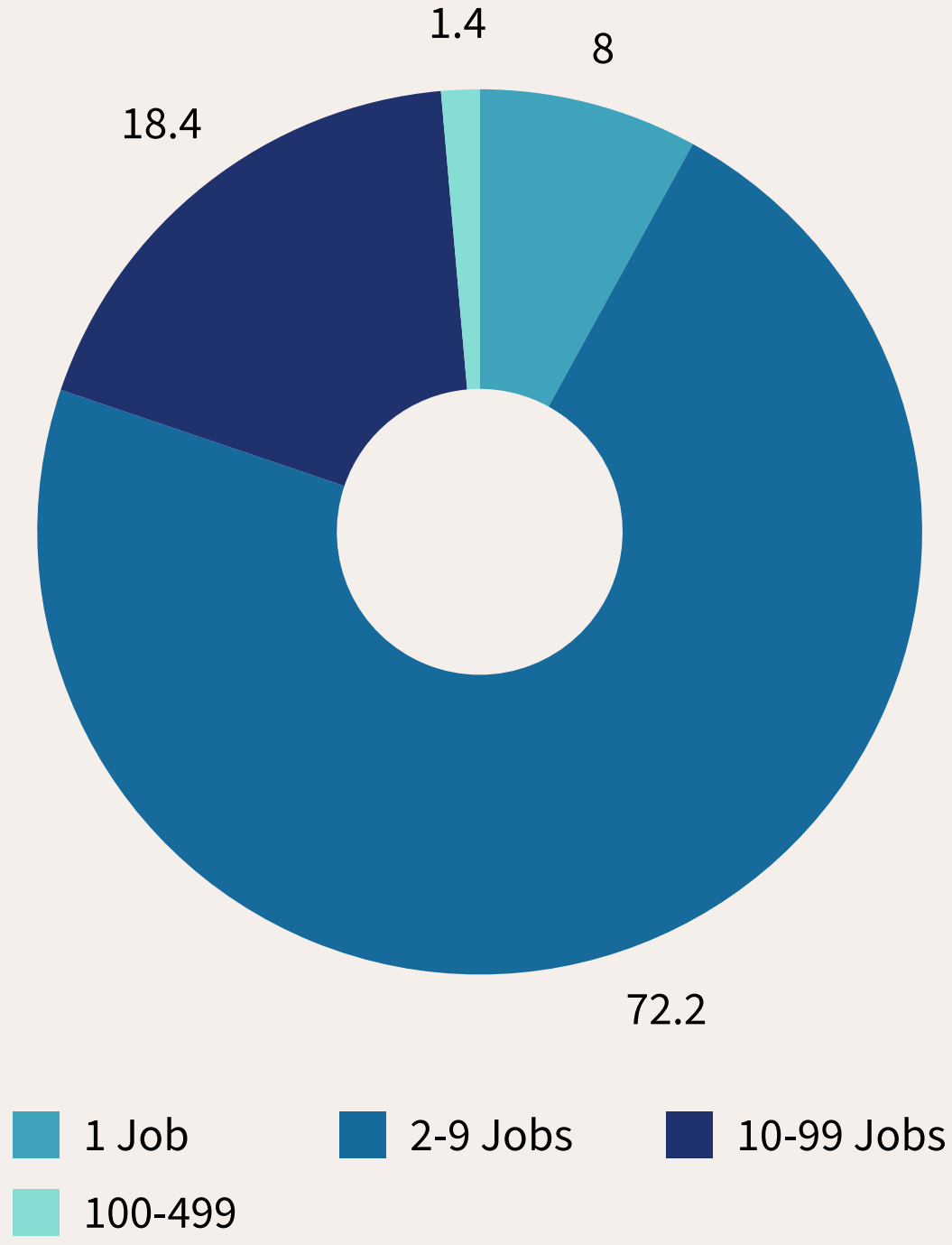
Establishments by Industry



- Other Services (except Public Administration) (26.7)
- Professional, Scientific, and Technical Services (21.2)
- Retail Trade (19.7)
- Construction (17.4)
- Accomodations and Food Services (15.1)

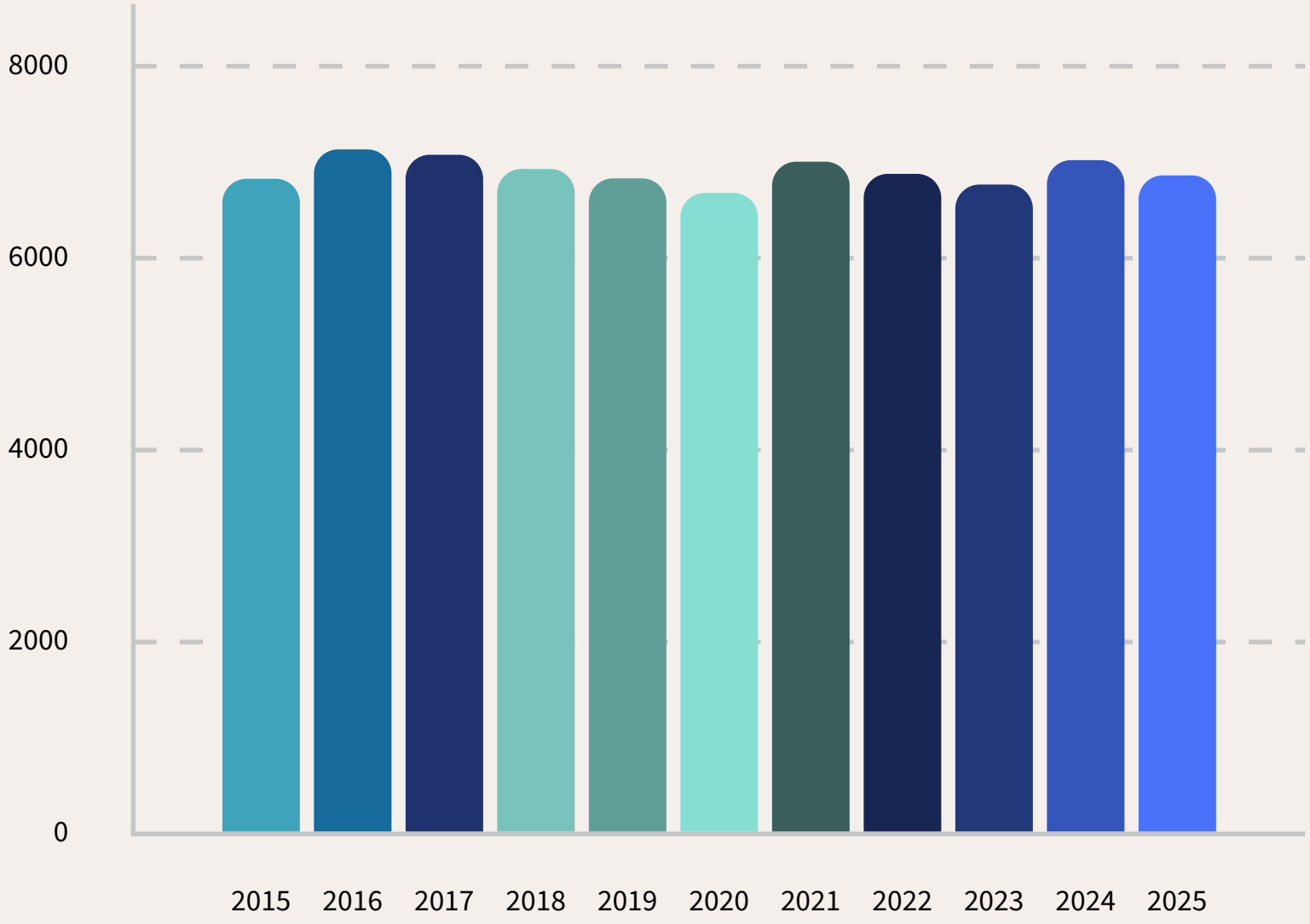
(Source: YourEconomy)

Establishments 2015 – Present: By Size



(Source: YourEconomy)

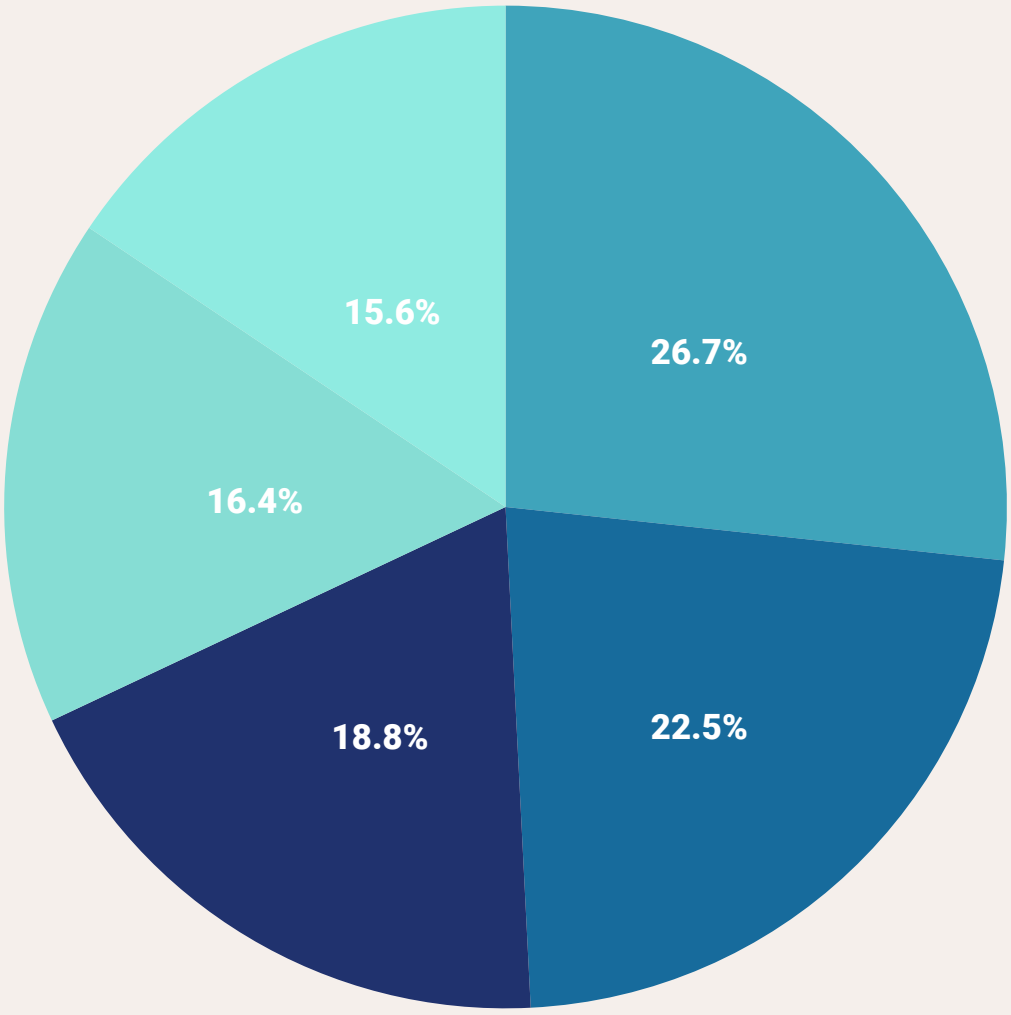
Total Jobs 2015 - Present



(Source: YourEconomy)

011

Jobs by Industry

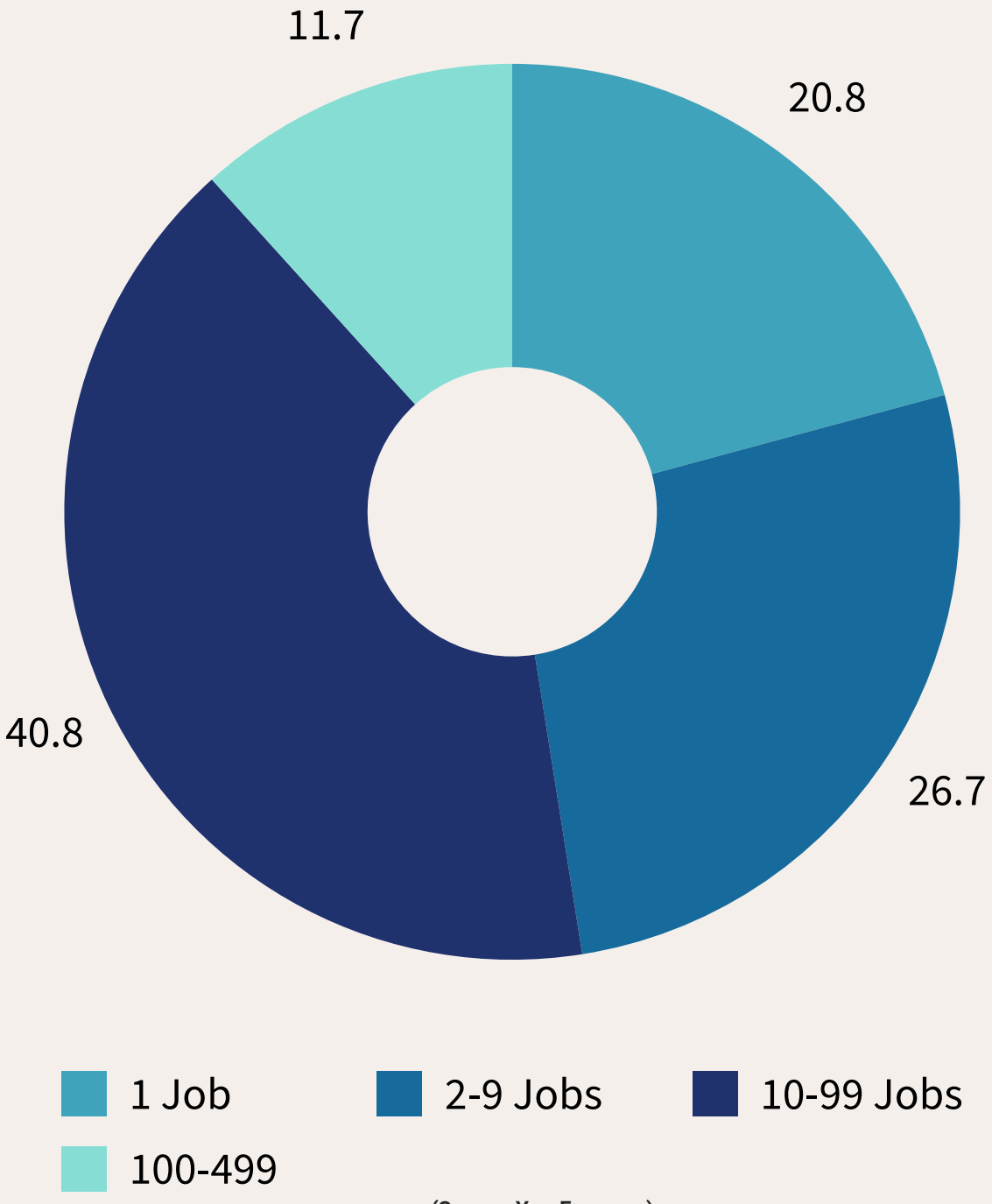


- Wholesale Trade (26.7)
- Manufacturing (22.5)
- Professional, Scientific, and Technical Services (18.8)
- Accomodations and Food Services (16.4)
- Retail Trade (15.6)

(Source: YourEconomy)

Jobs By Establishments Size

Percentage of Jobs By Size



(Source: YourEconomy)

Employment and Wage Growth

Employment Growth

Alachua	Florida	U.S.
1.9%	0.3%	0.5%

Wage Growth

Alachua	Florida	U.S.
6.1%	4.7%	4.1%

(Source: YourEconomy)

Commission Agenda Item

MEETING DATE: February 23, 2026
SUBJECT: Fiscal Analysis Report for FY 2025-2026 through January 31, 2026
PREPARED BY: Tyler Williams
RECOMMENDED ACTION:
Receive the presentation.

Summary

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

FINANCIAL IMPACT

ADDITIONAL FINANCIAL INFORMATION

COMMISSION GOALS

ATTACHMENTS

1. Fiscal Analysis Presentation 20260131
2. Fiscal Analysis Report 20260131

CITY OF ALACHUA

FISCAL ANALYSIS REPORT

FISCAL YEAR 2025-2026

THROUGH JANUARY 31, 2026

FEBRUARY 23, 2026

Key Terms

- **Fiscal year: period beginning October 1, 2025 and ending September 30, 2026.**
- **Amended budget: budget including all changes since the beginning of the fiscal year.**
- **Period benchmark: percentage of fiscal year that has transpired - 33.3%.**
- **Encumbrances: Funds committed for future expenses.**

ALL FUNDS SUMMARY

	FY 25/26 AMENDED BUDGET	PERCENT OF TOTAL BUDGET
GENERAL FUND	21,145,886	31.52%
SPECIAL REVENUE FUNDS	6,456,544	9.63%
DEBT SERVICE FUND	793,864	1.18%
CAPITAL PROJECTS FUNDS	1,494,326	2.23%
ENTERPRISE FUNDS	32,503,309	48.46%
INTERNAL SERVICE FUND	4,685,011	6.98%
	67,078,940	**100.00%**

General Fund

- **Primary Revenue Source: Taxes**

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

General Fund

- **Sources of Funding (61%) –**
  - Current Revenues: $ 9.4M (44%)
  - Budgeted Balances: $ 3.6M (17%)
- **Uses of Funding (40%) –**
  - Expenses: $ 5.9M (28%)
  - Encumbrances: $ 2.5M (12%)

Special Revenue Funds

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

- **Programs Funded:**
  - Law Enforcement Training
  - Tree Bank
  - APD Explorers
  - T K Basin
  - Infrastructure Surtax
  - Wild Spaces Public Places
  - Children's Trust
  - Donation
  - Community Redevelopment Agency (CRA)

Special Revenue Funds

- **Sources of Funding (75%) –**
  - Current Revenues: $ 1.0M (16%)
  - Budgeted Balances: $ 3.8M (59%)
- **Uses of Funding (17%) –**
  - Expenses: $ 550K (9%)
  - Encumbrances: $ 542K (8%)

Debt Service Fund

- **Primary Revenue Source: Inter-fund Transfers**

- **Programs Funded:**
  - **Series 2016 Debt Payments**

Debt Service Fund

- **Sources of Funding (-2%) –**
  - Current Revenues: $ 0K (0%)
  - Budgeted Balances: $ - 17K (- 2%)
- **Uses of Funding (79%) –**
  - Expenses: $ 630K (79%)
  - Encumbrances: $ ------ (0%)

Capital Projects Funds

- **Primary Revenue Source: Intergovernmental Revenue**

- **Programs Funded:**
  - **Heritage Oaks**
  - **CDBG – Economic Development**

CAPITAL PROJECTS FUNDS

- **Sources of Funding (0%) –**
  - Current Revenues: $ 0K (0%)
  - Budgeted Balances: $ 4K (<1%)
- **Uses of Funding (62%) –**
  - Expenses: $ 17K (1%)
  - Encumbrances: $ 900K (61%)

Enterprise Funds

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

- **Programs Funded:**
  - **Electric**
  - **Water**
  - **Waste Water**
  - **Mosquito**

Enterprise Funds

- **Sources of Funding (53%) –**
  - Current Revenues: $ 7.6M (24%)
  - Budgeted Balances: $ 9.5M (29%)
- **Uses of Funding (21%) –**
  - Expenses: $ 5.3M (16%)
  - Encumbrances: $ 1.6M (5%)

Internal Service Fund

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

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

Internal Service Fund

- **Sources of Funding (22%) –**
  - Current Revenues: $ 23K (0%)
  - Balances: $ 1.1M (22%)
- **Uses of Funding (33%) –**
  - Expenses: $ 1.3M (28%)
  - Encumbrances: $ 233K (5%)

ALL FUNDS SUMMARY

- **Amended FY 25/26 Budget = $ 67,078,940**

- **Sources of Funding (54%) –**
  - Current Revenues: $ 6.3M (27%)
  - Budgeted Balances: $ 18.0M (27%)

- **Uses of Funding (29%) –**
  - Expenses: $ 16.2M (24%)
  - Encumbrances: $ 3.3M (5%)

Investments / Cash Holdings

- **Investment portfolio total = $ 1,823,699.36**
  - State Board of Administration (SBA) = $ 1.3M
  - Money Market Account = $ 523K
  - Certificate of Deposit = $ 30K

- **Cash holdings total = $ 32,246,008.06**
  - Operating Account = $ 28.5M
  - CRA Account = $ 1.0M
  - Customer Deposit Accounts = $ 2.4M
  - Series 2016 Repayment Account = $ 27K
  - SRF Money Market account = $ 156K
  - ARPA Account = $ 125K
  - Other Accounts = $ 25K

CONCLUSION

- **Revenues and Expenses**
- **Audit Wrapping Up**



FINANCE AND ADMINISTRATIVE SERVICES
FISCAL ANALYSIS
FY 2025-2026
THROUGH JANUARY 31, 2026

TABLE OF CONTENTS

Introduction I

General Fund Summary 1
General Fund Revenues 4
General Fund Expenditures by Major Category 5
Special Revenue Funds Summary 9
Special Revenue Funds Revenues 10
Special Revenue Funds Expenditures by Major Category 11
Debt Service Fund Summary 13
Debt Service Fund Revenues 14
Debt Service Fund Expenditures by Major Category 15
Capital Projects Funds Summary 16
Capital Projects Funds Revenues 17
Capital Projects Funds Expenditures by Major Category 18
Enterprise Funds Summary 19
Enterprise Funds Revenues 20
Enterprise Funds Expenditures by Major Category 21
Internal Service Fund Summary 22
Internal Service Fund Revenues 23
Internal Service Fund Expenditures by Major Category 24
All City Funds Summary 26
Revenues by Major Category All City Funds 27
Expenditures by Major Category All City Funds 28
Budget Performance by Function All City Funds 29
Investments and Cash 30

INTRODUCTION TO FISCAL ANALYSIS REPORT

Purpose

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

Defining Revenue

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

Defining Expenditure

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

Defining Expenditure Function

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

Defining Fund Balance

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

Conclusion

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

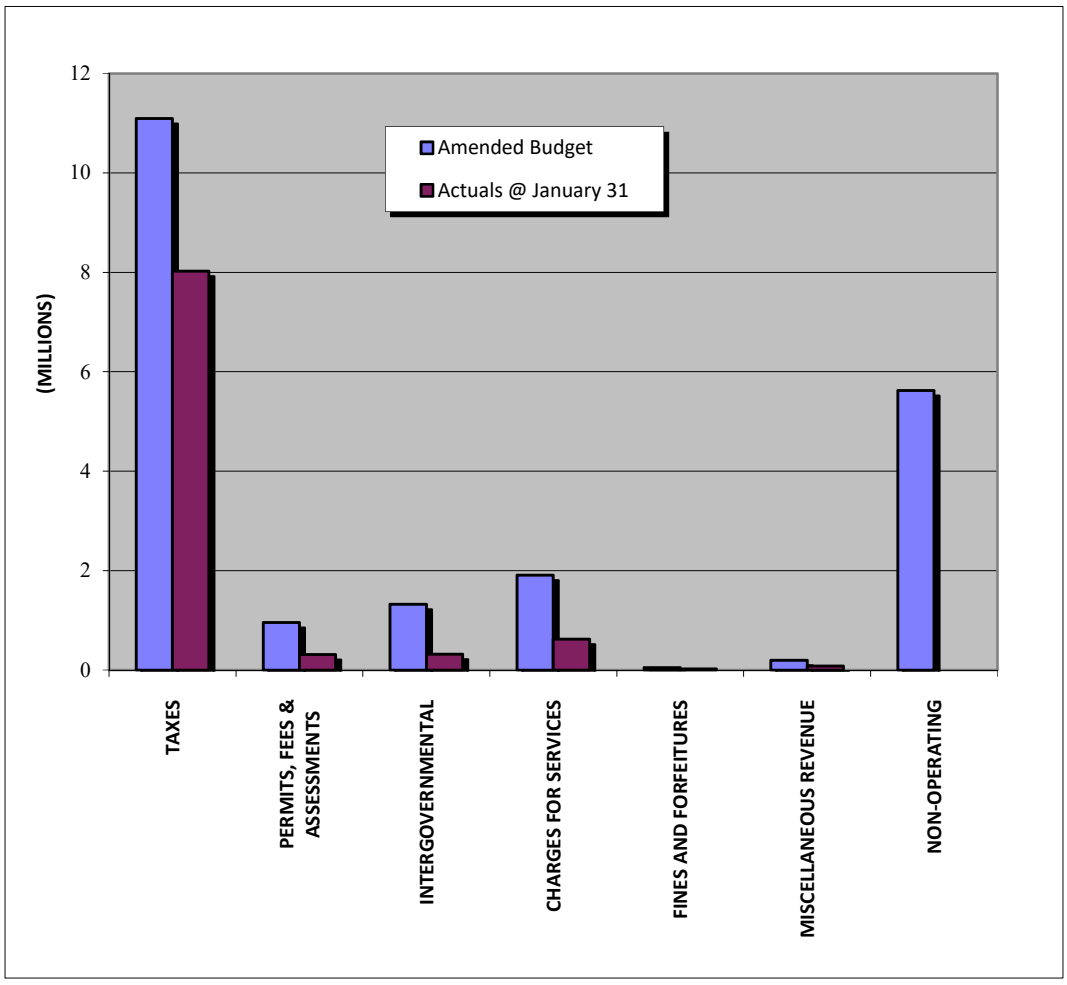
CITY OF ALACHUA **GENERAL FUND**
FINANCE DEPARTMENT ANALYSIS
FOR THE PERIOD ENDING JANUARY 31, 2026

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

	FY 25/26 APPROVED BUDGET	FY 25/26 AMENDED BUDGET	YEAR TO DATE FY 25/26	PERCENT OF BUDGET COLLECTED OR EXPENDED
REVENUES:				
TAXES	11,091,646	11,091,646	8,024,788	72%
PERMITS, FEES & ASSESSMENTS	955,000	955,000	309,563	32%
INTERGOVERNMENTAL	1,323,800	1,323,800	321,928	24%
CHARGES FOR SERVICES	1,905,770	1,905,770	620,375	33%
FINES AND FORFEITURES	50,000	50,000	21,369	43%
MISCELLANEOUS REVENUE	199,200	199,200	80,883	41%
NON-OPERATING	5,620,470	5,620,470	0	0%
	21,145,886	21,145,886	9,378,906	44%
EXPENSES:				
GENERAL GOVERNMENT	8,637,434	8,637,434	2,830,962	33%
PUBLIC SAFETY	6,971,248	6,971,248	2,817,672	40%
ECONOMIC ENVIRONMENT	0	0	0	0%
PHYSICAL ENVIRONMENT	1,280,304	1,280,304	1,299,894	102%
TRANSPORTATION	2,693,163	2,693,163	832,187	31%
HUMAN SERVICES	0	0	0	0%
CULTURE & RECREATION	1,563,737	1,563,737	677,734	43%
	21,145,886	21,145,886	8,458,449	40%
MAJOR EXPENDITURE CATEGORIES:				
PERSONAL SERVICES	11,235,153	11,235,153	3,605,766	32%
OPERATING EXPENDITURES	5,640,326	5,640,326	3,224,499	57%
CAPITAL OUTLAY	2,556,949	2,556,949	1,306,813	51%
DEBT SERVICE	0	0	0	0%
GRANTS & AIDS	84,000	84,000	3,000	4%
NON-OPERATING	1,629,458	1,629,458	318,371	20%
POWER COSTS	0	0	0	0%
	21,145,886	21,145,886	8,458,449	40%

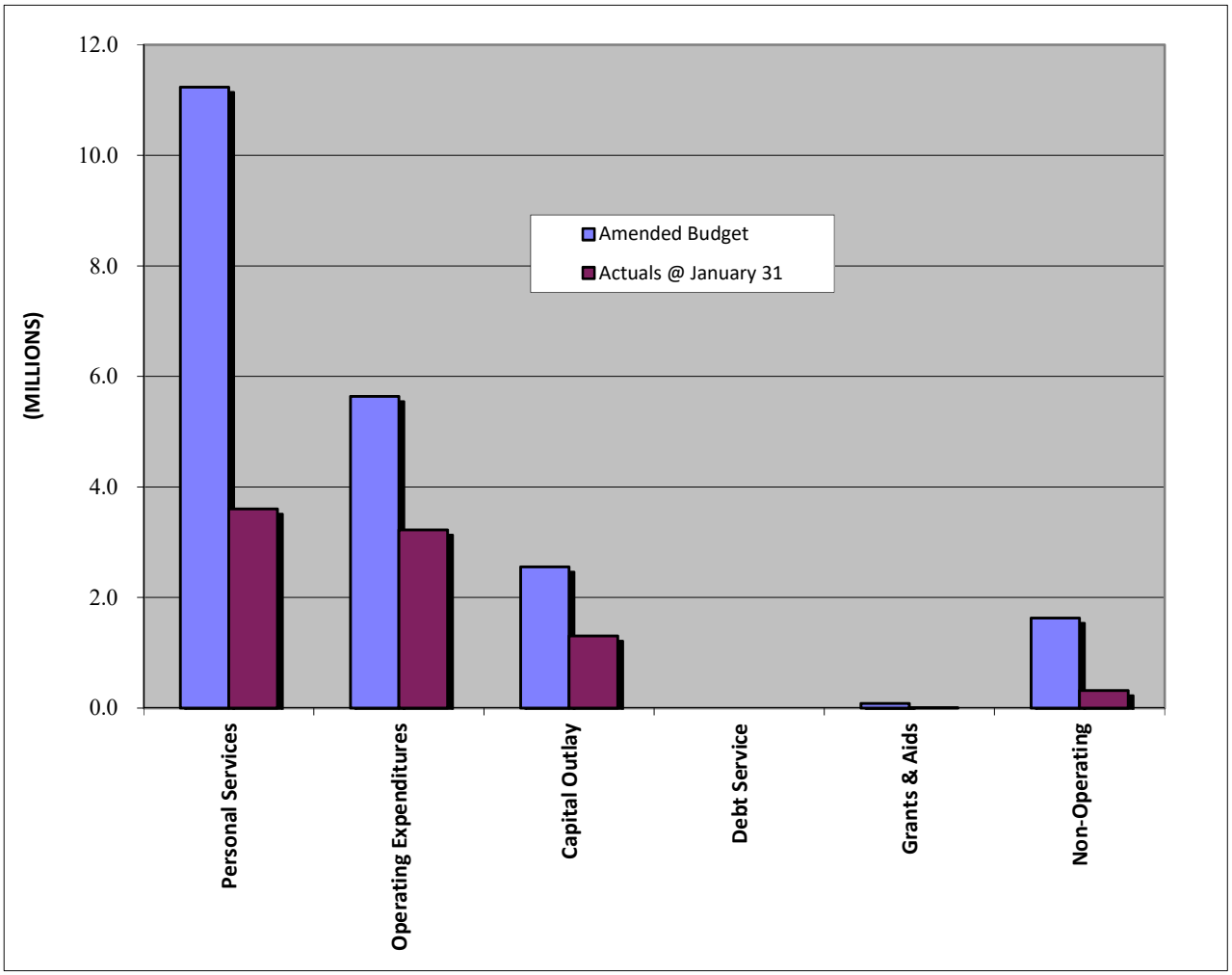
Revenues by Major Category
General Fund

As of January 31, 2026, the City of Alachua collected 44% of budgeted General Fund revenues. Tax collections are at 72%. These revenues include property taxes, local option fuel taxes, utility taxes, and communication services taxes and account for approx. $11.1M, or just over half, of the General Fund annual budgeted revenues. Permits, Fees & Assessments are at 32%. The Intergovernmental Revenues are at 24%. Charges for Services are at 33%, Fines & Forfeitures are at 43%, Miscellaneous Revenues are at 41% and Non-Operating Revenues are at 0%.



Expenditures by Major Category
General Fund

Overall, General Fund expenditure categories were at 40%. Personal Services are at 32% with Operating Expenditures at 57%. The Capital Outlay category is at 51%, Grants & Aids are 4% and Non-Operating expenditures are at 20%. Encumbrances for legal and residential waste collection account for 12% of the expense line total ($1.0M).



CITY OF ALACHUA **GENERAL FUND REVENUES**

FINANCE DEPARTMENT ANALYSIS

FOR THE PERIOD ENDING JANUARY 31, 2026

REVENUE SOURCE	FY 25/26 APPROVED BUDGET	FY 25/26 AMENDED BUDGET	YEAR TO DATE FY 25/26	PERCENT COLLECTED
TAXES				
AD VALOREM TAXES	8,779,646	8,779,646	7,361,547	84%
LOCAL OPTION FUEL TAXES	350,000	350,000	92,320	26%
UTILITY SERVICES TAXES	1,575,000	1,575,000	439,317	28%
COMMUNICATIONS SERVICES TAXES	337,000	337,000	87,401	26%
LOCAL BUSINESS TAXES	50,000	50,000	44,203	88%
SUBTOTAL	**11,091,646**	**11,091,646**	**8,024,788**	**72%**
PERMITS, FEES AND ASSESSMENTS				
BUILDING PERMITS	470,000	470,000	183,752	39%
FRANCHISE FEES	485,000	485,000	125,811	26%
SUBTOTAL	**955,000**	**955,000**	**309,563**	**32%**
INTERGOVERNMENTAL REVENUE				
STATE-SHARED REVENUES	1,323,800	1,323,800	321,928	24%
GRANTS	0	0	0	0%
SUBTOTAL	**1,323,800**	**1,323,800**	**321,928**	**24%**
CHARGES FOR SERVICES				
GENERAL GOVERNMENT	77,250	77,250	40,552	52%
PUBLIC SAFETY	335,765	335,765	110,861	33%
PHYSICAL ENVIRONMENT	1,320,960	1,320,960	446,112	34%
TRANSPORTATION	53,545	53,545	0	0%
CULTURE & RECREATION	118,250	118,250	22,850	19%
OTHER CHARGES FOR SVCS	0	0	0	0%
SUBTOTAL	**1,905,770**	**1,905,770**	**620,375**	**33%**
FINES & FORFEITURES				
FINES & FORFEITURES	50,000	50,000	21,094	42%
OTHER FINES & FORFEITURES	0	0	275	NA+
SUBTOTAL	**50,000**	**50,000**	**21,369**	**43%**
MISCELLANEOUS REVENUE				
INTEREST EARNINGS	162,000	162,000	34,750	21%
RENTS & ROYALTIES	0	0	0	0%
OTHER MISCELLANEOUS REVENUE	37,200	37,200	46,133	124%
SUBTOTAL	**199,200**	**199,200**	**80,883**	**41%**
NON-OPERATING				
CONTRIBUTIONS FROM ENTERPRISE	2,000,000	2,000,000	0	0%
OPERATING TRANSFERS IN	7,627	7,627	0	0%
FUND BALANCE & UNDER COLLECTION	3,612,843	3,612,843	0	0%
SUBTOTAL	**5,620,470**	**5,620,470**	**0**	**0%**
GENERAL FUND	**21,145,886**	**21,145,886**	**9,378,906**	**44%**

CITY OF ALACHUA **GENERAL FUND EXPENDITURES**
FINANCE DEPARTMENT ANALYSIS **BY MAJOR CATEGORY**
FOR THE PERIOD ENDING JANUARY 31, 2026

DEPARTMENT/DIVISION	FY 25/26 AMENDED BUDGET	EXPENDED TO DATE	PERCENT EXPENDED TO DATE	ENCUMBERED TO DATE	PERCENT ENCUMBERED TO DATE	PERCENT EXPENDED & ENCUMBERED TO DATE
CITY COMMISSION						
PERSONAL SERVICES	143,177	48,851	34%	0	0%	34%
OPERATING EXPENDITURES	32,502	10,397	32%	0	0%	32%
CAPITAL OUTLAY	0	0	0%	0	0%	0%
NON-OPERATING	0	0	0%	0	0%	0%
TOTAL EXPENDITURES	**175,679**	**59,248**	**34%**	**0**	**0%**	**34%**
CITY MANAGER'S OFFICE						
PERSONAL SERVICES	886,089	228,631	26%	0	0%	26%
OPERATING EXPENDITURES	69,692	25,956	37%	4,683	7%	44%
CAPITAL OUTLAY	0	0	0%	0	0%	0%
GRANTS & AIDS	0	0	0%	0	0%	0%
NON-OPERATING	0	0	0%	0	0%	0%
TOTAL EXPENDITURES	**955,781**	**254,587**	**27%**	**4,683**	**0%**	**27%**
DEPUTY CITY CLERK						
PERSONAL SERVICES	185,873	66,470	36%	0	0%	36%
OPERATING EXPENDITURES	68,224	25,186	37%	22,034	32%	69%
CAPITAL OUTLAY	0	0	0%	0	0%	0%
NON-OPERATING	0	0	0%	0	0%	0%
TOTAL EXPENDITURES	**254,097**	**91,656**	**36%**	**22,034**	**9%**	**45%**
CITY ATTORNEY						
OPERATING EXPENDITURES	258,985	86,741	33%	50,135	19%	53%
TOTAL EXPENDITURES	**258,985**	**86,741**	**33%**	**50,135**	**19%**	**53%**
INFORMATION & TECHNOLOGY SERVICES						
PERSONAL SERVICES	259,318	86,412	33%	0	0%	33%
OPERATING EXPENDITURES	529,548	82,766	16%	137,935	26%	42%
CAPITAL OUTLAY	155,000	0	0%	93,300	60%	60%
NON-OPERATING	0	0	0%	0	0%	0%
TOTAL EXPENDITURES	**943,866**	**169,178**	**18%**	**231,235**	**24%**	**42%**
FINANCE						
PERSONAL SERVICES	779,156	248,970	32%	0	0%	32%
OPERATING EXPENDITURES	85,416	17,434	20%	30,000	35%	56%
CAPITAL OUTLAY	0	0	0%	0	0%	0%
NON-OPERATING	0	0	0%	0	0%	0%
TOTAL EXPENDITURES	**864,572**	**266,404**	**31%**	**30,000**	**3%**	**34%**

CITY OF ALACHUA **GENERAL FUND EXPENDITURES**
FINANCE DEPARTMENT ANALYSIS **BY MAJOR CATEGORY**
FOR THE PERIOD ENDING JANUARY 31, 2026

DEPARTMENT/DIVISION	FY 25/26 AMENDED BUDGET	EXPENDED TO DATE	PERCENT EXPENDED TO DATE	ENCUMBERED TO DATE	PERCENT ENCUMBERED TO DATE	PERCENT EXPENDED & ENCUMBERED TO DATE
HUMAN RESOURCES						
PERSONAL SERVICES	394,755	133,815	34%	0	0%	34%
OPERATING EXPENDITURES	77,597	19,471	25%	4,150	5%	30%
CAPITAL OUTLAY	0	0	0%	0	0%	0%
NON-OPERATING	0	0	0%	0	0%	0%
TOTAL EXPENDITURES	**472,352**	**153,286**	**32%**	**4,150**	**1%**	**33%**
FACILITIES MAINTENANCE						
PERSONAL SERVICES	746,318	238,843	32%	0	0%	32%
OPERATING EXPENDITURES	267,082	91,739	34%	41,558	16%	50%
CAPITAL OUTLAY	378,779	62,662	17%	145,860	39%	55%
NON-OPERATING	0	0	0%	0	0%	0%
TOTAL EXPENDITURES	**1,392,179**	**393,244**	**28%**	**187,418**	**13%**	**42%**
GRANTS & CONTRACTS						
PERSONAL SERVICES	0	0	0%	0	0%	0%
OPERATING EXPENDITURES	65,215	0	0%	10,215	16%	16%
CAPITAL OUTLAY	0	0	0%	0	0%	0%
NON-OPERATING	0	0	0%	0	0%	0%
TOTAL EXPENDITURES	**65,215**	**0**	**0%**	**10,215**	**16%**	**16%**
CP&D-PLANNING & DEVELOPMENT						
PERSONAL SERVICES	638,810	179,593	28%	0	0%	28%
OPERATING EXPENDITURES	128,525	23,389	18%	47,528	37%	55%
CAPITAL OUTLAY	0	0	0%	0	0%	0%
NON-OPERATING	0	0	0%	0	0%	0%
TOTAL EXPENDITURES	**767,335**	**202,982**	**26%**	**47,528**	**6%**	**33%**
COMPLIANCE & RISK MANAGEMENT						
PERSONAL SERVICES	486,073	142,049	29%	0	0%	29%
OPERATING EXPENDITURES	54,918	9,089	17%	0	0%	17%
CAPITAL OUTLAY	0	0	0%	0	0%	0%
NON-OPERATING	0	0	0%	0	0%	0%
TOTAL EXPENDITURES	**540,991**	**151,138**	**28%**	**0**	**0%**	**28%**
CP&D-BEAUTIFICATION BOARD						
OPERATING EXPENDITURES	37,000	3,510	9%	13,330	36%	46%
TOTAL EXPENDITURES	**37,000**	**3,510**	**9%**	**13,330**	**36%**	**46%**

CITY OF ALACHUA **GENERAL FUND EXPENDITURES**
FINANCE DEPARTMENT ANALYSIS **BY MAJOR CATEGORY**
FOR THE PERIOD ENDING JANUARY 31, 2026

DEPARTMENT/DIVISION	FY 25/26 AMENDED BUDGET	EXPENDED TO DATE	PERCENT EXPENDED TO DATE	ENCUMBERED TO DATE	PERCENT ENCUMBERED TO DATE	PERCENT EXPENDED & ENCUMBERED TO DATE
SPECIAL EXPENSE						
PERSONAL SERVICES	23,074	3,000	13%	0	0%	13%
OPERATING EXPENDITURES	172,850	22,289	13%	51,600	30%	43%
CAPITAL OUTLAY	0	0	0%	0	0%	0%
GRANTS & AIDS	84,000	3,000	4%	0	0%	4%
NON-OPERATING	1,629,458	318,371	20%	0	0%	20%
TOTAL EXPENDITURES	**1,909,382**	**346,660**	**18%**	**51,600**	**3%**	**21%**
PS-SOLID WASTE DISPOSAL						
OPERATING EXPENDITURES	1,280,304	341,097	27%	958,797	75%	102%
NON-OPERATING	0	0	0%	0	0%	0%
TOTAL EXPENDITURES	**1,280,304**	**341,097**	**27%**	**958,797**	**75%**	**102%**
PS-PUBLIC WORKS						
PERSONAL SERVICES	786,389	228,546	29%	0	0%	29%
OPERATING EXPENDITURES	506,898	86,828	17%	78,202	15%	33%
CAPITAL OUTLAY	1,399,876	329,818	24%	108,793	8%	31%
NON-OPERATING	0	0	0%	0	0%	0%
TOTAL EXPENDITURES	**2,693,163**	**645,192**	**24%**	**186,995**	**7%**	**31%**
BUILDING INSPECTIONS						
PERSONAL SERVICES	455,240	46,455	10%	0	0%	10%
OPERATING EXPENDITURES	288,625	23,486	8%	21,792	8%	16%
CAPITAL OUTLAY	0	0	0%	0	0%	0%
NON-OPERATING	0	0	0%	0	0%	0%
TOTAL EXPENDITURES	**743,865**	**69,941**	**9%**	**21,792**	**3%**	**12%**
APD-PATROL & ADMIN						
PERSONAL SERVICES	4,154,059	1,546,816	37%	0	0%	37%
OPERATING EXPENDITURES	888,740	256,232	29%	177,651	20%	49%
CAPITAL OUTLAY	623,294	200,000	32%	366,380	59%	91%
NON-OPERATING	0	0	0%	0	0%	0%
TOTAL EXPENDITURES	**5,666,093**	**2,003,048**	**35%**	**544,031**	**10%**	**45%**

CITY OF ALACHUA **GENERAL FUND EXPENDITURES**
FINANCE DEPARTMENT ANALYSIS **BY MAJOR CATEGORY**
FOR THE PERIOD ENDING JANUARY 31, 2026

DEPARTMENT/DIVISION	FY 25/26 AMENDED BUDGET	EXPENDED TO DATE	PERCENT EXPENDED TO DATE	ENCUMBERED TO DATE	PERCENT ENCUMBERED TO DATE	PERCENT EXPENDED & ENCUMBERED TO DATE
APD-COMMUNICATIONS						
PERSONAL SERVICES	484,804	161,998	33%	0	0%	33%
OPERATING EXPENDITURES	24,486	5,483	22%	0	0%	22%
CAPITAL OUTLAY	0	0	0%	0	0%	0%
TOTAL EXPENDITURES	**509,290**	**167,481**	**33%**	**0**	**0%**	**33%**
APD-SCHOOL CROSSING GUARDS						
OPERATING EXPENDITURES	47,000	11,379	24%	0	0%	24%
NON-OPERATING	0	0	0%	0	0%	0%
TOTAL EXPENDITURES	**47,000**	**11,379**	**24%**	**0**	**0%**	**24%**
APD-EXPLORERS PROGRAM						
OPERATING EXPENDITURES	2,000	0	0%	0	0%	0%
TOTAL EXPENDITURES	**2,000**	**0**	**0%**	**0**	**0%**	**0%**
APD-RESERVE PROGRAM						
OPERATING EXPENDITURES	3,000	0	0%	0	0%	0%
CAPITAL OUTLAY	0	0	0%	0	0%	0%
TOTAL EXPENDITURES	**3,000**	**0**	**0%**	**0**	**0%**	**0%**
RECREATION & CULTURE						
PERSONAL SERVICES	812,018	245,317	30%	0	0%	30%
OPERATING EXPENDITURES	751,719	251,645	33%	180,772	24%	58%
CAPITAL OUTLAY	0	0	0%	0	0%	0%
NON-OPERATING	0	0	0%	0	0%	0%
TOTAL EXPENDITURES	**1,563,737**	**496,962**	**32%**	**180,772**	**12%**	**43%**
GENERAL FUND	**21,145,886**	**5,913,734**	**28%**	**2,544,715**	**12%**	**40%**

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

	FY 25/26 APPROVED BUDGET	FY 25/26 AMENDED BUDGET	YEAR TO DATE FY 25/26	PERCENT OF BUDGET COLLECTED OR EXPENDED
REVENUES:				
TAXES	1,512,956	1,512,956	291,367	19%
PERMITS, FEES & ASSESSMENTS	9,800	9,800	7,252	74%
INTERGOVERNMENTAL REVENUE	741,383	741,383	394,051	53%
CHARGES FOR SERVICES	0	0	0	0%
FINES AND FORFEITURES	4,200	4,200	1,676	40%
MISCELLANEOUS REVENUE	42,370	42,370	22,381	53%
NON-OPERATING	4,145,835	4,145,835	318,371	8%
	6,456,544	6,456,544	1,035,098	16%
EXPENSES:				
GENERAL GOVERNMENT	3,560,143	3,560,143	466,679	13%
PUBLIC SAFETY	13,000	13,000	1,987	15%
ECONOMIC ENVIRONMENT	1,176,771	1,176,771	500,474	43%
PHYSICAL ENVIRONMENT	24,000	24,000	10,652	44%
TRANSPORTATION	0	0	0	0%
HUMAN SERVICES	7,627	7,627	0	0%
CULTURE & RECREATION	1,675,003	1,675,003	112,416	7%
	6,456,544	6,456,544	1,092,208	17%
MAJOR EXPENDITURE CATEGORIES:				
PERSONAL SERVICES	106,051	106,051	46,081	43%
OPERATING EXPENDITURES	885,250	885,250	333,143	38%
CAPITAL OUTLAY	5,360,616	5,360,616	712,984	13%
DEBT SERVICE	0	0	0	0%
GRANTS & AIDS	70,000	70,000	0	0%
NON-OPERATING	34,627	34,627	0	0%
	6,456,544	6,456,544	1,092,208	17%

CITY OF ALACHUA **SPECIAL REVENUE FUNDS REVENUES**

FINANCE DEPARTMENT ANALYSIS
FOR THE PERIOD ENDING JANUARY 31, 2026

REVENUE SOURCE	FY 25/26 APPROVED BUDGET	FY 25/26 AMENDED BUDGET	RECEIVED TO DATE FY 25/26	PERCENT COLLECTED
TAXES				
DISCRETIONARY SALES SURTAX	1,512,956	1,512,956	291,367	19%
SUBTOTAL	**1,512,956**	**1,512,956**	**291,367**	**19%**
PERMITS, FEES AND ASSESSMENTS				
OTHER CHARGES AND FEES	0	0	0	0%
SPECIAL ASSESSMENTS	9,800	9,800	7,252	74%
SUBTOTAL	**9,800**	**9,800**	**7,252**	**74%**
INTERGOVERNMENTAL REVENUE				
FEDERAL GRANTS	0	0	0	0%
STATE GRANTS	0	0	0	0%
GRANTS FROM OTHER LOCAL UNITS	333,333	333,333	6,912	2%
PAYMENTS FROM LOCAL UNITS (FOR CRA)	408,050	408,050	387,139	95%
SUBTOTAL	**741,383**	**741,383**	**394,051**	**53%**
CHARGES FOR SERVICES				
CULTURE & RECREATION	0	0	0	0%
OTHER MISCELLANEOUS CHARGES	0	0	0	0%
SUBTOTAL	**0**	**0**	**0**	**0%**
FINES AND FORFEITURES				
ADDT'L CRT COSTS-$2 FOR LEO TRAINING	4,200	4,200	1,676	40%
SUBTOTAL	**4,200**	**4,200**	**1,676**	**40%**
MISCELLANEOUS REVENUE				
INTEREST INCOME	22,370	22,370	14,231	64%
RENTALS AND LEASES	20,000	20,000	8,150	41%
CONTRIBUTIONS AND DONATIONS	0	0	0	0%
OTHER MISCELLANEOUS REVENUE	0	0	0	0%
SUBTOTAL	**42,370**	**42,370**	**22,381**	**53%**
NON-OPERATING				
DEBT PROCEEDS	0	0	0	0%
TRANSFER IN	318,371	318,371	318,371	100%
USE OF FUND BALANCE/UNDERCOLLECTION	3,827,464	3,827,464	0	0%
SUBTOTAL	**4,145,835**	**4,145,835**	**318,371**	**8%**
SPECIAL REVENUE FUNDS	**6,456,544**	**6,456,544**	**1,035,098**	**16%**

CITY OF ALACHUA
FINANCE DEPARTMENT ANALYSIS
FOR THE PERIOD ENDING JANUARY 31, 2026

SPECIAL REVENUE FUNDS EXPENDITURES
BY MAJOR CATEGORY

SPECIAL REVENUE FUND	FY 25/26 AMENDED BUDGET	EXPENDED TO DATE	PERCENT EXPENDED TO DATE	ENCUMBERED TO DATE	PERCENT ENCUMBERED TO DATE	PERCENT EXPENDED & ENCUMBERED TO DATE
ADDT'L COURT COST-$2 FOR LEO TRAINING FUND						
OPERATING EXPENDITURES	6,000	1,987	33%	0	0%	33%
TOTAL EXPENDITURES	**6,000**	**1,987**	**33%**	**0**	**0%**	**33%**
TREE BANK FUND						
OPERATING EXPENDITURES	362,021	9,061	3%	0	0%	3%
CAPITAL OUTLAY	0	0	0%	0	0%	0%
TOTAL EXPENDITURES	**362,021**	**9,061**	**3%**	**0**	**0%**	**3%**
EXPLORER SPECIAL REVENUE FUND						
OPERATING EXPENDITURES	7,000	0	0%	0	0%	0%
CAPITAL OUTLAY	0	0	0%	0	0%	0%
TOTAL EXPENDITURES	**7,000**	**0**	**0%**	**0**	**0%**	**0%**
TK BASIN SPECIAL ASSESSMENT						
OPERATING EXPENDITURES	17,000	3,551	21%	7,101	42%	63%
NON OPERATING	7,000	0	0%	0	0%	0%
TOTAL EXPENDITURES	**24,000**	**3,551**	**15%**	**7,101**	**30%**	**44%**
INFRASTRUCTURE SURTAX FUND						
OPERATING EXPENDITURES	0	0	0%	0	0%	0%
CAPITAL OUTLAY	3,198,122	117,825	4%	339,793	11%	14%
TOTAL EXPENDITURES	**3,198,122**	**117,825**	**4%**	**339,793**	**11%**	**14%**
WILD SPACES PUBLIC PLACES FUND						
OPERATING EXPENDITURES	51,500	54,780	106%	0	0%	106%
CAPITAL OUTLAY	1,622,018	1,745	0%	54,941	3%	3%
TOTAL EXPENDITURES	**1,673,518**	**56,525**	**3%**	**54,941**	**3%**	**7%**
CHILDREN'S TRUST FUND						
PERSONAL SERVICES	0	0	0%	0	0%	0%
OPERATING EXPENDITURES	0	0	0%	0	0%	0%
NON OPERATING	7,627	0	0%	0	0%	0%
TOTAL EXPENDITURES	**7,627**	**0**	**0%**	**0**	**0%**	**0%**
DONATION FUND						
OPERATING EXPENDITURES	1,485	950	64%	0	0%	64%
CAPITAL OUTLAY	0	0	0%	0	0%	0%
NON OPERATING	0	0	0%	0	0%	0%
TOTAL EXPENDITURES	**1,485**	**950**	**64%**	**0**	**0%**	**64%**

CITY OF ALACHUA
FINANCE DEPARTMENT ANALYSIS
FOR THE PERIOD ENDING JANUARY 31, 2026

SPECIAL REVENUE FUNDS EXPENDITURES
BY MAJOR CATEGORY

SPECIAL REVENUE FUND	FY 25/26 AMENDED BUDGET	EXPENDED TO DATE	PERCENT EXPENDED TO DATE	ENCUMBERED TO DATE	PERCENT ENCUMBERED TO DATE	PERCENT EXPENDED & ENCUMBERED TO DATE
CRA FUND						
PERSONAL SERVICES	106,051	46,081	43%	0	0%	43%
OPERATING EXPENDITURES	440,244	116,787	27%	138,926	32%	58%
CAPITAL OUTLAY	540,476	197,260	36%	1,420	0%	37%
DEBT SERVICE	0	0	0%	0	0%	0%
AIDS TO PRIVATE ORGANIZATIONS	70,000	0	0%	0	0%	0%
NON OPERATING	20,000	0	0%	0	0%	0%
TOTAL EXPENDITURES	**1,176,771**	**360,128**	**31%**	**140,346**	**12%**	**43%**
SPECIAL REVENUE FUNDS	**6,456,544**	**550,027**	**9%**	**542,181**	**8%**	**17%**

CITY OF ALACHUA **DEBT SERVICE FUND**
FINANCE DEPARTMENT ANALYSIS
FOR THE PERIOD ENDING JANUARY 31, 2026

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

	FY 25/26 APPROVED BUDGET	FY 25/26 AMENDED BUDGET	YEAR TO DATE FY 25/26	PERCENT OF BUDGET COLLECTED OR EXPENDED
REVENUES:				
TAXES	0	0	0	0%
PERMITS, FEES & ASSESSMENTS	0	0	0	0%
INTERGOVERNMENTAL	0	0	0	0%
CHARGES FOR SERVICES	0	0	0	0%
FINES AND FORFEITURES	0	0	0	0%
MISCELLANEOUS REVENUE	0	0	2	NA+
NON-OPERATING	793,864	793,864	0	0%
	793,864	793,864	2	0%
EXPENSES:				
GENERAL GOVERNMENT	793,864	793,864	630,496	79%
PUBLIC SAFETY	0	0	0	0%
ECONOMIC ENVIRONMENT	0	0	0	0%
PHYSICAL ENVIRONMENT	0	0	0	0%
TRANSPORTATION	0	0	0	0%
HUMAN SERVICES	0	0	0	0%
CULTURE & RECREATION	0	0	0	0%
	793,864	793,864	630,496	79%
MAJOR EXPENDITURE CATEGORIES:				
PERSONAL SERVICES	0	0	0	0%
OPERATING EXPENDITURES	0	0	0	0%
CAPITAL OUTLAY	0	0	0	0%
DEBT SERVICE	793,864	793,864	630,496	79%
GRANTS & AIDS	0	0	0	0%
NON-OPERATING	0	0	0	0%
POWER COSTS	0	0	0	0%
	793,864	793,864	630,496	79%

CITY OF ALACHUA **DEBT SERVICE FUND REVENUES**
FINANCE DEPARTMENT ANALYSIS
FOR THE PERIOD ENDING JANUARY 31, 2026

REVENUE SOURCE	FY 25/26 APPROVED BUDGET	FY 25/26 AMENDED BUDGET	YEAR TO DATE FY 25/26	PERCENT COLLECTED
MISCELLANEOUS REVENUE				
INTEREST EARNINGS	0	0	2	NA+
OTHER MISCELLANEOUS REVENUE	0	0	0	0%
SUBTOTAL	**0**	**0**	**2**	NA+
NON OPERATING				
DEBT PROCEEDS	0	0	0	0%
TRANSFER IN-GF	811,087	811,087	0	0%
FUND BALANCE & UNDER COLLECTION	(17,223)	(17,223)	0	0%
SUBTOTAL	**793,864**	**793,864**	**0**	**0%**
DEBT SERVICE FUND	**793,864**	**793,864**	**2**	**0%**

CITY OF ALACHUA
FINANCE DEPARTMENT ANALYSIS
FOR THE PERIOD ENDING JANUARY 31, 2026

DEBT SERVICE FUND EXPENDITURES
BY MAJOR CATEGORY

DEBT OBLIGATION	FY 25/26 AMENDED BUDGET	EXPENDED TO DATE	PERCENT EXPENDED TO DATE	ENCUMBERED TO DATE	PERCENT ENCUMBERED TO DATE	PERCENT EXPENDED & ENCUMBERED TO DATE
OTHER DEBT COSTS						
DEBT SERVICE	1,000	825	83%	0	0%	83%
SERIES 2016 CAPITAL IMPROVEMENT						
DEBT SERVICE	792,864	629,671	79%	0	0%	79%
TOTAL EXPENDITURES	**792,864**	**629,671**	**79%**	**0**	**0%**	**79%**
DEBT SERVICE FUND	**793,864**	**630,496**	**79%**	**0**	**0%**	**79%**

CITY OF ALACHUA **CAPITAL PROJECTS FUNDS**
FINANCE DEPARTMENT ANALYSIS
FOR THE PERIOD ENDING JANUARY 31, 2026

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

	FY 25/26 APPROVED BUDGET	FY 25/26 AMENDED BUDGET	YEAR TO DATE FY 25/26	PERCENT OF BUDGET COLLECTED OR EXPENDED
REVENUES:				
TAXES	0	0	0	0%
PERMITS, FEES & ASSESSMENTS	0	0	0	0%
INTERGOVERNMENTAL REVENUE	1,490,000	1,490,000	0	0%
CHARGES FOR SERVICES	0	0	0	0%
FINES AND FORFEITURES	0	0	0	0%
MISCELLANEOUS REVENUE	0	0	0	0%
NON-OPERATING	4,326	4,326	0	0%
	1,494,326	1,494,326	0	0%
EXPENSES:				
GENERAL GOVERNMENT	0	0	0	0%
PUBLIC SAFETY	0	0	0	0%
ECONOMIC ENVIRONMENT	0	0	0	0%
PHYSICAL ENVIRONMENT	4,326	4,326	0	0%
TRANSPORTATION	1,490,000	1,490,000	926,619	62%
HUMAN SERVICES	0	0	0	0%
CULTURE & RECREATION	0	0	0	0%
	1,494,326	1,494,326	926,619	62%
MAJOR EXPENDITURE CATEGORIES:				
PERSONAL SERVICES	0	0	0	0%
OPERATING EXPENDITURES	99,326	99,326	95,000	96%
CAPITAL OUTLAY	1,395,000	1,395,000	831,619	0%
DEBT SERVICE	0	0	0	0%
GRANTS & AIDS	0	0	0	0%
NON-OPERATING	0	0	0	0%
POWER COSTS	0	0	0	0%
	1,494,326	1,494,326	926,619	62%

CITY OF ALACHUA **CAPITAL PROJECTS FUNDS REVENUES**

FINANCE DEPARTMENT ANALYSIS

FOR THE PERIOD ENDING JANUARY 31, 2026

REVENUE SOURCE	FY 25/26 APPROVED BUDGET	FY 25/26 AMENDED BUDGET	RECEIVED TO DATE FY 25/26	PERCENT COLLECTED
TAXES				
DISCRETIONARY SALES SURTAX	0	0	0	0%
SUBTOTAL	**0**	**0**	**0**	**0%**
INTERGOVERNMENTAL REVENUE				
FEDERAL GRANTS	1,490,000	1,490,000	0	0%
STATE GRANTS	0	0	0	0%
GRANTS FROM OTHER LOCAL UNITS	0	0	0	0%
SUBTOTAL	**1,490,000**	**1,490,000**	**0**	**0%**
MISCELLANEOUS REVENUE				
INTEREST INCOME	0	0	0	0%
OTHER MISCELLANEOUS REVENUE	0	0	0	0%
SUBTOTAL	**0**	**0**	**0**	**0%**
NON-OPERATING				
DEBT PROCEEDS	0	0	0	0%
TRANSFERS IN	0	0	0	0%
USE OF FUND BALANCE	4,326	4,326	0	0%
SUBTOTAL	**4,326**	**4,326**	**0**	**0%**
CAPITAL PROJECTS FUNDS	**1,494,326**	**1,494,326**	**0**	**0%**

CITY OF ALACHUA **CAPITAL PROJECTS FUNDS EXPENDITURES**
FINANCE DEPARTMENT ANALYSIS **BY MAJOR CATEGORY**
FOR THE PERIOD ENDING JANUARY 31, 2026

CAPITAL PROJECT	FY 25/26 AMENDED BUDGET	EXPENDED TO DATE	PERCENT EXPENDED TO DATE	ENCUMBERED TO DATE	PERCENT ENCUMBERED TO DATE	PERCENT EXPENDED & ENCUMBERED TO DATE
HERITAGE OAKS						
OPERATING EXPENSES	4,326	0	0%	0	0%	0%
CAPITAL OUTLAY	0	0	0%	0	0%	0%
TOTAL EXPENDITURES	**4,326**	**0**	**0%**	**0**	**0%**	**0%**
CDBG - ECONOMIC DEVELOPMENT						
OPERATING EXPENDITURES	95,000	14,500	15%	80,500	85%	100%
CAPITAL OUTLAY	1,395,000	2,490	0%	829,129	59%	60%
TOTAL EXPENDITURES	**1,490,000**	**16,990**	**0%**	**909,629**	**61%**	**62%**
CAPITAL PROJECT FUNDS	**1,494,326**	**16,990**	**1%**	**909,629**	**61%**	**62%**

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

	FY 25/26 APPROVED BUDGET	FY 25/26 AMENDED BUDGET	YEAR TO DATE FY 25/26	PERCENT OF BUDGET COLLECTED OR EXPENDED
REVENUES:				
TAXES	0	0	0	0%
PERMITS, FEES & ASSESSMENTS	0	0	0	0%
INTERGOVERNMENTAL REVENUE	0	0	0	0%
CHARGES FOR SERVICES	22,420,962	22,420,962	7,351,274	33%
FINES AND FORFEITURES	0	0	0	0%
MISCELLANEOUS REVENUE	580,000	580,000	289,355	50%
NON-OPERATING	9,502,347	9,502,347	0	0%
	32,503,309	32,503,309	7,640,629	24%
EXPENSES:				
GENERAL GOVERNMENT	0	0	0	0%
PUBLIC SAFETY	0	0	0	0%
ECONOMIC ENVIRONMENT	0	0	0	0%
PHYSICAL ENVIRONMENT	32,503,309	32,503,309	6,850,226	21%
TRANSPORTATION	0	0	0	0%
HUMAN SERVICES	0	0	0	0%
CULTURE & RECREATION	0	0	0	0%
	32,503,309	32,503,309	6,850,226	21%
MAJOR EXPENDITURE CATEGORIES:				
PERSONAL SERVICES	3,229,359	3,229,359	950,569	29%
OPERATING EXPENDITURES	3,230,219	3,326,872	1,480,161	44%
CAPITAL OUTLAY	10,326,257	10,229,604	2,069,045	20%
DEBT SERVICE	798,496	798,496	523,761	66%
GRANTS AND AIDS	0	0	7,654	NA-
NON-OPERATING	6,138,978	6,138,978	0	0%
POWER COSTS	8,780,000	8,780,000	1,819,036	21%
	32,503,309	32,503,309	6,850,226	21%

CITY OF ALACHUA **ENTERPRISE FUNDS REVENUES**
FINANCE DEPARTMENT ANALYSIS
FOR THE PERIOD ENDING JANUARY 31, 2026

REVENUE SOURCE	FY 25/26 APPROVED BUDGET	FY 25/26 AMENDED BUDGET	RECEIVED TO DATE FY 25/26	PERCENT COLLECTED
INTERGOVERNMENTAL REVENUE				
STATE GRANTS	0	0	0	0%
FEDERAL GRANTS	0	0	0	0%
SUBTOTAL	**0**	**0**	**0**	**0%**
CHARGES FOR SERVICES				
PHYSICAL ENVIRONMENT-ELECTRIC	15,395,962	15,395,962	4,602,973	30%
PHYSICAL ENVIRONMENT-WATER	2,875,000	2,875,000	1,229,868	43%
PHYSICAL ENVIRONMENT-WASTEWATER	4,085,000	4,085,000	1,495,069	37%
PHYSICAL ENVIRONMENT-MOSQUITO	65,000	65,000	23,364	36%
SUBTOTAL	**22,420,962**	**22,420,962**	**7,351,274**	**33%**
MISCELLANEOUS REVENUE				
INTEREST EARNINGS	113,200	113,200	47,219	42%
RENTS & ROYALTIES	32,500	32,500	0	0%
OTHER MISCELLANEOUS REVENUE	434,300	434,300	242,136	56%
SUBTOTAL	**580,000**	**580,000**	**289,355**	**50%**
NON-OPERATING				
DEBT PROCEEDS	0	0	0	0%
TRANSFERS IN	0	0	0	0%
FUND BALANCE & UNDER COLLECTION	9,502,347	9,502,347	0	0%
SUBTOTAL	**9,502,347**	**9,502,347**	**0**	**0%**
ENTERPRISE FUNDS	**32,503,309**	**32,503,309**	**7,640,629**	**24%**

CITY OF ALACHUA
FINANCE DEPARTMENT ANALYSIS
FOR THE PERIOD ENDING JANUARY 31, 2026

ENTERPRISE FUNDS EXPENDITURES
BY MAJOR CATEGORY

DEPARTMENT/DIVISION	FY 25/26 AMENDED BUDGET	EXPENDED TO DATE	PERCENT EXPENDED TO DATE	ENCUMBERED TO DATE	PERCENT ENCUMBERED TO DATE	PERCENT EXPENDED & ENCUMBERED TO DATE
ELECTRIC UTILITY						
PERSONAL SERVICES	2,024,032	620,775	31%	0	0%	31%
OPERATING EXPENDITURES	1,236,432	442,897	36%	237,767	19%	55%
CAPITAL OUTLAY	5,861,947	508,500	9%	296,170	5%	14%
DEBT SERVICE	0	0	0%	0	0%	0%
GRANTS & AIDS	0	7,654	NA-	0	0%	NA-
NON-OPERATING	3,719,213	0	0%	0	0%	0%
POWER COSTS	8,780,000	1,819,036	21%	0	0%	21%
TOTAL EXPENDITURES	**21,621,624**	**3,398,862**	**16%**	**533,937**	**2%**	**18%**
WATER UTILITY						
PERSONAL SERVICES	353,616	95,978	27%	0	0%	27%
OPERATING EXPENDITURES	665,003	171,461	26%	46,732	7%	33%
CAPITAL OUTLAY	1,931,004	532,691	28%	594,572	31%	58%
DEBT SERVICE	170,576	147,545	86%	0	0%	86%
NON-OPERATING	1,395,165	0	0%	0	0%	0%
TOTAL EXPENDITURES	**4,515,364**	**947,675**	**21%**	**641,304**	**14%**	**35%**
WASTEWATER UTILITY						
PERSONAL SERVICES	835,892	232,749	28%	0	0%	28%
OPERATING EXPENDITURES	1,381,679	302,053	22%	277,530	20%	42%
CAPITAL OUTLAY	2,341,653	0	0%	97,307	4%	4%
DEBT SERVICE	627,920	376,216	60%	0	0%	60%
NON-OPERATING	951,600	0	0%	0	0%	0%
TOTAL EXPENDITURES	**6,138,744**	**911,018**	**15%**	**374,837**	**6%**	**21%**
MOSQUITO CONTROL						
PERSONAL SERVICES	15,819	1,067	7%	0	0%	7%
OPERATING EXPENDITURES	43,758	1,721	4%	0	0%	4%
CAPITAL OUTLAY	95,000	39,804	42%	0	0%	42%
NON-OPERATING	73,000	0	0%	0	0%	0%
TOTAL EXPENDITURES	**227,577**	**42,592**	**19%**	**0**	**0%**	**19%**
ENTERPRISE FUNDS	**32,503,309**	**5,300,147**	**16%**	**1,550,078**	**5%**	**21%**

CITY OF ALACHUA **INTERNAL SERVICE FUND**
FINANCE DEPARTMENT ANALYSIS
FOR THE PERIOD ENDING JANUARY 31, 2026

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

	FY 25/26 APPROVED BUDGET	FY 25/26 AMENDED BUDGET	YEAR TO DATE FY 25/26	PERCENT OF BUDGET COLLECTED OR EXPENDED
REVENUES:				
TAXES	0	0	0	0%
PERMITS, FEES & ASSESSMENTS	0	0	275	NA+
INTERGOVERNMENTAL REVENUE	0	0	0	0%
CHARGES FOR SERVICES	0	0	601	NA+
FINES AND FORFEITURES	0	0	0	0%
MISCELLANEOUS REVENUE	20,000	20,000	22,542	113%
NON-OPERATING	4,665,011	4,665,011	0	0%
	4,685,011	4,685,011	23,418	0%
EXPENSES:				
GENERAL GOVERNMENT	3,552,760	3,552,760	1,128,132	32%
PUBLIC SAFETY	0	0	0	0%
ECONOMIC ENVIRONMENT	0	0	0	0%
PHYSICAL ENVIRONMENT	1,132,251	1,132,251	429,094	38%
TRANSPORTATION	0	0	0	0%
HUMAN SERVICES	0	0	0	0%
CULTURE & RECREATION	0	0	0	0%
	4,685,011	4,685,011	1,557,226	33%
MAJOR EXPENDITURE CATEGORIES:				
PERSONAL SERVICES	3,027,813	3,027,813	890,018	29%
OPERATING EXPENDITURES	1,025,624	1,025,624	265,196	26%
CAPITAL OUTLAY	213,000	213,000	180,776	85%
DEBT SERVICE	278,574	278,574	221,236	79%
GRANTS & AIDS	0	0	0	0%
NON-OPERATING	140,000	140,000	0	0%
POWER COSTS	0	0	0	0%
	4,685,011	4,685,011	1,557,226	33%

CITY OF ALACHUA **INTERNAL SERVICE FUND REVENUES**
FINANCE DEPARTMENT ANALYSIS
FOR THE PERIOD ENDING JANUARY 31, 2026

REVENUE SOURCE	FY 25/26 APPROVED BUDGET	FY 25/26 AMENDED BUDGET	YEAR TO DATE FY 25/26	PERCENT COLLECTED
PERMITS, FEES & ASSESSMENTS				
OTHER LICENSES, FEES, AND PERMITS	0	0	275	NA+
SUBTOTAL	**0**	**0**	**275**	**NA+**
INTERGOVERNMENTAL REVENUE				
OTHER FEDERAL GRANTS	0	0	0	0%
SUBTOTAL	**0**	**0**	**0**	**0%**
CHARGES FOR SERVICES				
OTHER MISCELLANEOUS CHARGES	0	0	601	NA+
SUBTOTAL	**0**	**0**	**601**	**NA+**
MISCELLANEOUS REVENUE				
INTEREST EARNINGS	20,000	20,000	3,281	16%
RENTS & ROYALTIES	0	0	0	0%
OTHER MISCELLANEOUS REVENUE	0	0	19,261	NA+
SUBTOTAL	**20,000**	**20,000**	**22,542**	**113%**
NON-OPERATING				
CONTRIBUTIONS FROM ENTERPRISE	0	0	0	0%
SERIES 2016 DEBT PROCEEDS	0	0	0	0%
INTERFUND TRANSFER	3,613,978	3,613,978	0	0%
FUND BALANCE & UNDER COLLECTION	1,051,033	1,051,033	0	0%
SUBTOTAL	**4,665,011**	**4,665,011**	**0**	**0%**
INTERNAL SERVICE FUND	**4,685,011**	**4,685,011**	**23,418**	**0%**

CITY OF ALACHUA **INTERNAL SERVICE FUND EXPENDITURES**
FINANCE DEPARTMENT ANALYSIS **BY MAJOR CATEGORY**
FOR THE PERIOD ENDING JANUARY 31, 2026

DEPARTMENT/DIVISION	FY 25/26 AMENDED BUDGET	EXPENDED TO DATE	PERCENT EXPENDED TO DATE	ENCUMBERED TO DATE	PERCENT ENCUMBERED TO DATE	PERCENT EXPENDED & ENCUMBERED TO DATE
FAS / UTILITY OPERATIONS						
PERSONAL SERVICES	456,545	146,294	32%	0	0%	32%
OPERATING EXPENDITURES	88,922	14,908	17%	0	0%	17%
CAPITAL OUTLAY	50,000	0	0%	37,414	75%	75%
NON-OPERATING	0	0	0%	0	0%	0%
TOTAL EXPENDITURES	**595,467**	**161,202**	**27%**	**37,414**	**6%**	**33%**
FAS / UTILITY BILLING						
PERSONAL SERVICES	449,164	150,529	34%	0	0%	34%
OPERATING EXPENDITURES	203,589	43,140	21%	45,678	22%	44%
CAPITAL OUTLAY	0	0	0%	0	0%	0%
NON-OPERATING	0	0	0%	0	0%	0%
TOTAL EXPENDITURES	**652,753**	**193,669**	**30%**	**45,678**	**7%**	**37%**
PUBLIC SERVICES / UTILITY ADMINISTRATION						
PERSONAL SERVICES	1,321,233	311,216	24%	0	0%	24%
OPERATING EXPENDITURES	261,191	60,845	23%	3,880	1%	25%
CAPITAL OUTLAY	0	0	0%	0	0%	0%
NON-OPERATING	0	0	0%	0	0%	0%
TOTAL EXPENDITURES	**1,582,424**	**372,061**	**24%**	**3,880**	**0%**	**24%**
PUBLIC SERVICES-WAREHOUSE OPERATIONS						
PERSONAL SERVICES	156,519	55,016	35%	0	0%	35%
OPERATING EXPENDITURES	38,670	6,046	16%	0	0%	16%
CAPITAL OUTLAY	15,000	0	0%	0	0%	0%
NON-OPERATING	0	0	0%	0	0%	0%
TOTAL EXPENDITURES	**210,189**	**61,062**	**29%**	**0**	**0%**	**29%**
ISF - HUMAN RESOURCES						
PERSONAL SERVICES	49,762	17,187	35%	0	0%	35%
OPERATING EXPENDITURES	777	385	50%	0	0%	50%
TOTAL EXPENDITURES	**50,539**	**17,572**	**35%**	**0**	**0%**	**35%**
ISF - FAS / INFORMATION						
PERSONAL SERVICES	38,814	13,347	34%	0	0%	34%
OPERATING EXPENDITURES	4,000	1,011	25%	0	0%	25%
TOTAL EXPENDITURES	**42,814**	**14,358**	**34%**	**0**	**0%**	**34%**

CITY OF ALACHUA **INTERNAL SERVICE FUND EXPENDITURES**
FINANCE DEPARTMENT ANALYSIS **BY MAJOR CATEGORY**
FOR THE PERIOD ENDING JANUARY 31, 2026

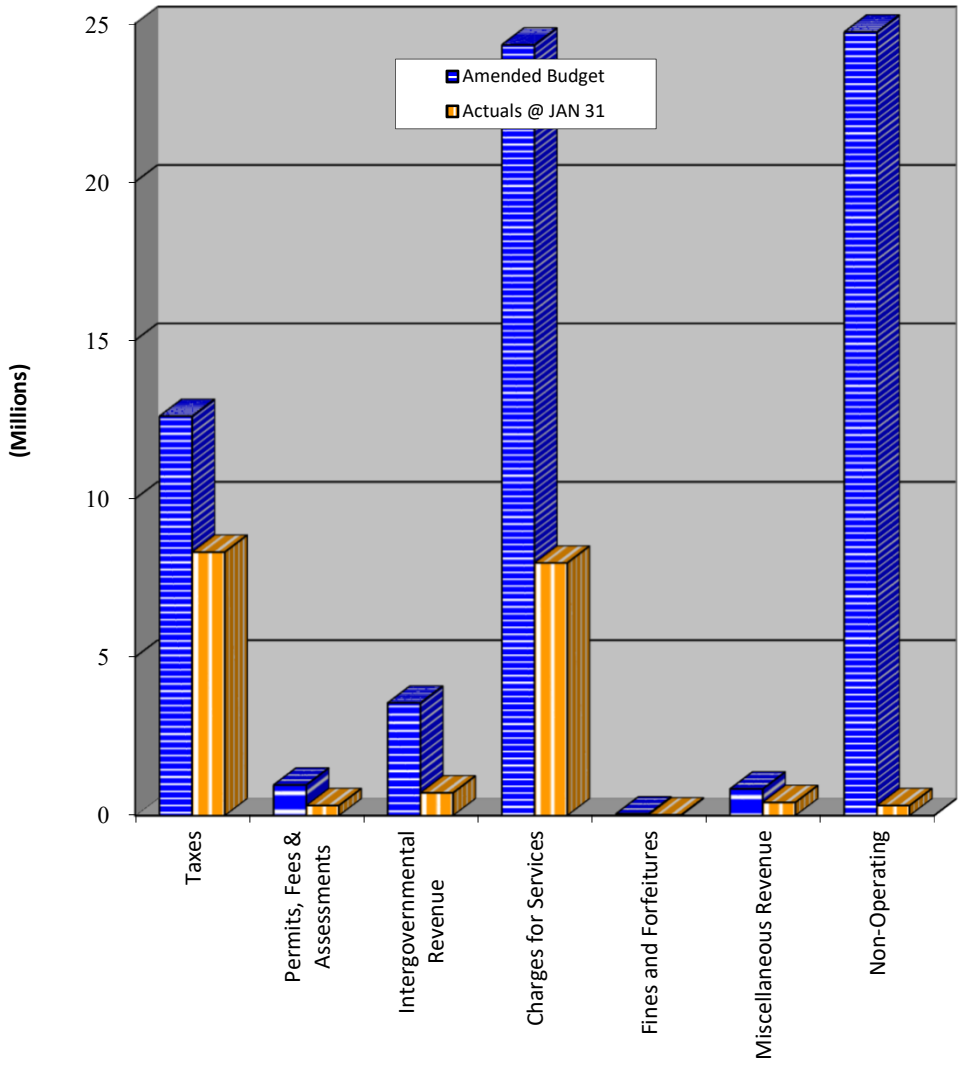
DEPARTMENT/DIVISION	FY 25/26 AMENDED BUDGET	EXPENDED TO DATE	PERCENT EXPENDED TO DATE	ENCUMBERED TO DATE	PERCENT ENCUMBERED TO DATE	PERCENT EXPENDED & ENCUMBERED TO DATE
PUBLIC SERVICES-WATER DISTRIBUTION/COLLECTION						
PERSONAL SERVICES	555,776	196,429	35%	0	0%	35%
OPERATING EXPENDITURES	428,475	85,432	20%	3,871	1%	21%
CAPITAL OUTLAY	148,000	10,895	7%	132,467	90%	97%
TOTAL EXPENDITURES	**1,132,251**	**292,756**	**26%**	**136,338**	**12%**	**38%**
DEBT SERVICE FUND - SERIES 2016						
DEBT SERVICE	278,574	221,236	79%	0	0%	79%
TOTAL EXPENDITURES	**278,574**	**221,236**	**79%**	**0**	**0%**	**79%**
INTERNAL SERVICE FUND RESERVES						
NON-OPERATING	140,000	0	0%	0	0%	0%
TOTAL EXPENDITURES	**140,000**	**0**	**0%**	**0**	**0%**	**0%**
INTERNAL SERVICE FUND	**4,685,011**	**1,333,916**	**28%**	**223,310**	**5%**	**33%**

CITY OF ALACHUA **ALL CITY FUNDS**
FINANCE DEPARTMENT ANALYSIS
FOR THE PERIOD ENDING JANUARY 31, 2026

	FY 25/26 APPROVED BUDGET	FY 25/26 AMENDED BUDGET	YEAR TO DATE FY 25/26	PERCENT OF BUDGET COLLECTED OR EXPENDED
REVENUES:				
TAXES	12,604,602	12,604,602	8,316,155	66%
PERMITS, FEES & ASSESSMENTS	964,800	964,800	317,090	33%
INTERGOVERNMENTAL	3,555,183	3,555,183	715,979	20%
CHARGES FOR SERVICES	24,326,732	24,326,732	7,972,250	33%
FINES AND FORFEITURES	54,200	54,200	23,045	43%
MISCELLANEOUS REVENUE	841,570	841,570	415,163	49%
NON-OPERATING	24,731,853	24,731,853	318,371	1%
	67,078,940	67,078,940	18,078,053	27%
EXPENSES:				
GENERAL GOVERNMENT	16,544,201	16,544,201	5,056,269	40%
PUBLIC SAFETY	6,984,248	6,984,248	2,819,659	40%
ECONOMIC ENVIRONMENT	1,176,771	1,176,771	500,474	43%
PHYSICAL ENVIRONMENT	34,944,190	34,944,190	8,589,866	25%
TRANSPORTATION	4,183,163	4,183,163	1,758,806	42%
HUMAN SERVICES	7,627	7,627	0	0%
CULTURE & RECREATION	3,238,740	3,238,740	790,150	24%
	67,078,940	67,078,940	19,515,224	29%
MAJOR EXPENDITURE CATEGORIES:				
PERSONAL SERVICES	17,598,376	17,598,376	5,492,434	31%
OPERATING EXPENDITURES	10,880,745	10,977,398	5,397,999	49%
CAPITAL OUTLAY	19,851,822	19,755,169	5,101,237	26%
DEBT SERVICE	1,870,934	1,870,934	1,375,493	74%
GRANTS & AIDS	154,000	154,000	10,654	7%
NON-OPERATING	7,943,063	7,943,063	318,371	4%
POWER COSTS	8,780,000	8,780,000	1,819,036	21%
	67,078,940	67,078,940	19,515,224	29%

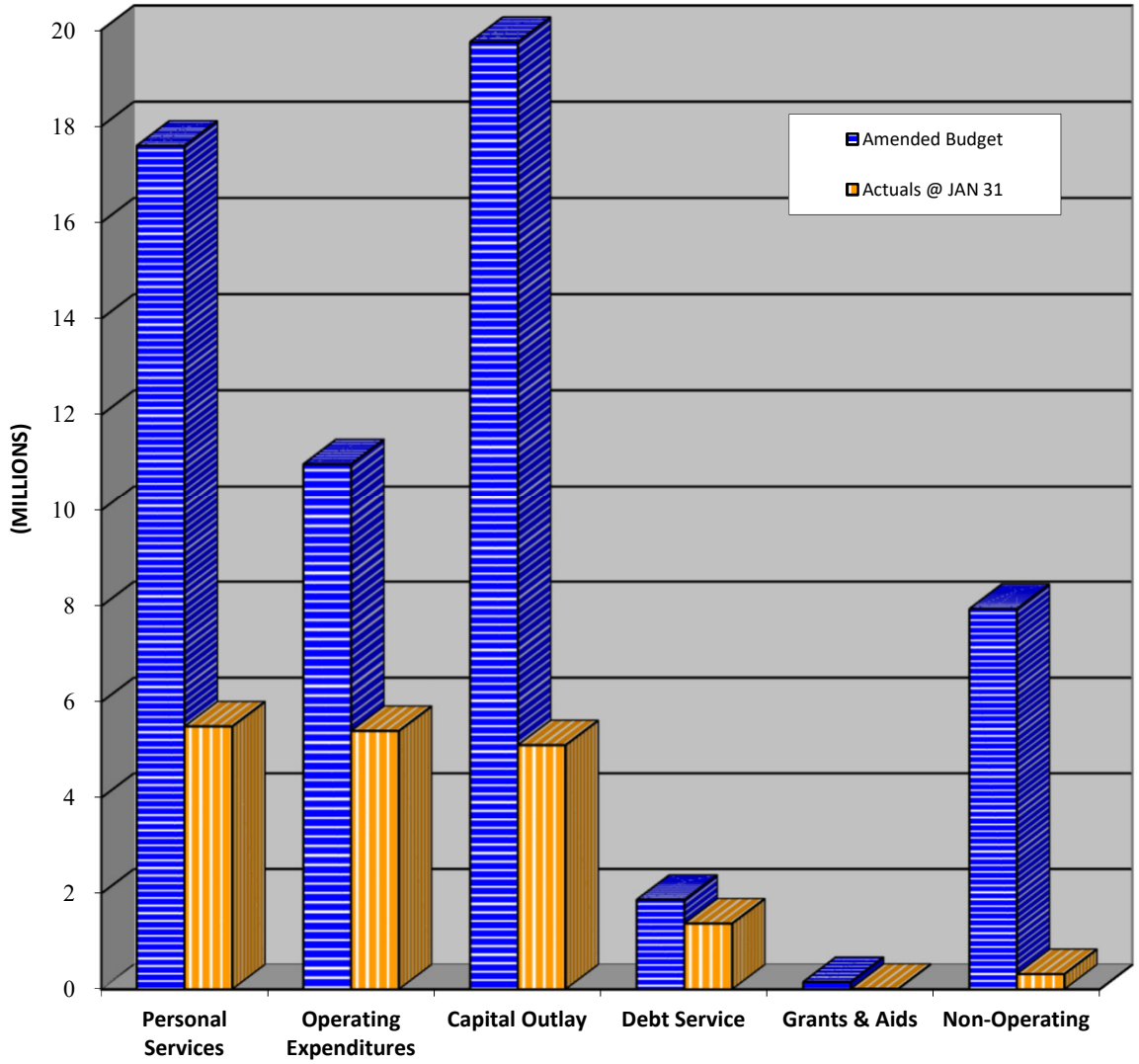
Revenues by Major Category
All City Funds

The City of Alachua's overall revenues are at 27% of budget for the fiscal year. Taxes are at 66% of budget. These include ad valorem property taxes and public utility taxes. Other revenue sources are: Permits, Fees and Assessments (33%); Intergovernmental Revenue (20%); Charges for Services (33%); Fines and Forfeitures (43%); Miscellaneous Revenue (49%); and Non-Operating Revenue (1%).



Expenditures by Major Category
All City Funds

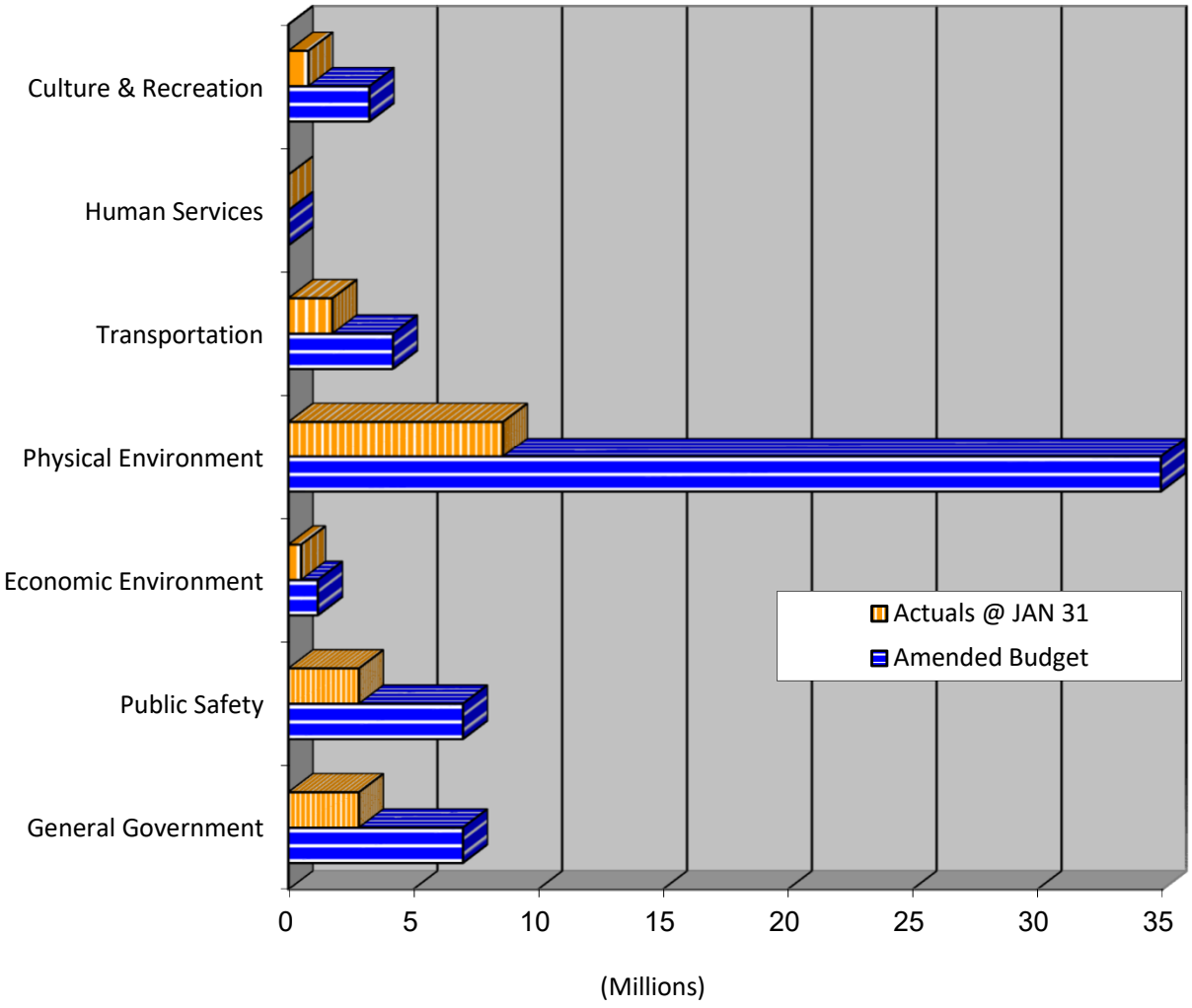
Overall, City expenditures and encumbrances are at 29% of budget for the period. The Personal Services category is at 31% of budget for the fiscal year. The Operating Expenditures category is at 49%, with encumbrances for legal and residential waste collection services of $1.0M. Capital Outlay is at 26%, Debt Service is 74%, Grants & Aids is 7% and Non-Operating Expenditures are at 4%. Encumbrances for future expenditures account for 4.9% (aprox. $3.3M) of the budget total.



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

Budget Performance by Function
All City Funds

Overall, expenditures are at 29% of budget with General Government expenses at 40%, Public Safety at 40%, Economic Environment at 43%, Physical Environment at 25% (Enterprise Funds, Water Collection and Distribution & residential waste collection services), Transportation at 42%, Human Services at 0%, and Culture & Recreation at 24%.



INVESTMENTS AND CASH

Purpose

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

Investment Objectives

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

Defining Principal

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

Defining of Portfolio

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

Defining Rate of Return on Investment

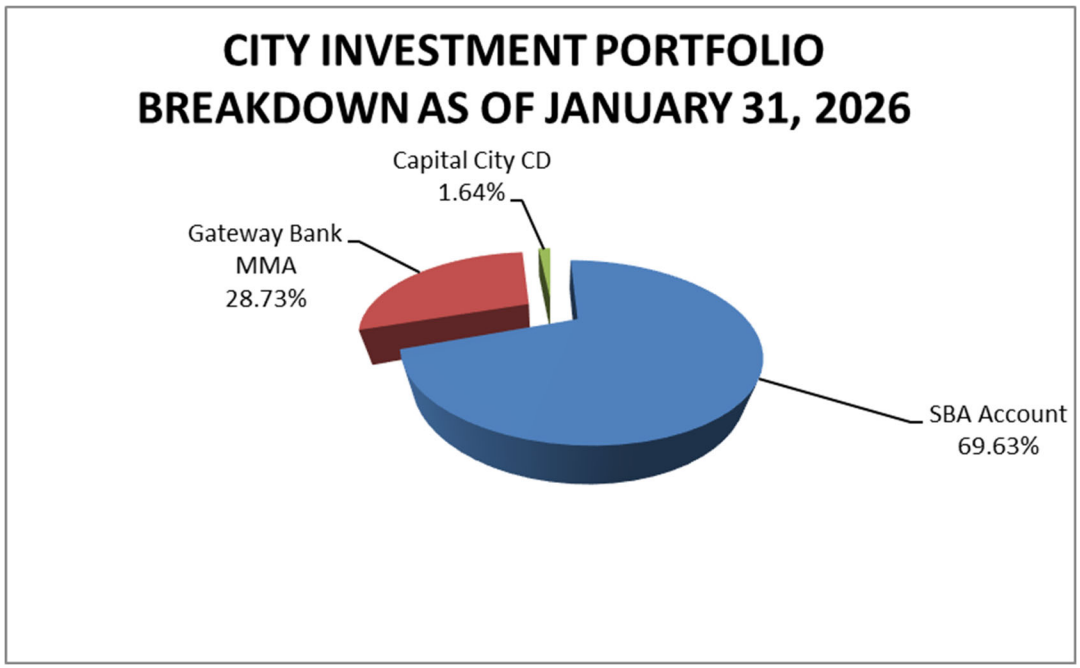
The Rate of Return on Investment refers to the benefits (the profits) to an investor or organization relative to the cost of the initial investment. It is similar to the rate of profit as a measure of profitability.

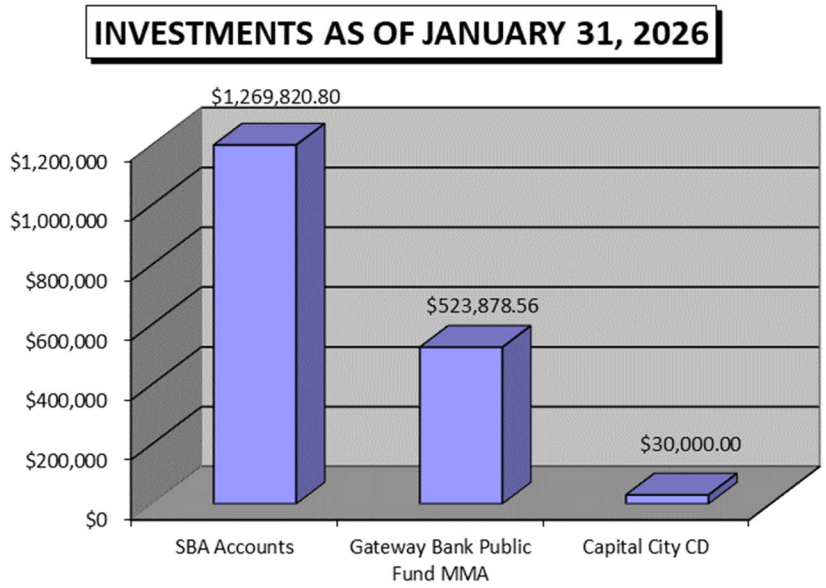
Conclusion

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

INVESTMENTS AND CASH

As of January 31, 2026, the City's investment portfolio totaled **$1,823,699.36.** The portfolio consists of: two State Board of Administration Investment Pool (SBA) accounts, one money market account and a certificate of deposit account. The graphs below illustrate the breakdown, by percentage, of each investment.





INVESTMENTS AND CASH

As of January 31, 2026, the City had cash holdings in several accounts with Capital City Bank, South State Bank (formerly CenterState Bank) and Renasant Bank (formerly Alarion & Heritage) that totaled **$32,246,008.06.** Each bank account has a specific purpose. The accounts are listed as follows:

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

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

Bank Account	January Balance	Percentage of Total
Operating Account	$28,467,336.08	88.28%
Payroll Account	$7,861.99	0.02%
CRA Account	$1,042,353.04	3.23%
Police Forfeiture Account	$3,392.00	0.01%
Series 2016 Repayment Account	$26,919.29	0.08%
Deposit Account	$2,358,809.80	7.32%
Tara Baywood Surety Account	$45,003.82	0.14%
Explorer Account	$9,115.29	0.03%
Heritage Oaks Account	$4,325.46	0.01%
SRF Repayment Account	$156,032.26	0.48%
ARPA Account	$124,859.03	0.39%
TOTAL	**$32,246,008.06**	100.00%

Commission Agenda Item

MEETING DATE: February 23, 2026

SUBJECT: ORDINANCE 26-02: AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA, RELATING TO THE SMALL-SCALE AMENDMENT OF THE CITY OF ALACHUA COMPREHENSIVE PLAN FUTURE LAND USE MAP; AMENDING THE FUTURE LAND USE MAP CLASSIFICATION OF A ± 1.35-ACRE SUBJECT PROPERTY FROM AGRICULTURE TO COMMUNITY COMMERCIAL; LOCATED NORTHWEST OF 164TH LANE AND NORTH OF NW US HIGHWAY 441; TAX PARCEL NUMBER 03046-004-000; REPEALING ALL ORDINANCES IN CONFLICT; PROVIDING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.(Legislative Hearing; Second Reading).

PREPARED BY: Bryan Thomas

RECOMMENDED ACTION:

Staff recommends that the City Commission find the Small-Scale Comprehensive Plan Amendment for Mallard Construction & Electric, LLC to be consistent with the City of Alachua Comprehensive Plan and (1) enact Ordinance 26-02 upon second and final reading.

Recommended Motion: *I move that, based upon the competent substantial evidence, the presentation before this Commission, and Staff's recommendation, this Commission finds the application for a Small-Scale Comprehensive Plan Amendment for Mallard Construction & Electric, LLC to be consistent with the City of Alachua Comprehensive Plan and (1) enact Ordinance 26-02 upon second and final reading.*

Summary

The application is a request by NV5, Inc (applicant/agent) on behalf of Mallard Construction & Electric, LLC (property owners) for consideration of an amendment to the City of Alachua Future Land Use Map (FLUM). The proposed amendment would change the future land use designation from Agriculture to Community Commercial on a ±1.35-acre subject property tax parcel 03046-004-000. The applicant has submitted a companion application for a site-specific amendment to the Official Zoning Atlas (rezoning), which proposes to amend the zoning of the subject property from Agricultural (A) to Community Commercial (CC).

Existing Future Land Use Designation

Objective 1.1 of the City of Alachua Comprehensive Plan, Future Land Use Element establishes the Agriculture land use category, the purpose of which is to "maintain agriculture operations within the city limits as well as preserve the rural character and small-town charm of Alachua."

Limited residential uses, community services, agri-business, and agritourism are permitted in the Agriculture land use category.

Proposed Future Land Use Designation

Policy 1.3.a of the City of Alachua Comprehensive Plan, Future Land Use Element establishes the Community Commercial land use category, the purpose of which is "to serve as a transitionary land use category between residential and commercial land use categories."

On January 13, 2026, the City of Alachua Planning & Zoning Board held a duly advertised public hearing and voted 4-0 to transmit the application to the City Commission with a recommendation to approve.
On February 9, 2026, the City Commission voted 5-0 to approve Ordinance 26-02 on first reading.

FINANCIAL IMPACT

ADDITIONAL FINANCIAL INFORMATION

COMMISSION GOALS

ATTACHMENTS

1. Ordinance 26-02
2. Staff Report & Supporting Materials
3. Application Materials
4. Public Notice Materials
5. ORD 26-02

ORDINANCE 26-02

AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA, RELATING TO THE SMALL-SCALE AMENDMENT OF THE CITY OF ALACHUA COMPREHENSIVE PLAN FUTURE LAND USE MAP; AMENDING THE FUTURE LAND USE MAP CLASSIFICATION OF A ± 1.35-ACRE SUBJECT PROPERTY FROM AGRICULTURE TO COMMUNITY COMMERCIAL; LOCATED NORTHWEST OF 164TH LANE AND NORTH OF NW US HIGHWAY 441; TAX PARCEL NUMBER 03046-004-000; REPEALING ALL ORDINANCES IN CONFLICT; PROVIDING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

RECITALS

WHEREAS, an application for a Small-Scale Comprehensive Plan Map Amendment ("Amendment"), as described below, to the Comprehensive Plan Future Land Use Map has been filed with the City; and,

WHEREAS, a duly advertised public hearing was conducted on the proposed Amendment on January 13, 2026, by the Planning and Zoning Board, sitting as the Local Planning Agency ("LPA"), and the LPA reviewed and considered all comments received during the public hearing concerning the application and made its recommendation to the City Commission; and,

WHEREAS, the City Commission held a duly advertised public hearings on February 9, 2026 and February 23, 2026 on the proposed Amendment and provided for and received public participation; 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,

WHEREAS, for reasons set forth in this Ordinance that is hereby adopted and incorporated herein as findings of fact, that the 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 PEOPLE 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 Amendment is consistent with the City of Alachua 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 from Agriculture to Community Commercial on a ± 1.35-acre subject property, consisting of Tax Parcel Number 03046-004-000, in accordance with the legal description found in Exhibit "A" and map found in Exhibit "B" attached hereto.

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

Section 5. Severability

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

Section 6. Effective Date

This ordinance shall take effect immediately upon passage and adoption. The effective date of this plan Amendment, unless timely challenged, shall be 31 days after adoption in accordance with Chapter 163.3187, Florida Statutes. If timely challenged, this Amendment shall become effective on the date the state land planning agency or Administrative Commission enters a final order determining this adopted Amendment to be in compliance in accordance with Chapter 163.3187, Florida Statutes. No development orders, development permit, or land uses dependent on this Amendment may be issued or commenced before this plan Amendment has become effective.

PASSED on first reading the 9th day of February, 2026.

PASSED and ADOPTED, in regular session, with a quorum present and voting, by the City Commission, upon second and final reading this _23_ day of _February_, 2026.

CITY COMMISSION OF THE CITY OF ALACHUA, FLORIDA

_____
Walter Welch, Mayor
SEAL

APPROVED AS TO FORM

ATTEST:

_____
Rodolfo Valladares, City Manager/Clerk

_____
Scott Walker, City Attorney

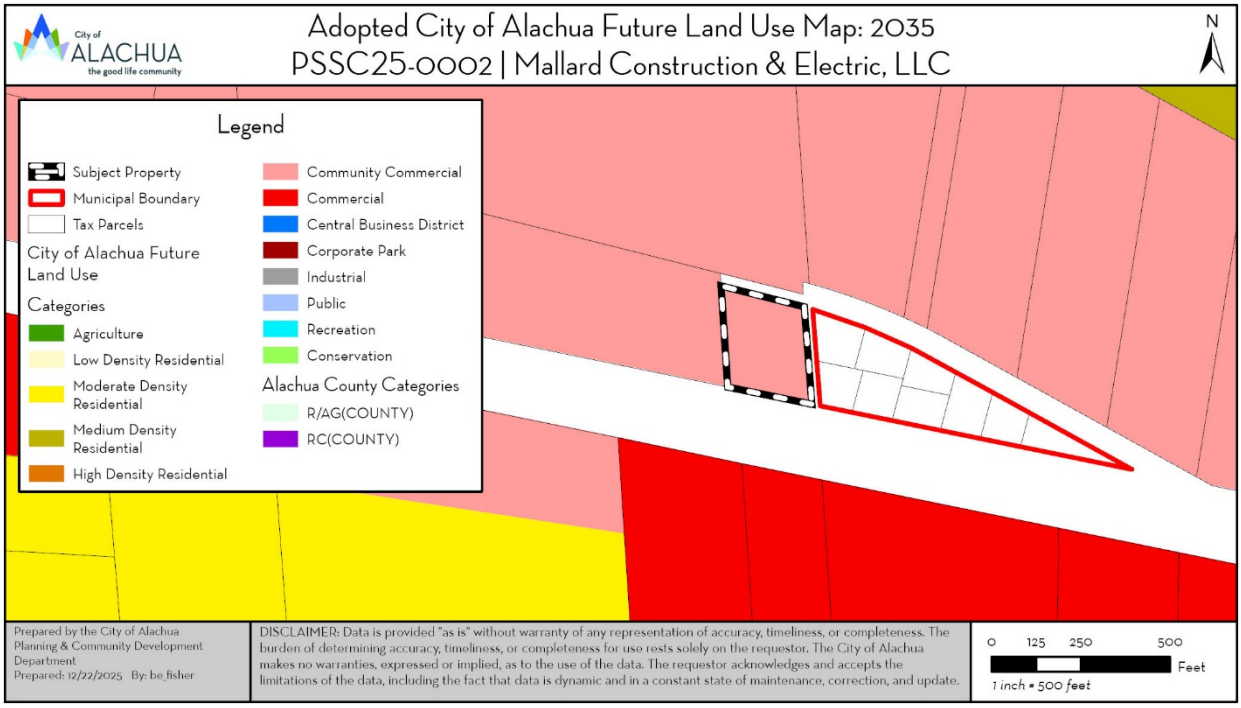
EXHIBIT "A"

LEGAL DESCRIPTION:

Tax Parcel 03046-004-000 Legal Description:

COMMENCE AT THE SOUTHWEST CORNER OF LOT 7 OF OAKMONT ESTATES, A SUBDIVISION AS PER PLAT RECORDED IN PLAT BOOK "E", PAGE 64 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA FOR THE POINT OF REFERENCE AND RUN WESTERLY, ALONG THE NORTH RIGHT OF WAY LINE OF STATE ROAD NO'S. 20 AND 25 (200 FEET RIGHT OF WAY) ALSO KNOWN AS U.S. HIGHWAY NO. 441, A DISTANCE OF 20 FEET MORE OR LESS TO THE INTERSECTION OF SAID NORTH RIGHT OF WAY LINE WITH THE WESTERLY LINE OF A STATE ROAD DEPARTMENT DRAINAGE RIGHT OF WAY AND THE TRUE POINT OF BEGINNING; THENCE CONTINUE WESTERLY, ALONG SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 210.00 FEET; THENCE RUN NORTHWESTERLY, PARALLEL WITH THE AFOREMENTIONED WESTERLY RIGHT OF WAY LINE OF THE STATE ROAD DEPARTMENT DRAINAGE RIGHT OF WAY, A DISTANCE OF 286 FEET MORE OR LESS TO THE SOUTH RIGHT OF WAY LINE OF OLD STATE ROAD NO'S. 20 AND 25; THENCE RUN EASTERLY, ALONG SAID SOUTH RIGHT OF WAY LINE, A DISTANCE OF 210 FEET MORE OR LESS TO THE INTERSECTION OF SAID SOUTH RIGHT OF WAY LINE WITH THE AFOREMENTIONED WESTERLY LINE OF STATE ROAD DEPARTMENT DRAINAGE RIGHT OF WAY; THENCE RUN SOUTHEASTERLY, ALONG SAID WESTERLY LINE, A DISTANCE OF 270 FEET MORE OR LESS TO THE TRUE POINT OF BEGINNING.

EXHIBIT "B"


City of ALACHUA
the good life community
Adopted City of Alachua Future Land Use Map: 2035
PSSC25-0002 | Mallard Construction & Electric, LLC
N
Legend
Subject Property
Municipal Boundary
Tax Parcels
City of Alachua Future Land Use
Categories
Agriculture
Low Density Residential
Moderate Density Residential
Medium Density Residential
High Density Residential
Community Commercial
Commercial
Central Business District
Corporate Park
Industrial
Public
Recreation
Conservation
Alachua County Categories
R/AG(COUNTY)
RC(COUNTY)
Prepared by the City of Alachua Planning & Community Development Department
Prepared: 12/22/2025 By: be_fisher
DISCLAIMER: Data is provided "as is" without warranty of any representation of accuracy, timeliness, or completeness. The burden of determining accuracy, timeliness, or completeness for use rests solely on the requestor. The City of Alachua makes no warranties, expressed or implied, as to the use of the data. The requestor acknowledges and accepts the limitations of the data, including the fact that data is dynamic and in a constant state of maintenance, correction, and update.
0 125 250 500
Feet
1 inch = 500 feet

City of Alachua
Planning & Community Development Department
Staff Report

Planning & Zoning Board Hearing Date: January 13, 2026
Legislative Hearing **Application #PSSC25-0002**

SUBJECT:	A request to amend the Future Land Use Map (FLUM) designation from Agriculture to Community Commercial on the subject property.
APPLICANT/AGENT:	NV5, Inc.
PROPERTY OWNER:	Mallard Construction & Electric, LLC
LOCATION:	Generally located north of NW US 441 and west of NW 164th Ln
PARCEL ID NUMBER:	03046-004-000
FLUM DESIGNATION:	Agriculture
ZONING:	Agricultural (A)
OVERLAY:	N/A
ACREAGE:	± 1.35
PROJECT PLANNER:	Bernadette Fisher
RECOMMENDATION:	Staff recommends that the Planning & Zoning Board find the Small-Scale Comprehensive Plan Amendment for Mallard Construction & Electric, 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 finds the application for a Small-Scale Comprehensive Plan Amendment for Mallard Construction & Electric, LLC, to be consistent with the City of Alachua Comprehensive Plan and transmits the application to the City Commission with a recommendation to approve.*

SUMMARY

This application, submitted by NV5, Inc. (applicant/agent) on behalf of Mallard Construction & Electric, LLC (property owners), requests consideration for an amendment to the City of Alachua Future Land Use Map (FLUM). The proposed amendment seeks to change the future land use designation of a ± 1.35-acre property, identified by tax parcel number 03046-004-000, from Agriculture to Community Commercial.

Additionally, the applicant has submitted a companion application for a site-specific amendment to the Official Zoning Atlas (rezoning), which proposes changing the zoning designation of the property from Agricultural (A) to Community Commercial (CC).

Existing Future Land Use Designation

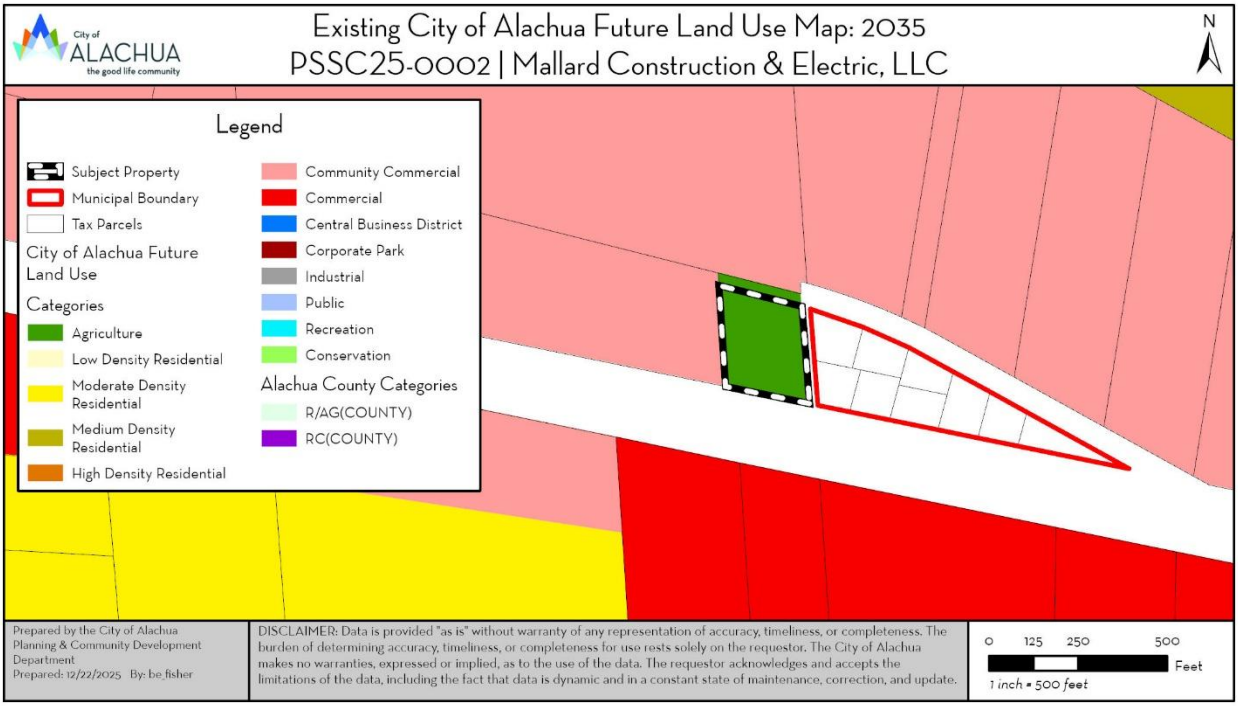
The Agriculture land use category is outlined in Objective 1.1 of the City of Alachua Comprehensive Plan, Future Land Use Element. Its objective is to protect areas designated for farming, resource-based industries, conservation, and very low-density rural development. The intent is to preserve the rural landscape, support traditional rural economies, minimize the conversion of undeveloped land, and separate urban uses from agricultural activities to reduce potential conflicts.

Proposed Future Land Use Designation

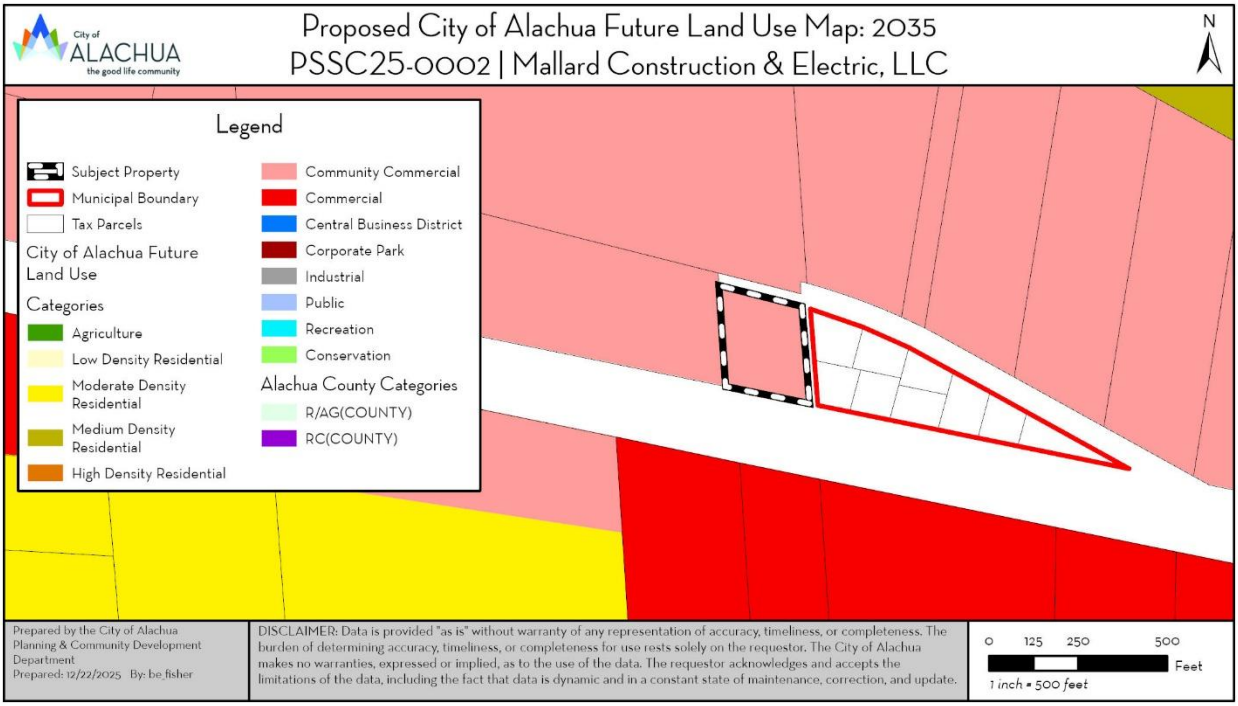
Policy 1.3.a of the City of Alachua Comprehensive Plan, Future Land Use Element, defines the Community Commercial category for land use. This category serves as a transitional land use between residential and commercial zones. It aims to facilitate a compatible transition between intensive commercial areas and adjacent residential neighborhoods. The primary goal is to accommodate medium-to large-scale commercial and mixed uses, providing goods and services to surrounding residential areas while mitigating potential negative impacts on less intensive land uses.

Table 1. Comparison of Existing/Proposed FLUM Designations

	Existing FLUM Designation	Proposed FLUM Designation
FLUM Designation:	Agriculture	Community Commercial
Max. Gross Density:	1 Dwelling Unit (0.20 DUA)	5 Dwelling Units (10 DUA*)
Max. Floor Area:	± 11,761 Square Feet (0.20 FAR)	± 29,403 Square Feet (0.50 FAR*)
Typical Uses:	• Single-family detached dwelling units; • Manufactured, modular, and mobile homes; • Accessory dwelling units; • Supporting community services; • Equestrian centers and boarding facilities; • Agriculture production and education; • Animal husbandry; Animal care; Animal sales and services; • Horticulture; • Event facilities; • Nurseries; • Farmers markets; • Agricultural biotechnological start-ups or incubators; • Farm produce stands; • Agri-tourism related activities; • Small-scale visitor and business accommodation uses;	• Neighborhood commercial development; • Residential/offices and live-work units; • Business and professional offices; • Personal services; • Financial institutions; • Retail sales and services that serve the community; • Eating establishments; • Indoor recreation/entertainment; • Single-family and multi-family residential above first floor commercial uses; • Visitor accommodations; • Supporting community services such as schools, houses of worship, parks, and community centers; • Traditional Neighborhood Planned Developments; • Single-family attached units; • Apartments and townhomes; and • Duplexes and quadplexes.
Net Increase/ Decrease:	*Increase of 1 Dwelling* *Increase of ± 17,642 Square Feet*	
*Density and intensity calculations were completed using the highest densities and intensities permitted in the Community 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.		



Map 1. Existing Future Land Use Map with Subject Property



Map 2. Proposed Future Land Use Map with Subject Property

EXISTING USES

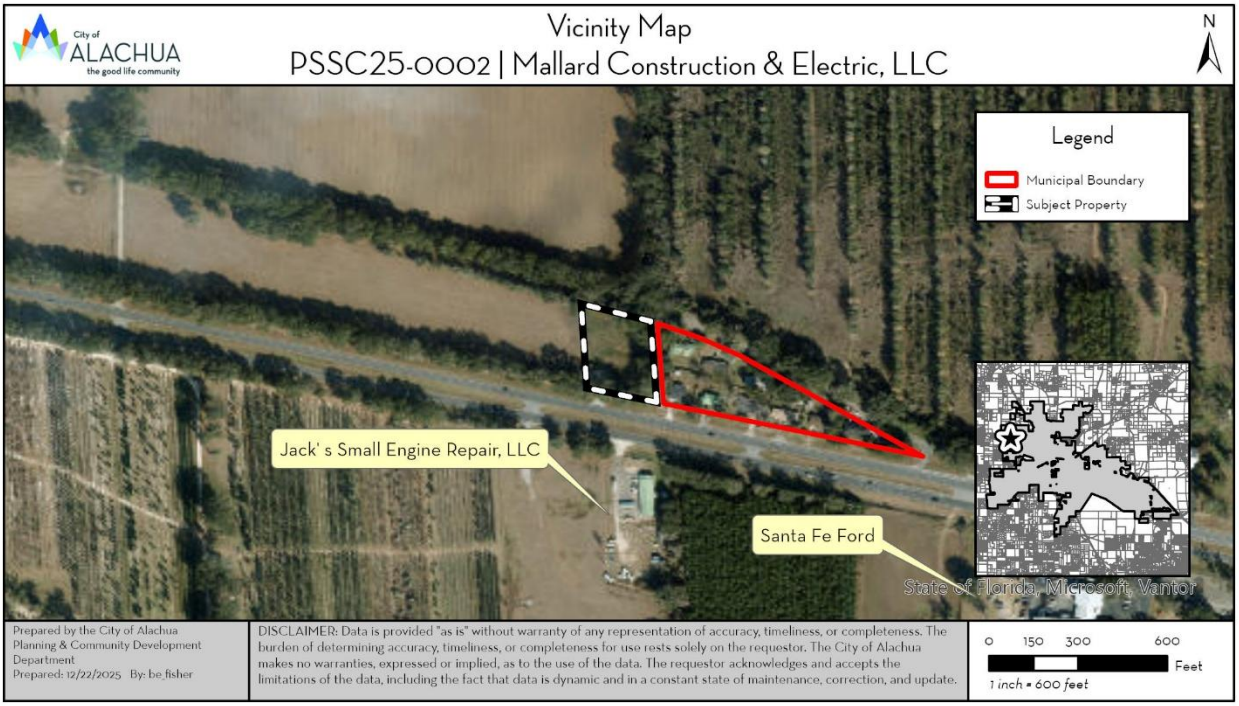
The subject property is currently undeveloped, comprising both cleared land and naturally wooded areas.

SURROUNDING USES

Table 1 details the existing uses, Future Land Use Map (FLUM) designations, and zoning districts for the surrounding area. Additionally, Map 3 provides an overview of the vicinity around the subject property. (NOTE: The information below is intended to offer a general overview of the area surrounding the subject property and to orient the reader. It is not exhaustive and may not include all existing uses, FLUM designations, or zoning districts adjacent to the subject property.)

Table 2. Surrounding Land Uses

Direction	Existing Use(s)	FLUM Designation(s)	Zoning District(s)
North	Vacant Lands	Community Commercial	Planned Development-Commercial (PD-COMM)
South	Repair Services (Non-Automotive)	Commercial	Commercial Intensity (CI)
East	Single-Family Subdivision (Unincorporated)	N/A	N/A
West	Vacant Lands	Community Commercial	Planned Development-Commercial (PD-COMM)



Map 3. Vicinity Map

NEIGHBORHOOD MEETING

The purpose of the Neighborhood Meeting is to inform nearby landowners and any other interested members of the public about the project and to gather comments regarding it.

While Neighborhood Meetings are not mandatory for Comprehensive Plan Amendment applications, they are required for Rezoning applications. Since the applicant has submitted a companion Rezoning application that includes the Small-Scale Comprehensive Plan Amendment, a Neighborhood Meeting was conducted.

In accordance with Section 2.2.4 of the LDRs, all property owners within 400 feet of the subject property, as well as individuals and organizations registered with the City, were notified of the meeting. Additionally, notice of the meeting was published in a newspaper with general circulation.

The Neighborhood Meeting took place on September 29, 2025, at 6:00 p.m. at NV5, Inc., located at 11801 Research Drive, Alachua, Florida. The applicant was present to answer questions during the meeting. According to materials submitted by the applicant, no members of the public attended the meeting. The applicant has included a summary of the event in the application materials.

NEED ANALYSIS

According to Section 163.3177(6)(a)4 of the Florida Statutes, the Future Land Use Element of a Comprehensive Plan must ensure that the designated land for future planned uses achieves a balance that supports vibrant, viable communities and economic development opportunities. This element must also address outdated development patterns and facilitate the functioning of real estate markets, thereby providing adequate choices for both permanent and seasonal residents as well as businesses. Furthermore, the designated land must accommodate at least the minimum requirements to meet medium projects published by the Florida Office of Economic and Demographic Research for a planning period of at least 10 years, unless otherwise restricted under Florida Statutes, Section 380.05, including the related rules of the Administration Commission.

The subject property is situated within an urbanizing area of the City, adjacent to US Highway 441 and near existing commercial properties. Public Services are accessible and can adequately support on-site development. The development of this land would align with urban development concepts. Additionally, the amendment is expected to positively contribute to the City's manageable growth by providing essential services and employment opportunities, all while minimizing adverse impacts on surrounding properties and fostering a balanced mix of uses in the area that will help reduce vehicle miles traveled for goods and services.

URBAN SPRAWL ANALYSIS

Section 163.3177, Florida Statutes, requires that any amendment to the Future Land Use Element 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 with 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 Community Commercial land use category allows businesses and professional offices a maximum Floor Area Ratio (FAR) of 0.75 for properties that are less than 5 acres. The proposed amendment promotes infill development, which is defined as the reutilization or redevelopment of underutilized land within established urban areas. This approach helps prevent the expansion of undeveloped agricultural or natural lands on the edges of urban areas. The property in question is in the City's urbanizing zone, close to the US Highway 441 arterial road, Interstate 75, existing residential neighborhoods, and the City's Urban Commercial Corridor. These factors collectively help alleviate development pressures on peripheral areas.

(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: The subject property is situated within the City's urbanizing zone, in proximity to US Highway 441, which is a major thoroughfare and the Interstate 75 interchange, as well as adjacent residential areas and the City's Urban Commercial Corridor, which exist along US Highway 441. The primary justification for changing the future land use designation from Agriculture to Community Commercial is that the property is "virtually available to develop" and "consistent with surroundings." This indicates that, despite its current agriculture designation and rural context, the immediate area already exhibits characteristics of commercial and mixed-use development (such as existing development along a US Highway 441, which represents closeness to a commercial node). The proposal seeks to formalize this existing context instead of introducing a new, isolated uses.

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

Evaluation & Findings: The subject property is surrounded by existing urban and commercial development patterns. The proposed amendment serves as a logical extension of the established commercial area and aims to bring the property into alignment with the prevailing character of the surrounding locale. This change prevents the creation of an isolated agricultural parcel amid an otherwise developed context and supports infill development, which represents an efficient use of land and public services. The proposed amendment does not promote urban sprawl in the form of "radial, strip, isolated, or ribbon patterns generally emanating from existing urban developments," as the property is adjacent to an existing commercial node and urban cluster.

(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 proposed amendment is determined to have no adverse effects on the natural resources identified in the criteria. The proposal is consistent with smart growth principles, as it directs commercial growth to a suitable location that is accessible to existing infrastructure and compatible with surrounding land use patterns, while also ensuring the preservation of the community's environmental integrity.

(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: The subject property is located within the City's urbanizing zone, adjacent to US Highway 441 and the Interstate 75 interchange, as well as existing residential areas and the City's Urban Commercial Corridor. The primary finding that supports the proposed amendment of the future land use map from agriculture to community commercial is that the property is "virtually available to develop as proposed" and "consistent with its surroundings." This suggests that, despite its current agriculture designation and rural setting, the immediate area already exhibits characteristics of commercial and mixed-use development (such as development along US Highway 441, proximity to Interstate 75, and an existing commercial node.) The proposal aims to formalize this existing context rather than introduce a new, isolated use.

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

Evaluation & Findings: The subject property is situated within the City's service area for water and wastewater and must connect to these services at the time of development. Existing utility lines are located nearby and currently service additional commercial development in the vicinity of the subject property.

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

Evaluation & Findings: The subject property is located within the City of Alachua service area for water and wastewater and will be required to connect at the time of development.

(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 located within the City's urbanizing area, as defined in the City's Comprehensive Plan. Given its immediate proximity to public facilities, the development of this site will not impose a disproportionate burden on these services.

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

Evaluation & Findings: The subject property is located along US 441, a principal arterial roadway, and is in close proximity to Interstate 75. The surrounding area is urbanized, featuring mixed-use development to the north and west, commercial uses to the south and east, and residential properties to the immediate east. There are no concerns regarding the separation between rural and urban uses. The applicant asserts that the distinction is currently unclear due to the site's location among predominantly Community Commercial future land use-designated lands.

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

Evaluation & Findings: The proposed amendment does not discourage or inhibit infill development on this site. The subject property is situated in an urbanizing area of the city, as evidenced by the current local development patterns and nearby future land use designations.

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

Evaluation & Findings: The proposed map amendment supports a functional mix of uses by facilitating future commercial development that addresses community needs. It aligns with the Comprehensive Plan's objectives for orderly urban growth, compatibility, and a balanced mix of uses in an urbanizing area along a major arterial roadway. The Community Commercial land use category aims to accommodate a variety of commercial, retail, and office uses within sustainable, mixed-use development areas.

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

Evaluation & Findings: The subject property is oriented along the major arterial roadway of US 441 and is near Interstate 75. Existing related land uses are established to the north, south, and west, ensuring accessible connections.

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

Evaluation & Findings: The proposed amendment will not lead to the loss of functional open space, as none currently exists on the property. Future developments will be required to include a minimum of 10% functional open space in accordance with City regulations.

URBAN FORM CRITERIA

In addition to the preceding urban sprawl indicators, Chapter 163.3177 also established eight (8) "Urban Form" criteria. An amendment to the Future Land Use Map is considered to combat urban sprawl if it meets four (4) of the eight (8) urban form criteria. Below are the urban form criteria along with an evaluation of each as it may relates to this application.

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: There are no environmental features of concern on the subject property. As noted by the applicant, the absence of environmental

constraints supports the site's suitability for infill development, thereby facilitating the preservation of larger natural land areas.

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

Evaluation & Findings: The subject property is situated within the City of Alachua's water and wastewater service area and will be required to connect upon development. Existing utility lines are located nearby and currently serve additional commercial developments in the vicinity of the subject property.

(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 subject property is located in an officially urbanizing area, characterized by a blend of existing and planned commercial, residential, and mixed-use developments. The site is surrounded by urban infrastructure and development, which reduces the pressure to expand into outlying areas, making it well-suited for compact development. Within this urban context, diverse uses and intensities provide essential local services and employment opportunities that are easily accessible to nearby residential neighborhoods. Therefore, this proposed map amendment aligns with the goal of fostering a walkable community by enabling a more integrated mix of commercial and residential uses supported by existing local infrastructure.

(IV) Promotes conservation of water and energy.

Evaluation & Findings: The proposed future land use map amendment encourages water and energy conservation by fostering infill development in a compact urban setting, allowing for more efficient provision of public services. This project must comply with local ordinances related to water and energy conservation, including adherence to the City's landscape ordinance requirements, which ensure the provision of open space. By directing development toward an urban area, this amendment helps preserve the larger agricultural and natural areas surrounding the City and guarantees that sufficient open space is incorporated into the future development of the land itself.

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

Evaluation & Findings: Although the subject property is designated as agriculture land within an urbanized context, it is not currently an active agriculture area, and there are no ongoing agricultural activities or silviculture on the site. The proposed amendment does not aim to preserve rural or agricultural areas that require

protection for farming activities or prime soils. Instead, it supports the preservation of agriculture land by directing development toward areas where urban-scale growth is already happening or planned.

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

Evaluation & Findings: The proposed amendment will not adversely impact natural resources or open space, as all development must comply with the City's landscape ordinance to ensure adequate open space is provided within the development of lands. Upon the land being developed, it is expected to meet public open space and recreation needs by providing open space in compliance with the landscape ordinance and by generating additional employment opportunities for residents, which may indirectly support community recreation needs.

(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 project will deliver essential commercial and employment opportunities for the local residential population. This will foster a better balance of land uses and decrease the need for residents to travel long distances for goods and services. This proposed amendment to the future land use map supports smart growth by directing development to a suitable urban area and creating a better balance of land uses to meet the community's commercial and residential needs, as indicated by the applicant.

(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 proposed amendment encourages development within an urban area, aligning with the overall goal of infill development and reducing the pressure for urban sprawl. While it is not considered an innovative development pattern, such as a new town or transit-oriented development, it does not preclude future applications from being developed in such innovative ways. The findings of this future land use map amendment indicate that it will not encourage urban sprawl and will promote the orderly and balanced development of the community.

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 1.3.a: *Community Commercial:* The Community Commercial land use category is established to provide neighborhood and commercial scale goods and services to the adjacent neighborhoods and residential areas. This is the land use category in which medium-, and large-scale non-mixed and mixed-uses may locate. The following uses are allowed within the Community Commercial land use category:

1. Neighborhood commercial establishments;
2. Residential/offices and live-work units;
3. Business and professional offices;
4. Personal services;
5. Financial institutions;
6. Retail sales and services that server the community;
7. Eating establishments;
8. Indoor recreation/entertainment;
9. Single-family and multi-family residential above first floor commercial uses;
10. Visitor accommodations;
11. Supporting community services such as schools, houses of worship, parks, and community centers;
12. Traditional Neighborhood Planned Developments;
13. Single family attached units;
14. Apartments and townhomes; and,
15. Duplexes and quadplexes.

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

Evaluation & Findings: The proposed future land use designation of Community Commercial aims to accommodate a diverse range of commercial retail sales, services, and office establishments that cater to a broader population than local neighborhood commercial

areas. The primary focus of this designation is to ensure sufficient locations for commercial activities that meet the needs of the community at large. This includes directing commercial development to appropriate sites, typically along major transportation corridors, to promote efficient use of infrastructure while minimizing impacts on the surrounding area. Additionally, it seeks to foster a healthy balance of uses that provide economic opportunities and support local business activity within the community. The subject property is situated along US Highway 441, a major arterial roadway, making it compatible with the Community Commercial future land use category. Furthermore, properties to the north and west are also designated as Community Commercial. The applicant contends that the Community Commercial future land use category will enable the subject property to serve future residents and employees throughout the City.

Policy 1.3.a: *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 (patrons, employees, 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: At this high-level FLUM amendment stage, the application is being evaluated on its character, compatibility, and location, not the final built form's specific performance metrics.

Therefore, full compliance with the design and performance criteria would be premature and is not applicable until a formal development order or permit application is submitted. Compliance will be required to meet all such criteria at the appropriate later stage of the land development review process.

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 applicated 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 where 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.

Evaluation & Findings: The proposed amendment supports the goal of accommodating future growth through infill and expansion adjacent to existing approved development, rather than promoting urban sprawl into undeveloped or residential areas. Furthermore, the expansion of community commercial does not encroach into the residential area. Existing roadway facilities exist to serve property and traffic circulation, which will be evaluated further as part of future land development applications.

Objective2.7: 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.

Evaluation & Findings: The proposed amendment has been assessed against the primary indicators of urban sprawl and the urban form criteria outlined in Chapter 163.317(6)(a)9.a. and b., Florida Statutes. This report includes a detailed analysis of those criteria. The conclusion is that the application does not constitute urban sprawl.

Policy 1.8.e: Identify land with an Agricultural land use designation that is not being used for an active agri-business activity that may be converted to residential or commercial use and consider providing incentives to owners to convert these identified parcels to the residential or commercial designation without promoting urban sprawl.

Evaluation & Findings: The proposed amendment aligns with Smart Growth principles, promoting infill development adjacent to existing infrastructure rather than encouraging isolated development in rural areas. This land use amendment is found as logical, compatible, and responsible planning that reinforces existing development patterns and maximizes the use of appropriately located land.

Policy 5.1.a: T*opography*: 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, based 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 filing 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 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 environmental features of concern on the subject property. An environmental conditions analysis has been included in this report. The subject property is not within a Karst

Objective 9.1: *Connections to Water and Wastewater Systems*

The City will require new development and significant redevelopment projects to connect to the City's potable water and wastewater systems when such connections can be made to such systems.

Policy 9.1.a: 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.

Evaluation & Findings: The proposed site plan is located with the City's potable water and wastewater service areas and will connect to these City services as required.

Transportation Element

Objective 1.1: *Level of Service*

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

Evaluation & Findings: This report analyzes the impacts on transportation facilities. The analysis indicates that the application will not adversely affect the level of service of road segment 6. This is in accordance with Section 2.4.14 of the City's Land Development Regulations (LDRs), which detail the specific conditions and exemptions for de minimis projects. A more comprehensive transportation review will be conducted during the formal land development application process (e.g., site plan or construction plan stage), which will provide final verification that the development does not exceed concurrency standards or adversely affect the adopted level of service (LOS).

Community Facilities Element

Objective 1.2: Wastewater Service

New development may only occur within areas where wastewater service is available or shall be made available as a part of the proposed development. For purposes of this objective, development does not include an addition to an existing development of less than 33% of the existing floor area of development or an addition of less than 33% of the existing impervious surface area within a five-year period.

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

3. A gravity wastewater main, wastewater pumping station, or force main exists within 2,360 feet of the property line of any proposed residential subdivision comprised of more than 5 units, or any multi-family residential development, or any commercial development, or any industrial development and the gravity wastewater system, wastewater pumping station, or force main is accessible through public utility easements or right of ways. The distance shall be measured as required for construction of the infrastructure along public utility easements and right of ways.

Evaluation & Findings: Future development will be required to connect to the City's wastewater services. An analysis of the impacts on wastewater facilities included in this report indicates that the level of service for wastewater facilities will not be adversely affected.

Policy 1.2.g: To promote compact urban growth, the costs to extend all wastewater lines and service required to serve new development outside the Community Wastewater Service Area shall be the responsibility of the developer.

Evaluation & Findings: The amendment is consistent with the plan's vision of directing urban growth toward areas where public facilities and services are available of can be effectively extended, thereby discouraging urban sprawl.

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

3. A water main exists within 2,640 feet of any residential subdivision with more than 5 units, or any multi-family residential development, or any commercial development, or any industrial development and water service is accessible through public utility easements or right of ways. The distance shall be measured as required for construction of the infrastructure along public utility easements and right of ways.

Policy 4.2.a: New development may only occur within areas where potable water services is available or shall be made available as part of the proposed development. For purposes of this policy, new development does not include an addition to an existing development of less than 33% of the existing floor area of the development or an addition of less than 33% of the existing impervious surface area within a five-year period.

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.

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.

Evaluation & Findings: The evaluation and findings indicate that the subject property is situated within the City's designated potable water service area, and future development will be mandated to connect to this service. The analysis confirms that the proposed amendment and subsequent development will not lead to a decrease in the established level of service (LOS) for potable water facilities. Furthermore, the existing infrastructure possesses sufficient capacity to accommodate the anticipated water demands of the proposed commercial development.

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

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

Evaluation & Findings: Staff has prepared, and included within this report, a public facilities impact analysis. The degradation in the level of service of the City's potable water facilities is not foreseen.

Conservation and Open Space Element

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

Evaluation & Findings: There are no concerns related to listed species or their habitat on the subject property. As such, a listed species inventory is not required prior to development approval.

Objective 1.10: *Wetlands*

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

Evaluation & Findings: There are no flood prone areas located on the subject property.

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 delineated wetlands on the subject property. Should wetlands be discovered, the development will be required to conform with the applicable policies and regulations established in the City of Alachua Comprehensive Plan and Land Development Regulations.

Strategic Ecosystems

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

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

Regulated Plant & Animal Species

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

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

Evaluation & Findings: No species identified as endangered, threatened, or of special concern are known to exist on the subject property. No areas of the subject property have been prioritized as part of the Florida Natural Areas Inventory. If a regulated plant or animal species is discovered, the development will be required to conform with the applicable policies and regulations established in the City of Alachua Comprehensive Plan and Land Development Regulations.

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 is one soil type 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	100%

Evaluation & Findings: The soil type present on the subject property does not pose any significant limitations for development.

Flood Potential

Panel 12001C0110D 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: Since the subject property is located in Flood Zone X, there are no issues related to flood potential.

Karst-Sensitive Features

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

Evaluation & Findings: The subject property is not located within an area of high aquifer recharge as identified on the Suwannee River Water Management District's high aquifer recharge potential (HARP) map. No potential sink holes are known to exist on the site. No new stormwater management facilities are proposed.

Wellfield Protection Zones

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

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

Historic Structures/Markers and Historic Features

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

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

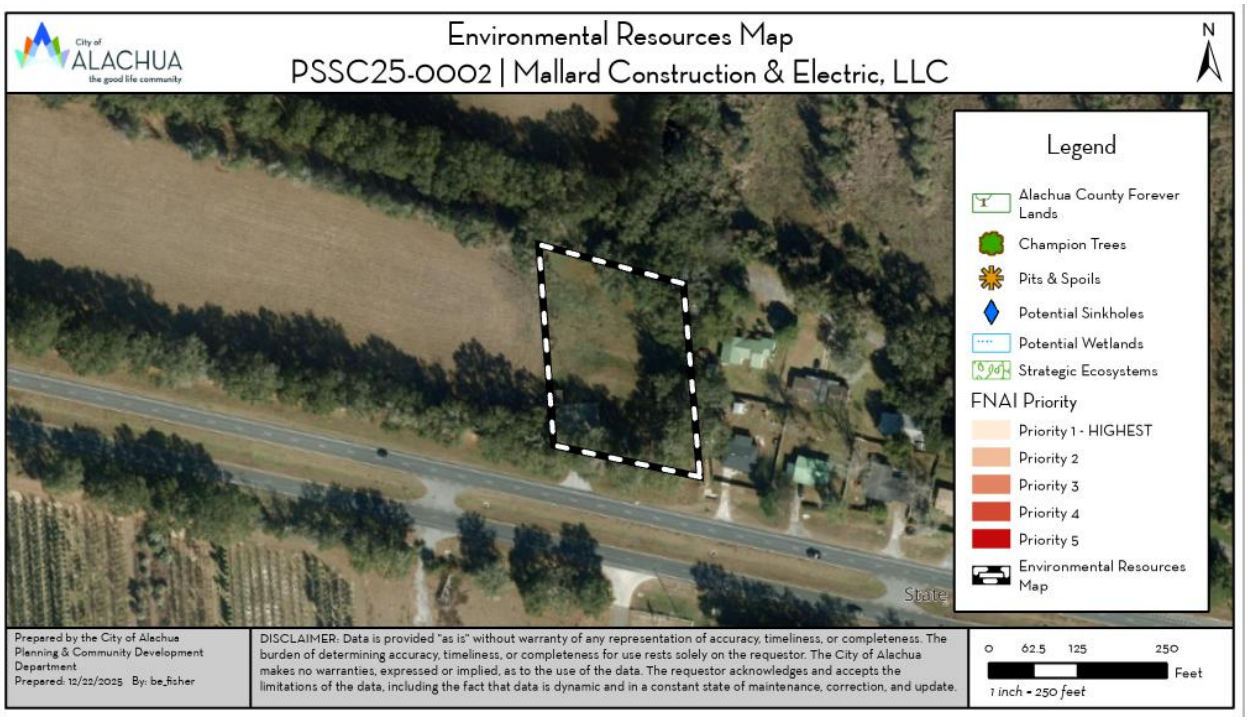


Figure 4. Environmental Resources Map

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

Table 4-1. Affected Comprehensive Plan Roadway Segments[1]

Segment Number[2]	Segment Description	Lanes	Functional Classification	Area Type	LOS
4	U.S. Hwy 441 From CR 25A East Intersection to SR 235	4/D	Principal Arterial	Urban	D

1 City of Alachua Comprehensive Plan, Transportation Element.
2 For developments generating less than 1,000 trips, affected roadway segments are identified as all those wholly or partially located within 1/2 mile of the development's ingress/egress, or to the nearest intersecting major street, whichever is greater, and those segments on which the development's impacts are five percent or greater of the Maximum Service Volume (MSV) of the roadway segment. [Section 2.4.14(H)(2)(b)of the LDRs].

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

Traffic System Category	Segment 7 CR 235A-NW 188th ST		Segment 16 US Hwy 441-North City		Segment 17 US Hwy 441 to CR 235		Segment 6 I-75 to CR 235A	
	AADT	Peak Hour	AADT	Peak Hour	AADT	Peak Hour	AADT	Peak Hour
Maximum Service Volume[1]	43,000	3,870	15,120	1,359	15,120	1,359	39,000	3,510
Existing Traffic[2]	25,000	2,241	2,080	185	6,048	536	34,000	2,819
Reserved Trips[3]	4,548	441	2,840	288	4,373	447	5,513	508
Available Capacity[3]	13,452	1,888	10,200	886	4,699	376	-513	183
Increase/Decrease in Trips Generated by Development[4]	345	52	17	3	17	3	311	47
Residual Capacity	13,107	1,836	10,183	883	4,682	373	-824	136
Residual Percentage of Permitted Design Capacity Utilized	30.48%	47.44%	67.34%	64.97%	30.96%	27.44%	-.02%	3.87%

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). *2024 Count Data*. Accessed via Florida Traffic Online April 2025.
3 Source: City of Alachua May 2025 Development Monitoring Report.
4 Trip Generation Formula: ITE Trip Generation 11th edition, ITE Code 110; Trip Distribution: Segment 4 – 50%; Segment 15 – 50%.

Evaluation & Findings: The proposed future land use map amendment is not anticipated to adversely impact the level of service of the affected roadway segments.

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]	1,565,500
Reserved Capacity[2]	394,967
Available Capacity	339,533
Increase/Decrease in Potable Water Demand from Application	6,615
Residual Capacity	338,872
Residual Percentage of Permitted Design Capacity Utilized	85.24%

1 City of Alachua Public Services Department, April 2025
2 City of Alachua May 2025 Development Monitoring Report

Evaluation & Findings: *De minimis impacts are expected*. The proposed future land use is not expected to increase potable water demand. The land use amendment is not anticipated to adversely impact the level of service of the City's potable water facilities.

Sanitary Sewer Impacts

Table 6. Sanitary Sewer Impacts

System Category	Gallons Per Day
Current Permitted Capacity[1]	1,500,000
Less Actual Treatment Flows[1]	813,000
Reserved Capacity[2]	362,123
Available Capacity	324,877
Increase/Decrease in Sanitary Sewer Demand from Application	0
Residual Capacity	324,877
Residual Percentage of Permitted Design Capacity Utilized	78.34%

1 City of Alachua Public Services Department, April 2025
2 City of Alachua May 2025 Development Monitoring Report

Evaluation & Findings: *De minimis impacts are expected.* The proposed future land use is not expected to increase sanitary sewer demand. The proposed application is not anticipated to adversely impact the level of service of the City's potable water facilities.

Solid Waste Impacts

Table 7. Solid Waste Impacts

System Category	Pounds Per Day	Tons Per Year
Existing Demand[1]	45,184.00	8,246.08
Reserved Capacity[2]	28,704.04	5,238.49
Increase/Decrease in Demand Generated by Application[3]	529.26	96.59
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 (2024); Policy 2.1.a, Community Facilities Element. Formula: 11,296 Persons x 0.73 tons per year.
2 City of Alachua May 2025 Development Monitoring Report
3 Formula: Per Sincero and Sincero (1936). Environmental Engineering: A Design Approach. *Princeton Hall, New Jersey*. Formula: 12lbs/day per 1,000 square feet x 3,200 square feet
4 New River Solid Waste Association, April 2025

Evaluation & Findings: The proposed application is not anticipated to adversely impact the level of service of solid waste facilities.

Recreation Facilities

The proposed development is a nonresidential development; therefore, there are no impacts to recreation facilities. The development will have no impact to the level of service of recreation facilities.

Public School Facilities

The proposed development is a nonresidential development; therefore, there are no impacts to public school facilities. The development will have no impact to the level of service of public school facilities.

EXHIBIT "A"
TO
PSSC25-0002 I MALLARD CONSTRUCTION & ELECTRIC
SMALL-SCALE COMPREHENSIVE PLAN AMENDMENT
STAFF REPORT

DRAFT ORDINANCE 26-02

ORDINANCE 26-02

AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA, RELATING TO THE SMALL-SCALE AMENDMENT OF THE CITY OF ALACHUA COMPREHENSIVE PLAN FUTURE LAND USE MAP; AMENDING THE FUTURE LAND USE MAP CLASSIFICATION OF A ± 1.35-ACRE SUBJECT PROPERTY FROM AGRICULTURE TO COMMUNITY COMMERCIAL; LOCATED NORTHWEST OF 164TH LANE AND NORTH OF NW US HIGHWAY 441; TAX PARCEL NUMBER 03046-004-000; REPEALING ALL ORDINANCES IN CONFLICT; PROVIDING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

RECITALS

WHEREAS, an application for a Small-Scale Comprehensive Plan Map Amendment ("Amendment"), as described below, to the Comprehensive Plan Future Land Use Map has been filed with the City; and,

WHEREAS, a duly advertised public hearing was conducted on the proposed Amendment on _____, 2026, by the Planning and Zoning Board, sitting as the Local Planning Agency ("LPA"), and the LPA reviewed and considered all comments received during the public hearing concerning the application and made its recommendation to the City Commission; and,

WHEREAS, the City Commission held a duly advertised public hearings on_____, 2026 and _____, 2026 on the proposed Amendment and provided for and received public participation; 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,

WHEREAS, for reasons set forth in this Ordinance that is hereby adopted and incorporated herein as findings of fact, that the 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 PEOPLE 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 Amendment is consistent with the City of Alachua 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 from Agriculture to Community Commercial on a ± 1.35-acre subject property, consisting of Tax Parcel Number 03046-004-000, in accordance with the legal description found in Exhibit "A" and map found in Exhibit "B" attached hereto.

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

Section 5. Severability

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

Section 6. Effective Date

This ordinance shall take effect immediately upon passage and adoption. The effective date of this plan Amendment, unless timely challenged, shall be 31 days after adoption in accordance with Chapter 163.3187, Florida Statutes. If timely challenged, this Amendment shall become effective on the date the state land planning agency or Administrative Commission enters a final order determining this adopted Amendment to be in compliance in accordance with Chapter 163.3187, Florida Statutes. No development orders, development permit, or land uses dependent on this Amendment may be issued or commenced before this plan Amendment has become effective.

DRAFT

PASSED on first reading the _____ day of _____, 2026.

PASSED and ADOPTED, in regular session, with a quorum present and voting, by the City Commission, upon second and final reading this _____ day of _____, 2026.

CITY COMMISSION OF THE CITY OF ALACHUA, FLORIDA

_____
Walter Welch, Mayor
SEAL

APPROVED AS TO FORM

ATTEST:

_____
Rodolfo Valladares, City Manager/Clerk

_____
Scott Walker, City Attorney

DRAFT

EXHIBIT "A"

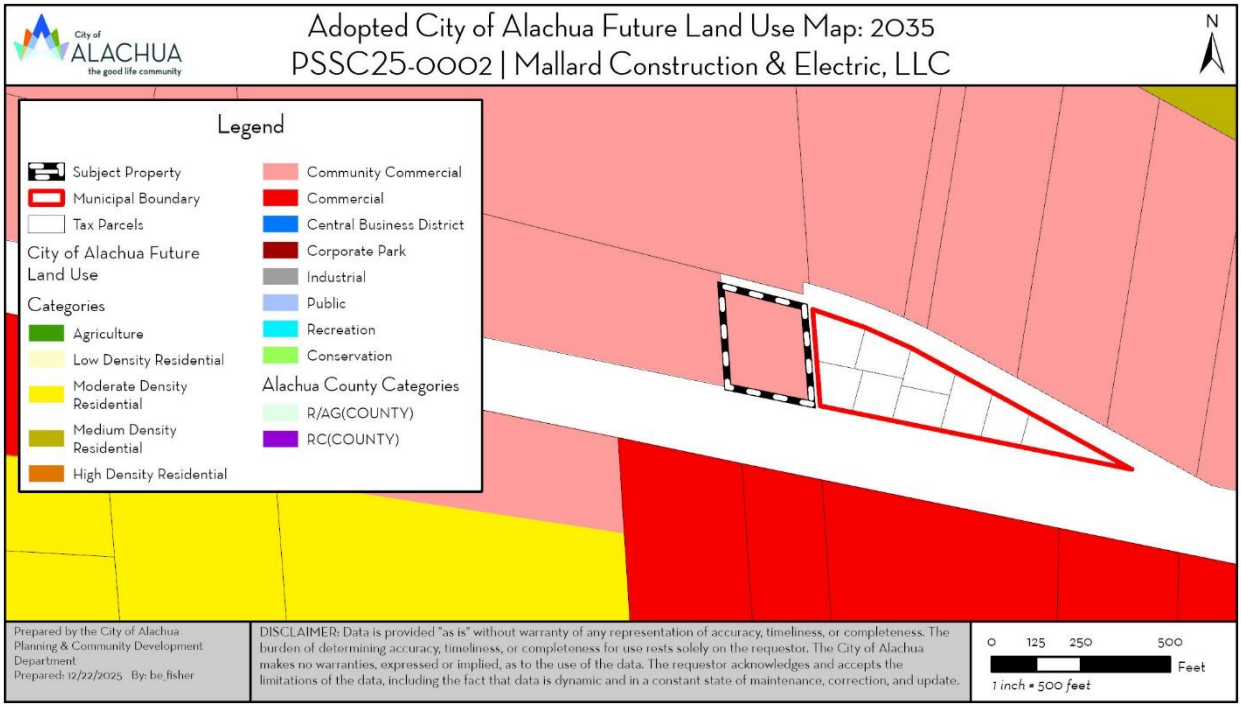
LEGAL DESCRIPTION:

Tax Parcel 03046-004-000 Legal Description:

COMMENCE AT THE SOUTHWEST CORNER OF LOT 7 OF OAKMONT ESTATES, A SUBDIVISION AS PER PLAT RECORDED IN PLAT BOOK "E", PAGE 64 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA FOR THE POINT OF REFERENCE AND RUN WESTERLY, ALONG THE NORTH RIGHT OF WAY LINE OF STATE ROAD NO'S. 20 AND 25 (200 FEET RIGHT OF WAY) ALSO KNOWN AS U.S. HIGHWAY NO. 441, A DISTANCE OF 20 FEET MORE OR LESS TO THE INTERSECTION OF SAID NORTH RIGHT OF WAY LINE WITH THE WESTERLY LINE OF A STATE ROAD DEPARTMENT DRAINAGE RIGHT OF WAY AND THE TRUE POINT OF BEGINNING; THENCE CONTINUE WESTERLY, ALONG SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 210.00 FEET; THENCE RUN NORTHWESTERLY, PARALLEL WITH THE AFOREMENTIONED WESTERLY RIGHT OF WAY LINE OF THE STATE ROAD DEPARTMENT DRAINAGE RIGHT OF WAY, A DISTANCE OF 286 FEET MORE OR LESS TO THE SOUTH RIGHT OF WAY LINE OF OLD STATE ROAD NO'S. 20 AND 25; THENCE RUN EASTERLY, ALONG SAID SOUTH RIGHT OF WAY LINE, A DISTANCE OF 210 FEET MORE OR LESS TO THE INTERSECTION OF SAID SOUTH RIGHT OF WAY LINE WITH THE AFOREMENTIONED WESTERLY LINE OF STATE ROAD DEPARTMENT DRAINAGE RIGHT OF WAY; THENCE RUN SOUTHEASTERLY, ALONG SAID WESTERLY LINE, A DISTANCE OF 270 FEET MORE OR LESS TO THE TRUE POINT OF BEGINNING.

DRAFT

EXHIBIT "B"



DRAFT

EXHIBIT "B"
TO
PSSC25-0002 | MALLARD CONSTRUCTION & ELECTRIC
SMALL-SCALE COMPREHENSIVE PLAN AMENDMENT
STAFF REPORT

City of ALACHUA
the good life community

RODOLFO VALLADARES
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR BRYAN S. THOMAS, AICP

December 23, 2025

Submitted electronically to romy.garraud@nv5.com

Romy Garraud
NV5, Inc.
11801 Research Drive
Alachua, Florida 32615

Application #: PSSC25-0002/PR25-0002

RE: Planning & Zoning Board (PZB) Public Hearing: Mallard, Small Scale Comprehensive Plan Map Amendment (SSCPA) and Amendment to the Official Zoning Atlas (Rezoning) Applications

Dear Romy Garraud,

On October 02, 2025, the City of Alachua Planning & Community Development Department received your revised applications for a Small-Scale Comprehensive Plan Amendment (SSCPA) and a Site-Specific Amendment to the Official Zoning Atlas (Rezoning) on behalf of Mallard Construction & Electric, LLC. Based upon a review of the revised applications, the City has determined that the applications can now be scheduled for hearings before the Planning & Zoning Board (PZB).

You must provide *two (2) double-sided, three-hole punched, color sets* of each **complete** application package and a digital copy of all materials in PDF format on a CD or by emailing a Cloud / FTP link to download the materials to planning@cityofalachua.com *no less than 10 business days prior to the PZB Meeting at which your applications are scheduled to be heard.* The applications have been scheduled for the **January 13, 2026**, PZB Meeting, therefore, the above referenced materials must be submitted to the City no later than **Monday, December 22, 2025**. Materials may be submitted earlier than this date.

In addition, Section 2.2.9(D) of the Land Development Regulations requires the applicant to place posted notice signs on the subject property at least 14 days prior to the public hearings. Therefore, posted notice signs must be placed on the property no later than **Monday, December 22, 2025**. Staff will notify you when the signs are available for pick up at City Hall.

If you plan to utilize a PowerPoint presentation or would like other materials to be available for reference during the public hearings, please submit the presentation or materials no later than 12:00 PM on the last business day prior to the PZB meeting (no later than **Thursday, January 08, 2026**. Any presentation or materials may be submitted by emailing planning@cityofalachua.com.

If you have any questions regarding the information above, please contact me at (386) 418.6125 or at be_fisher@cityofalachua.org.

Sincerely,

Bernadette Fisher

Bernadette Fisher
Principal Planner

CC: Rodolfo Valladares, Interim City Manager *(by electronic mail)*
Scott Walker, Interim City Attorney *(by electronic mail)*
Kiersten Ballou, Assistant Interim City Attorney *(by electronic mail)*
Jazzlyn Shannon, Legal Assistant *(by electronic mail)*
Bryan S. Thomas, AICP, Planning & Community Development Director *(by electronic mail)*
Carson J. Crockett, AICP, Planner *(by electronic mail)*
Brenda Flieger, Planning Assistant *(by electronic mail)*
Project File

City of ALACHUA
the good life community

RODOLFO VALLADARES
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR BRYAN S. THOMAS, AICP

October 07, 2025

Submitted electronically to romy.garraud@nv5.com

Romy Garraud
NV5, Inc.
11801 Research Drive
Alachua, Florida 32615

Application #: PSSC25-0002/PR25-0002

RE: Completeness Review for Mallard, Small Scale Comprehensive Plan Map Amendment (SSCPA) and Amendment to the Official Zoning Atlas (Rezoning) Applications

Dear Romy Garraud,

On October 02, 2025, the City of Alachua Planning & Community Development Department received your revised applications for a Small-Scale Comprehensive Plan Amendment (SSCPA) and a Site-Specific Amendment to the Official Zoning Atlas (Rezoning) on behalf of Mallard Construction & Electric, LLC. The applications propose to amend the Future Land Use Map (FLUM) Designation of a 1.35 +/- acre subject property, comprised of Tax Parcel Number 03046-004-000, from Agriculture (A) to Community Commercial (CC) and to rezone the subject property from Agriculture (A) to Community Commercial (CC).

According to Section 2.2.6 of the Land Development Regulations (LDRs), upon receipt of an application, a completeness review shall be conducted to determine that the application contains all the necessary information and materials, is in proper form and of sufficient detail, and is accompanied by the appropriate fee. The Planning Department has reviewed the aforementioned applications for completeness and finds that **the applications are now complete**.

An in-depth review of the content of the applications will now be performed, and the findings discussed at a Project Assistance Team (PAT) Meeting, which will be sent under separate cover.

If you have any questions regarding the information above, please contact me at (386) 418-6125 or be_fisher@cityofalachua.org.

Sincerely,

Bernadette Fisher

Bernadette Fisher
Principal Planner

CC: Bryan S. Thomas, AICP, Planning & Community Development Director *(by electronic mail)*
Carson J. Crockett, AICP, Planner *(by electronic mail)*
Brenda Flieger, Planning Assistant *(by electronic mail)*
Project File

Mallard Construction & Electric

Small-scale Comprehensive Plan (SsCPA) Application – Application Package

City of Alachua, Florida

September 30, 2025

Prepared for:

City of Alachua Planning and Zoning Department

Prepared on behalf of:

Mallard Construction & Electric, LLC

N:\2025\25-0093\Departments\02_Planning\Reports\Justification\RPT 250903 Mallard Construction-ScCPA Application.docx

NV5

11801 Research Drive, Alachua, Florida 32615
(352) 331-1976
www.nv5.com

Application Package
Table of Contents

1. **Cover Letter**
2. **SsCPA Application**
3. **Property Owner Affidavits**
4. **Deed(s), Property Appraiser Datasheet(s), and Tax Record(s)**
5. **Legal Description**
6. **Student Generation Form**
7. **Neighborhood Meeting Package**
8. **Justification Report**
9. **Map Set**

Application Package
Table of Contents

1. **Cover Letter**
2. SsCPA Application
3. Property Owner Affidavits
4. Deed(s), Property Appraiser Datasheet(s), and Tax Record(s)
5. Legal Description
6. Student Generation Form
7. Neighborhood Meeting Package
8. Justification Report
9. Map Set

September 30 2025

Bryan Thomas, AICP, Director of Planning & Community Development
City of Alachua
15100 NW 142 Terrace,
Alachua, FL 32615

Subject: Mallard Construction & Electric Small-scale Comprehensive Plan Amendment and Rezoning Applications (Alachua County Tax Parcel 03046-004-000)

Dear Bryan:

On behalf of Mallard Construction & Electric, LLC, NV5 is pleased to submit the following items enclosed for review and approval of the above referenced projects:

- Application forms;
- Property Owner Affidavit;
- Legal Description;
- Deed, Property Appraiser Data Sheet, Tax Records;
- Public School Student Generation Form;
- Neighborhood Meeting Package;
- Three Sets of Mailing Labels;
- Justification Reports; and
- Map Set.

Also included in the submittal is the required City of Alachua application fee of $7,500.00 from Mallard Construction & Electric, LLC, check number 5829.

The SsCPA application requests to change the site's Future Land Use (FLU) designation from Agriculture to Community Commercial and the Rezoning application requests to change the City's zoning district from Agricultural (A) to Community Commercial (CC).

The project site consists of 1.35-acres (Alachua County Tax Parcel 03046-004-000). The project site is located north of US Highway 411 and west of NW 164th Lane.

We trust you will find this submittal package is sufficient for review and approval. Please contact me at (352) 331-1976 or at romy.garraud@nv5.com should you have any questions or require any additional information to complete your review.

Sincerely,
NV5

Romy Garraud
Project Planner
N:\2025\25-0093\Departments\02_Planning\City-County\Working Files\Cover Letter 250929.docx

Application Package
Table of Contents

1. Cover Letter
2. **SsCPA Application**
3. Property Owner Affidavits
4. Deed(s), Property Appraiser Datasheet(s), and Tax Record(s)
5. Legal Description
6. Student Generation Form
7. Neighborhood Meeting Package
8. Justification Report
9. Map Set

City of ALACHUA

THE GOOD LIFE COMMUNITY

FOR PLANNING USE ONLY
Case #: _____
Application Fee: $_____
Filing Date: _____
Acceptance Date: _____
Review Type: P&Z; CC

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

Reference City of Alachua Land Development Regulations Article 2.4.2

A. PROJECT

1. Project Name: Mallard Construction & Electric
2. Address of Subject Property: North of US Highway 441 and West of NW 164th Lane
3. Parcel ID Number(s): 03046-004-000
4. Existing Use of Property: Vacant
5. Future Land Use Map Designation : Agriculture
6. Existing Zoning Designation: Agricultural
7. Proposed Zoning Designation: Community Commercial
8. Acreage: ±1.35 acres

B. APPLICANT

1. Applicant's Status ☐ Owner (title holder) ☒ Agent
2. Name of Applicant(s) or Contact Person(s): Romy Garraud Title: Agent
   Company (if applicable): NV5, Inc
   Mailing address: 11801 Research Dr.
   City: Alachua State: FL ZIP: 32615
   Telephone: (352) 331-1976 FAX: ( ) e-mail: romy.garraud@nv5.com
3. If the applicant is agent for the property owner*:
   Name of Owner (title holder): Jason Mallard (Mallard Construction & Electric)
   Mailing Address: 9310 NW 188th Way
   City: Alachua State: Florida ZIP: 32615

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

(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.

Signature of Applicant

Signature of Co-applicant

Jason Mallard
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 29th day of September, 2025 by Jason Mallard, who is/are personally known to me, or who has/have produced Florida Driver License as identification.

NOTARY SEAL

JAMES JACKSON
Commission # HH 352815
Expires January 23, 2027

Signature of Notary Public, State of Florida

Application Package
Table of Contents

1. Cover Letter
2. SsCPA Application
3. **Property Owner Affidavits**
4. Deed(s), Property Appraiser Datasheet(s), and Tax Record(s)
5. Legal Description
6. Student Generation Form
7. Neighborhood Meeting Package
8. Justification Report
9. Map Set

PROPERTY OWNER AFFIDAVIT

Owner Name: Mallard Construction & Electric LLC			
Address: 9310 NW 188th Way Alachua, FL 32615	**Phone:** 352-258-3148		
Agent Name: Romy Garraud			
Address: 11801 Research Dr, Alachua, Florida 32615	**Phone:** 352-331-1976		
Parcel No.: 03046-004-000			
Acreage: ±1.35	**S:**	**T:**	**R:**

Requested Action:
Amend the Future Land Use (FLU) designation of the subject property from Agriculture to Community Commercial. Amend the zoning district from Agricultural (A) to Community Commercial (CC).

I hereby certify that:
I am the property owner of record. I authorize the above listed agent to act on my behalf for the purposes of this application.

Property owner signature: _____
Printed name: Jason Mallard
Date: 9/29/25

The foregoing affidavit is acknowledged before me this 29th day of September, 2025, by Jason Mallard, who is/are personally known to me, or who has/have produced Florida Driver License as identification.

NOTARY SEAL

JAMES JACKSON
Commission # HH 352615
Expires January 23, 2027

_____
Signature of Notary Public, State of Florida

Application Package
Table of Contents

1. Cover Letter
2. SsCPA Application
3. Property Owner Affidavits
4. **Deed(s), Property Appraiser Datasheet(s), and Tax Record(s)**
5. Legal Description
6. Student Generation Form
7. Neighborhood Meeting Package
8. Justification Report
9. Map Set

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 3490059 2 PG(S)
5/11/2023 4:10 PM
BOOK 5090 PAGE 1596
J.K. JESS IRBY, ESQ.
Clerk of the Court, Alachua County, Florida
ERECORDED Receipt # 1145644
Doc Stamp-Mort: $0.00
Doc Stamp-Deed: $630.00
Intang. Tax: $0.00

This Document Prepared By and Return to:
Darryl J. Tompkins, P.A.
Post Office Box 519
Alachua, FL 32616

Parcel ID Number: 03046-004-000

Warranty Deed

This Indenture, Made this **11th** day of **May, 2023** A.D., **Between NORTH FLORIDA WATER SYSTEMS, INC. A/K/A NORTH FLORIDA WATER SYSTEM, INC., A FLORIDA CORPORATION** of the County of **Alachua,** State of **Florida,** **grantor,** and **MALLARD CONSTRUCTION & ELECTRIC, LLC, A FLORIDA LIMITED LIABILITY COMPANY** whose address is: **9310 NW 188th Way, Alachua, FL 32615** of the County of **Alachua,** State of **Florida,** **grantees.**

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

A tract of land situated in Section 8, Township 8 South, Range 18 East, Alachua County, Florida, said tract of land being more particularly described as follows:

Commence at the Southwest corner of Lot 7 of Oakmont Estates, a subdivision as per plat recorded in Plat Book "E", page 64 of the Public Records of Alachua County, Florida for the point of reference and run Westerly, along the North right of way line of State Road No's. 20 and 25 (200 feet right of way) also known as U. S. Highway No. 441, a distance of 20 feet more or less to the intersection of said North right of way line with the Westerly line of a State Road Department Drainage right of way and the True Point of Beginning; thence continue Westerly, along said North right of way line, a distance of 210.00 feet; thence run Northwesterly, parallel with the aforementioned Westerly right of way line of the State Road Department Drainage right of way, a distance of 286 feet more or less to the South right of way line of Old State Road No's. 20 and 25; thence run Easterly, along said South right of way line, a distance of 210 feet more or less to the intersection of said South right of way line with the aforementioned Westerly line of the State Road Department Drainage right of way; thence run Southeasterly, along said Westerly line, a distance of 270 feet more or less to the True Point of Beginning.

SUBJECT TO THE FOLLOWING:

A. Zoning restrictions, prohibitions and other requirements imposed by governmental authority;
B. Restrictions and matters appearing on the plat and/or in the public records of Alachua County, Florida; provided, however, the reference herein shall not be deemed to reimpose same;
C. Taxes for the year 2023 and subsequent years.

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

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

Signed, sealed and delivered in our presence:

North Florida Water Systems, Inc. a/k/a
North Florida Water System, Inc., a Florida Corporation

By: _____
Robert L. McMillan, Jr., President
Address: 11814 NW 202nd Street, Alachua, FL 32615

_____
Printed Name: Darryl J. Tompkins
Witness

_____
Printed Name: Sandra E. Howe
Witness

State of Florida
County of Alachua

The foregoing instrument was acknowledged before me by means of [X] physical presence or [ ] online notarization, this **11th** day of **May, 2023**, by **Robert L. McMillan, Jr., President of North Florida Water Systems, Inc. a/k/a North Florida Water System, Inc., a Florida Corporation on behalf of the corporation** who has produced his **Florida's driver license** as identification.

_____
Notary Public
Printed Name: Sandra E. Howe
My Commission No.: HH 156028
My Commission Expires: 11/15/2025

Notary Public State of Florida
Sandra E Howe
My Commission HH 156028
Expires 11/15/2025

Storm / Calamity Damage Form

Storm / Calamity Damage Form

If you have experienced storm damage to your house, building or other structure we need to know about it.

Sign up for Title Alert

Parcel Summary

Parcel ID	03046-004-000
Prop ID	12623
Location Address	UNASSIGNED LOCATION RE
Neighborhood/Area	233200.00
Subdivision	
Legal Description	COM INT E LINE NE1/4 OF SW1/4 & NLY R/W US 441 POB NWLY ALONG SAID R/W 210 FT N 286 FT TO SLY R/W LINE OLD SR 20 & 25 SELY ALONG R/W OLD SR 20 & 25 210 FT M/L TO E LINE NE1/4 OF SW1/4 S ALONG SAID LINE 270 FT M/L TO POB OR 1283/409 (LESS MINERAL RIGHTS) O (Note: *The Description above is not to be used on legal documents.)
Property Use Code	VACANT (00000)
Sec/Twp/Rng	08-08-18
Tax Area	ALACHUA (1700)
Acres	1.35
Homesteaded	False

Click Here to Open Cyclomedia Viewer in a New Tab



View Map

Millage Rate Value

Millage Rate: 21.5726

MALLARD CONSTRUCTION & ELECTRIC LLC
9310 NW 188TH WAY
ALACHUA, FL 32615

Valuation

	2024 Certified Values	2023 Certified Values	2022 Certified Values	2021 Certified Values	2020 Certified Values
Improvement Value	$5,593	$5,367	$5,423	$4,401	$4,401
Land Value	$29,403	$29,403	$29,403	$29,403	$29,403
Land Agricultural Value	$0	$0	$0	$0	$0
Agricultural (Market) Value	$0	$0	$0	$0	$0
Just (Market) Value	**$34,996**	**$34,770**	**$34,826**	**$33,804**	**$33,804**
Assessed Value	$34,996	$34,728	$34,244	$33,804	$33,804
Exempt Value	$0	$0	$0	$0	$0
Taxable Value	$34,996	$34,728	$34,244	$33,804	$33,804
Maximum Save Our Homes Portability	$0	$42	$582	$0	$0

"Just (Market) Value" description - This is the value established by the Property Appraiser for ad valorem purposes. This value does not represent anticipated selling price.

TRIM Notice

2024 TRIM Notice (PDF)

2023 TRIM Notice (PDF)

Land Use	Land Use Desc	Acres	Square Feet	Eff. Frontage	Depth	Zoning
1020	COMMERCIAL HIGHWAY	1.35	58806	0	0	A-RB

Type	SOH MISC	**Heat**	
Total Area	4,533	**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**	1985

Sub Area

Type	Description	Sq. Footage	Act Year	Eff Year	Quality	Imprv Use	Imprv Use Descr
1680	PAVING 1	3,200	1985	1985		R1	RES
2221	STG 1	240	1990	1990		R2	RES
2420	WELL/SEPT	1	1985	1985		R5	RES
3883	FENCE CL	1,092	2015	2015		C1	COMM

Sales

Sale Date	Sale Price	Instrument	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee	Link to Official Records
5/11/2023	$90,000	WD	5090	1596	Unqualified (U)	Improved	NORTH FLA WATER SYSTEM INC	MALLARD CONSTRUCTION & ELECTRI	Link (Clerk)
11/30/1998	$100	DD	2207	1464	Unqualified (U)	Improved	* NORTH FLA WATER SYSTEM INC /	NORTH FLA WATER SYSTEM INC	Link (Clerk)
8/1/1990	$37,500	WD	1794	79	Qualified (Q)	Improved		* NORTH FLA WATER SYSTEM INC	Link (Clerk)
3/13/1990	$100	QD	1765	2628	Unqualified (U)	Improved		* UNASSIGNED	Link (Clerk)
6/1/1980	$14,000	WD	1283	409	Qualified (Q)	Vacant		* UNASSIGNED	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
95030022	SIGN PERMIT	Yes	No	3/3/1995	$1,500
000079995	SERVICE CHANGE	Yes	No	7/6/1994	$500

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.

Map



Photos



Print Photos

No data available for the following modules: Working in Progress Parcel, Extra Features, Sketches.

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: 6/5/2025, 8:02:18 AM

Contact Us

Developed by
SCHNEIDER GEOSPATIAL

John Power TAX COLLECTOR Serving Alachua County
FLORIDA STERLING AWARD RECIPIENT

2024 PAID REAL ESTATE
NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

ACCOUNT NUMBER	PROPERTY ADDRESS	MILLAGE CODE
03046 004 000	16539 NW US HWY 441	1700

MALLARD CONSTRUCTION & ELECTRIC
LLC
9310 NW 188TH WAY
ALACHUA, FL 32615

EXEMPTIONS:

SCAN TO PAY ONLINE

AD VALOREM TAXES

TAXING AUTHORITY	MILLAGE RATE	ASSESSED VALUE	EXEMPTION(S)	TAXABLE VALUE	TAXES LEVIED
COUNTY GENERAL	7.6180	34,996	0	34,996	266.60
LIBRARY GENERAL	1.0000	34,996	0	34,996	35.00
SCHOOL CAP PROJECT	1.5000	34,996	0	34,996	52.49
SCHOOL DISCRNRY & CN	0.7480	34,996	0	34,996	26.18
SCHOOL GENERAL	3.0130	34,996	0	34,996	105.44
SCHOOL VOTED	1.0000	34,996	0	34,996	35.00
CHILDREN'S TRUST	0.4500	34,996	0	34,996	15.75
SUWANNEE RIVER WATER MGT DIST	0.2936	34,996	0	34,996	10.27
CITY OF ALACHUA	5.9500	34,996	0	34,996	208.23
TOTAL MILLAGE	21.5726			AD VALOREM TAXES	$754.96

LEGAL DESCRIPTION

COM INT E LINE NE1/4 OF SW1/4 & NLY R/W US 441 POB NWLY ALONG SAID R/W 210 FT N
See Additional Legal on Tax Roll

NON-AD VALOREM ASSESSMENTS

LEVYING AUTHORITY	UNIT	RATE	AMOUNT
550 COUNTY FIRE SERVICES	1.000	Varies	99.00
NON-AD VALOREM ASSESSMENTS			$99.00

PAY ONLY ONE AMOUNT.

COMBINED TAXES AND ASSESSMENTS	$853.96

IF PAID BY PLEASE PAY	Nov 30, 2024 $0.00				

Please Retain this Portion for your Records. Receipt Available Online.

JOHN POWER, CFC
ALACHUA COUNTY TAX COLLECTOR

2024 PAID REAL ESTATE
NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

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

ACCOUNT NUMBER	PROPERTY ADDRESS
03046 004 000	16539 NW US HWY 441

MALLARD CONSTRUCTION & ELECTRIC
LLC
9310 NW 188TH WAY
ALACHUA, FL 32615

PAY ONLY ONE AMOUNT

	IF PAID BY	PLEASE PAY
☐	Nov 30, 2024	$0.00
☐		
☐		
☐		
☐		

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

Receipt # 24-0042239 $819.80 Paid 11/26/2024

Application Package
Table of Contents

1. Cover Letter
2. SsCPA Application
3. Property Owner Affidavits
4. Deed(s), Property Appraiser Datasheet(s), and Tax Record(s)
5. **Legal Description**
6. Student Generation Form
7. Neighborhood Meeting Package
8. Justification Report
9. Map Set

Parcel ID: 03046-004-000

Legal Description:

Commence at the Southwest corner of Lot 7 of Oakmont Estates, a subdivision as per plat recorded in Plat Book “E”, page 64 of the Public Records of Alachua County, Florida for the point of reference and run Westerly, along the North right of way line of State Road No’s. 20 and 25 (200 feet right of way) also known as U.S. Highway No. 441, a distance of 20 feet more or less to the intersection of said North right of way line with the Westerly line of a State Road Department Drainage right of way and the True Point of Beginning; thence continue Westerly, along said North right of way line, a distance of 210.00 feet; thence run Northwesterly, parallel with the aforementioned Westerly right of way line of the State Road Department Drainage right of way, a distance of 286 feet more or less to the South right of way line of Old State Road No’s. 20 and 25; thence run Easterly, along said South right of way line, a distance of 210 feet more or less to the intersection of said South right of way line with the aforementioned Westerly line of State Road Department Drainage right of way; thence run Southeasterly, along said Westerly line, a distance of 270 feet more or less to the True Point of Beginning.

Application Package
Table of Contents

1. Cover Letter
2. SsCPA Application
3. Property Owner Affidavits
4. Deed(s), Property Appraiser Datasheet(s), and Tax Record(s)
5. Legal Description
6. **Student Generation Form**
7. Neighborhood Meeting Package
8. Justification Report
9. Map Set

City of Alachua

PUBLIC SCHOOL STUDENT GENERATION CALCULATION FORM

PROJECT # | **APPLICATION DATE**

NAME & DESCRIPTION OF PROJECT Mallard Construction SsCPA Application and

Rezoning application

PROJECT ADDRESS (Contact 911 Addressing @ 352.338.7361)

North of US Highway 441 and West of NW 164th Lane

Tax Parcel Numbers 03046-004-000

Acreage ±1.35

DEVELOPMENT DATA (check all that apply)

- ☐ Single Family — Number of Units
- ☑ Multi Family — Number of Units 15
- ☐ Exempt (See exemptions on page 2)

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

MULTI FAMILY RESIDENTIAL DEVELOPMENT STUDENT GENERATION CALCULATIONS

ELEMENTARY	15	**units X 0.06 Elementary School Multiplier**	0.9	**Student Stations**
MIDDLE	15	**units X 0.03 Middle School Multiplier**	0.45	**Student Stations**
HIGH	15	**units X 0.03 High School Multiplier**	0.45	**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: Romy Garraud
Mailing Address: 11801 Research Drive,
Alachua, FL 32615
Phone: 352-331-1976
Email: romy.garraud@nv5.com

PROPERTY OWNER

Name: Mallard Construction & Electric LLC
Mailing Address 9310 NW 188th Way
Alachua, FL 32615
Phone: 352-258-3148
Email jmallard@mcefl.com

CERTIFICATION

PROJECT NAME : _____ **PROJECT #:** _____

This application for a determination of the adequacy of public schools to accommodate the public school students generated by the subject development has been reviewed for compliance with the school concurrency management program and in accordance with the ILA. The following determinations have been made:

☐ **Approved** based upon the following findings (see 09.14.2022 Capacity Table)

Elementary SCSA _____ Capacity Required _____

☐ Capacity Available — Available Capacity _____
☐ Capacity Available in 5 yrs* — Available Capacity _____
☐ Capacity Available in Adjacent SCSA — Available Capacity _____

Middle SCSA _____ Capacity Required _____

☐ Capacity Available — Available Capacity _____
☐ Capacity Available in 5 yrs* — Available Capacity _____
☐ Capacity Available in Adjacent SCSA — Available Capacity _____

High SCSA _____ _____

☐ Capacity Available — Available Capacity _____
☐ Capacity Available in 5 yrs* — Available Capacity _____
☐ Capacity Available in Adjacent SCSA — Available Capacity _____

☐ **Denial** for reasons stated _____

_____

Approved by

School Board Staff Certification

_____

Suzanne M. Wynn
Director, Facilities Planning and Construction
Alachua County Public Schools
352.955.7400 x 1445

Date: _____

City of Alachua Staff

A complete application for the development project was accepted on

Date: _____

Signed: _____

Printed Name: _____

*163.3180(6)(g), F.S. (2023)

Application Package
Table of Contents

1. Cover Letter
2. SsCPA Application
3. Property Owner Affidavits
4. Deed(s), Property Appraiser Datasheet(s), and Tax Record(s)
5. Legal Description
6. Student Generation Form
7. **Neighborhood Meeting Package**
8. Justification Report
9. Map Set

Mailed Memorandum

NEIGHBORHOOD MEETING PUBLIC NOTICE

Mallard Construction

25-0093

To:	Neighbors of NW 164th Lane and NW US Highway 441
From:	Romy Garraud, Project Planner
Date:	September 15th, 2025
RE:	Mallard Construction – Neighborhood Meeting Public Notice

A Neighborhood Meeting will be held to discuss a Small-scale Comprehensive Plan Amendment (SsCPA) and Rezoning Application, on ±1.35-acres in the City of Alachua on Alachua County Tax Parcel #03046-004-000.

The SsCPA Application is requesting to amend the Future Land Use (FLU) designation from Agriculture to Community Commercial. The Rezoning Application is requesting to amend the zoning district from Agricultural (A) to Community Commercial (CC).

The property is located west of NW 164th Lane and north of NW US Highway 441.

Date: September 29, 2025

Time: 6:00 PM

Location: NV5 Office, 11801 Research Drive, Alachua, FL, 32615

Contact: Romy Garraud, Project Planner
(352)-331-1976
11801 Research Drive,
Alachua, FL 32615
Romy.Garraud@NV5.com

This is not a public hearing. The purpose of this workshop 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 NV5 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.

Mailing Labels

Neighborhood Meeting Notice
ALLEN & REED
420 NE 3RD ST
LAKE BUTLER, FL 32054

Neighborhood Meeting Notice
COX IV WILLIAM REID
10732 SW 34TH RD
GAINESVILLE, FL 32608

Neighborhood Meeting Notice
PULLIAM RUFUS L
18021 NW 164TH LN
ALACHUA, FL 32615

Neighborhood Meeting Notice
ECHEVERRY & GRAJALES W/H
16515 NW US 441
ALACHUA, FL 32615

Neighborhood Meeting Notice
MALLARD CONSTRUCTION & ELECTRIC LLC
9310 NW 188TH WAY
ALACHUA, FL 32615

Neighborhood Meeting Notice
BRYAN TAMMY D
5560 EMERALD RIDGE BLVD
LAKELAND, FL 33813

Neighborhood Meeting Notice
FLORIDA TIMBER CO
PO BOX 357133
GAINESVILLE, FL 32635

Neighborhood Meeting Notice
FLORIDA TIMBER CO
PO BOX 357133
GAINESVILLE, FL 32635

Neighborhood Meeting Notice
GONZALES ROSA LEE HEIRS
16806 NW 175TH TER
ALACHUA, FL 32615

Neighborhood Meeting Notice
JTFA LLC
C/O KIETH LERNER
14276 SW 4TH PL
NEWBERRY, FL 32669

Neighborhood Meeting Notice
QUEEN LOIS L
16503 NW US HWY 441
ALACHUA, FL 32615

Neighborhood Meeting Notice
JACK'S SMALL ENGINE REPAIR LLC
16530 NW US HIGHWAY 441
ALACHUA, FL 32615

Neighborhood Meeting Notice
PARKER JOY A TRUSTEE
PO BOX 357133
GAINESVILLE, FL 32635

Neighborhood Meeting Notice
PARKER JOY A TRUSTEE
PO BOX 357133
GAINESVILLE, FL 32635

Neighborhood Meeting Notice
FIRST COAST ROAD RANGERS LLC
11461 BOOTE BLVD
JACKSONVILLE, FL 32218

Neighborhood Meeting Notice
AYLA LLC
C/O KIETH LERNER
14276 SW 4TH PL
NEWBERRY, FL 32669

Neighborhood Meeting Notice
ROBINSON & ROBINSON
16527 NW US HIGHWAY 441
ALACHUA, FL 32615

Neighborhood Meeting Notice
FLORIDA TIMBER CO
PO BOX 357133
GAINESVILLE, FL 32635

Neighborhood Meeting Notice
Michele L. Lieberman
12 SE 1st Street
Gainesville FL 32601

Neighborhood Meeting Notice
Antoinette Endelicato
5562 NW 93rd Avenue
Gainesville FL 32653

Neighborhood Meeting Notice
Linda Dixon, AICP
PO Box 115050
Gainesville FL 32611

Neighborhood Meeting Notice
Tamara Robbins
PO Box 2317
Alachua FL 32616

Neighborhood Meeting Notice
Lynda Coon
7216 NW 126 Avenue
Alachua FL 32615

Neighborhood Meeting Notice
Joseph & Phyllis Strickland
14103 NW 156th Place
Alachua FL 32615

Neighborhood Meeting Notice
Jean Calderwood
14095 NW 174th Ave
Alachua FL 32615

Neighborhood Meeting Notice
Lynn Horton
19005 NW 138th Avenue
Alachua FL 32615

Neighborhood Meeting Notice
Stephen Hofstetter
14 NE 1st Street
Gainesville FL 32601

Neighborhood Meeting Notice
Soorya Lindberg
16630 NW 173rd Terrace
Alachua FL 32615

Neighborhood Meeting Notice
Constance Meyer
4720 NW 104th Lane
Gainesville FL 32653

Neighborhood Meeting Notice
Planning & Community Development
PO Box 9
Alachua FL 32615

Newspaper Advertisement

U.S. moves to repeal 'Roadless Rule'

Trump plan would open areas to development

John Leos
Arizona Republic
USA TODAY NETWORK



The majority of the lands covered by the "Roadless Rule" are located in Alaska and Western states, like Arizona's Tonto National Forest, pictured. JOSEPH RONDONE/ARIZONA REPUBLIC FILE

PHOENIX – The Trump administration is moving ahead with plans to rescind a 2001 rule that limits the construction of new roads on millions of acres of U.S. Forest Service land, and environmental advocacy groups are urging the public to speak out to keep the public lands undeveloped.

The Interior Department has also announced plans to repeal a Joe Biden-era policy that elevated conservation as an official use of public lands, on equal footing with mining, grazing, energy extraction and other consumptive activities. The repeal would open areas to new development.

The 2001 Roadless Area Conservation Rule, or Roadless Rule, prohibits the new construction of roads and timber harvesting on nearly 45 million acres of national forests and grasslands. The majority of these lands are located in Western states and Alaska.

On Aug. 29, the U.S. Department of Agriculture, the parent agency of the Forest Service, published a notice in the Federal Register stating the administration's intention of rescinding the rule and beginning an environmental review.

The notice initiated a three-week public comment period, which will remain open until Sept. 19. Public comments can be submitted through an online portal on the Federal Register website.

"This administration is dedicated to removing burdensome, outdated, one-size-fits-all regulations that not only put people and livelihoods at risk but also stifle economic growth in rural America," Agriculture Secretary Brooke Rollins said in a news release.

Rollins said repealing the Roadless Rule would align with an executive order signed by President Donald Trump in January that called for a review of regulations across government agencies.

Environmental advocacy groups and tribes are among those calling the move an attack on protected public lands and a giveaway to the timber industry. The groups also point to the widespread support the rule received when it was first implemented.

The process of creating the 2001 rule included 600 public meetings, and it received more than 1.6 million public comments, with 95% in support, according to Backcountry Hunters and Anglers.

"The Roadless Rule has protected priceless forests across America for a quarter century. These national forests belong to all Americans, not to the timber industry, which wants them sold to the highest bidder," Drew Caputo, vice president of litigation at Earthjustice, a nonprofit environmental law organization, said in a news release.

More than 28 million acres covered by the Roadless Rule are in areas of high or very high wildfire risk, according to the USDA. Federal officials have said that repealing the rule would allow for more flexible management for local land managers and aid in preventing destructive wildfires.

"For nearly 25 years, the Roadless Rule has frustrated land managers and served as a barrier to action – prohibiting road construction, which has limited wildfire suppression and active forest management," Forest Service Chief Tom Schultz said in a news release.

But opponents of the proposal say rolling back the rule may cause higher wildfire risk, citing an analysis by The Wilderness Society that found that wildfires are more likely to ignite in forested areas with roads than those without roads.

Approximately 85% of wildfires are human-caused, according to the National Interagency Fire Center.

Additionally, on national forests across the Western United States, 1 in 5 acres treated to reduce the risk of wildfire has been in roadless areas, according to Trout Unlimited, an environmental advocacy group.

"For nearly 25 years, the Roadless Rule has safeguarded America's backcountry – lands that are home to 70% of our native trout and salmon, that protect drinking water for millions, and that offer some of the finest hunting and fishing opportunity in the world," said Chris Wood, president and CEO of Trout Unlimited.

"Rather than rescinding the Roadless Rule and allowing that chaos to unfold, we encourage the Forest Service to work with stakeholders to develop solutions that continue to protect roadless areas and intact fish and wildlife habitat," Wood said in a written statement.

The proposed rule and draft environmental impact statement are expected in March 2026, which will open another public comment period. The final decision on the Roadless Rule is expected to be issued in late 2026, according to the USDA.

Meanwhile, the Trump administration is moving ahead with more changes to longstanding public land management policies.

On Sept. 10, the Department of Interior announced plans to rescind the Public Lands Rule, a Bureau of Land Management policy that made environmental conservation an official use of public lands overseen by the bureau.

Finalized in 2024, the Public Lands Rule placed conservation on equal footing as livestock grazing, energy development and outdoor recreation under the BLM's multiple-use mandate.

"The previous administration's Public Lands Rule had the potential to block access to hundreds of thousands of acres of multiple-use land – preventing energy and mineral production, timber management, grazing and recreation across the West," Interior Secretary Doug Burgum said in a news release.

But environmental groups say the move is a part of a coordinated effort by the Trump administration to prioritize private industry at the expense of the environment and public lands conservation.

"With this announcement, the administration is saying that public lands should be managed primarily for the good of powerful drilling, mining and development interests," Alison Flint, senior legal director at The Wilderness Society, said in a written statement.

"They're saying that public lands' role in providing Americans the freedom to enjoy the outdoors, and conserve beloved places for future generations, is a second-class consideration."

Environmental coverage in The Arizona Republic is supported by a grant from the Nina Mason Pulliam Charitable Trust.

PUBLIC NOTICE

A Neighborhood Meeting will be held to discuss a Small-scale Comprehensive Plan Amendment (SsCPA) and Rezoning Application, on ±1.35-acres in the City of Alachua on Alachua County Tax Parcel #03046-004-000.

The SsCPA Application is requesting to amend the Future Land Use (FLU) designation from Agriculture to Community Commercial. The Rezoning Application is requesting to amend the zoning district from Agricultural (A) to Community Commercial (CC).

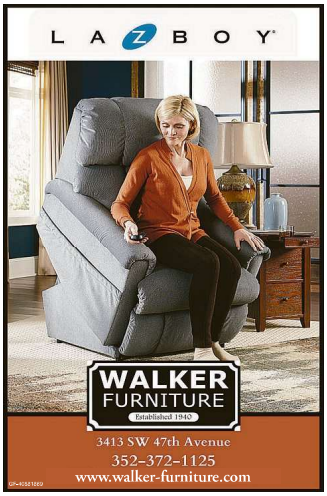
The property is located west of NW 164th Lane and north of NW US Highway 441.

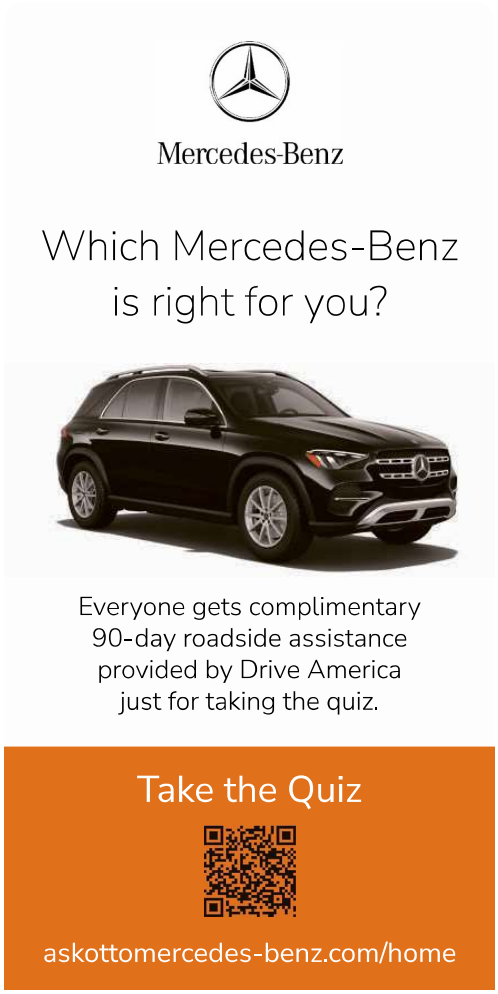
This is not a public hearing. The purpose of this meeting is to inform the public about the nature of the proposals and seek their comments.

Time: 6:00 pm on Monday, September 29th, 2025
Location: NV5 Office, 11801 Research Drive, Alachua, FL, 32615

Contact: Romy Garraud, Project Planner
Phone Number: (352) 331-1976
Email: Romy.Garraud@NV5.com

NV5





PUBLIC NOTICE

A Neighborhood Meeting will be held to discuss a Small-scale Comprehensive Plan Amendment (SsCPA) and Rezoning Application, on ±1.35-acres in the City of Alachua on Alachua County Tax Parcel #03046-004-000.

The SsCPA Application is requesting to amend the Future Land Use (FLU) designation from Agriculture to Community Commercial. The Rezoning Application is requesting to amend the zoning district from Agricultural (A) to Community Commercial (CC).

The property is located west of NW 164th Lane and north of NW US Highway 441.

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 Monday, September 29th, 2025
Location: NV5 Office, 11801 Research Drive, Alachua, FL, 32615

Contact: Romy Garraud, Project Planner
Phone Number: (352) 331-1976
Email: Romy.Garraud@NV5.com

NV5

Workshop Presentation

Mallard Construction & Electric

Small-scale Comprehensive Plan Amendment and Rezoning Applications

City of Alachua
Neighborhood Meeting
September 29th, 2025

NV5

PN: 25-0093



TYPE OF APPLICATIONS:

- **Small-scale Comprehensive Plan Amendment (SsCPA)**
- **Rezoning**

APPLICATION INTENT:

- Support the growth of a locally owned small business.
- **SsCPA Application:** Amend the FLU designation from Agriculture to Community Commercial.
- **Rezoning Application:** Amend the Zoning District from Agricultural (A) to Community Commercial (CC).

The purpose of a Neighborhood Meeting:

The City of Alachua requires SsCPA and Rezoning applicants to host a neighborhood workshop prior to application submittal.

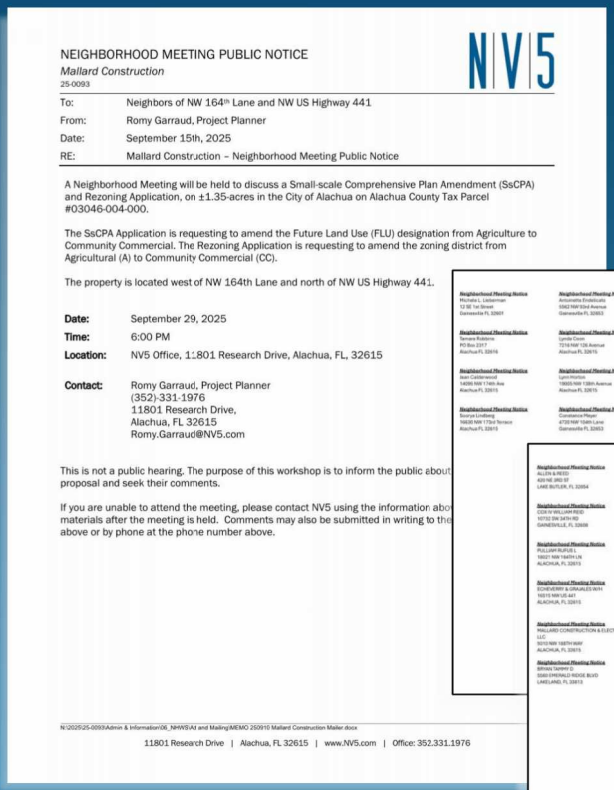
The purpose is **to inform neighbors** of the proposed action's nature.

This workshop provides an opportunity to **ask questions and learn information** regarding the application purpose.



PUBLIC NOTIFICATION

- Notification letters were sent out to 18 property owners within a 400-foot radius of the subject property. Additionally, 12 letters were sent out to addresses on the Public Notification Lists for Neighborhood Meetings.



NEIGHBORHOOD MEETING PUBLIC NOTICE

Mallard Construction

25-0093

NV5

To: Neighbors of NW 164th Lane and NW US Highway 441

From: Romy Garraud, Project Planner

Date: September 15th, 2025

RE: Mallard Construction – Neighborhood Meeting Public Notice

A Neighborhood Meeting will be held to discuss a Small-scale Comprehensive Plan Amendment (SsCPA) and Rezoning Application, on ±1.35-acres in the City of Alachua on Alachua County Tax Parcel #03046-004-000.

The SsCPA Application is requesting to amend the Future Land Use (FLU) designation from Agriculture to Community Commercial. The Rezoning Application is requesting to amend the zoning district from Agricultural (A) to Community Commercial (CC).

The property is located west of NW 164th Lane and north of NW US Highway 441.

Date: September 29, 2025

Time: 6:00 PM

Location: NV5 Office, 11801 Research Drive, Alachua, FL, 32615

Contact: Romy Garraud, Project Planner
(352)-331-1976
11801 Research Drive,
Alachua, FL 32615
Romy.Garraud@NV5.com

This is not a public hearing. The purpose of this workshop is to inform the public about proposal and seek their comments.

If you are unable to attend the meeting, please contact NV5 using the information above materials after the meeting is held. Comments may also be submitted in writing to the above or by phone at the phone number above.

N:\2025\25-0093\Admin & Information\06_NHWS\Ad and Mailing\MEMO 250910 Mallard Construction Mailer.docx

11801 Research Drive | Alachua, FL 32615 | www.NV5.com | Office: 352.331.1976





U.S. moves to repeal 'Roadless Rule'

Trump plan would open areas to development

John Lees
Gainesville Sun

GAINESVILLE.COM | SUNDAY, SEPTEMBER 14, 2025 | 1A

The majority of the lands covered by the "Roadless Rule" are located in Alaska and Western states, like Arizona's Toms National Forest, pictured.

PUBLIC NOTICE

A Neighborhood Meeting will be held to discuss a Small-scale Comprehensive Plan Amendment (SsCPA) and Rezoning Application, on ±1.35-acres in the City of Alachua on Alachua County Tax Parcel #03046-004-000.

The SsCPA Application is requesting to amend the Future Land Use (FLU) designation from Agriculture to Community Commercial. The Rezoning Application is requesting to amend the zoning district from Agricultural (A) to Community Commercial (CC).

The property is located west of NW 164th Lane and north of NW US Highway 441.

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 Monday, September 29th, 2025
Location: NV5 Office, 11801 Research Drive, Alachua, FL, 32615

Contact: Romy Garraud, Project Planner
Phone Number: (352) 331-1976
Email: Romy.Garraud@NV5.com

NV5

- Public Notice was posted in the Gainesville Sun on Sunday, September 14th.

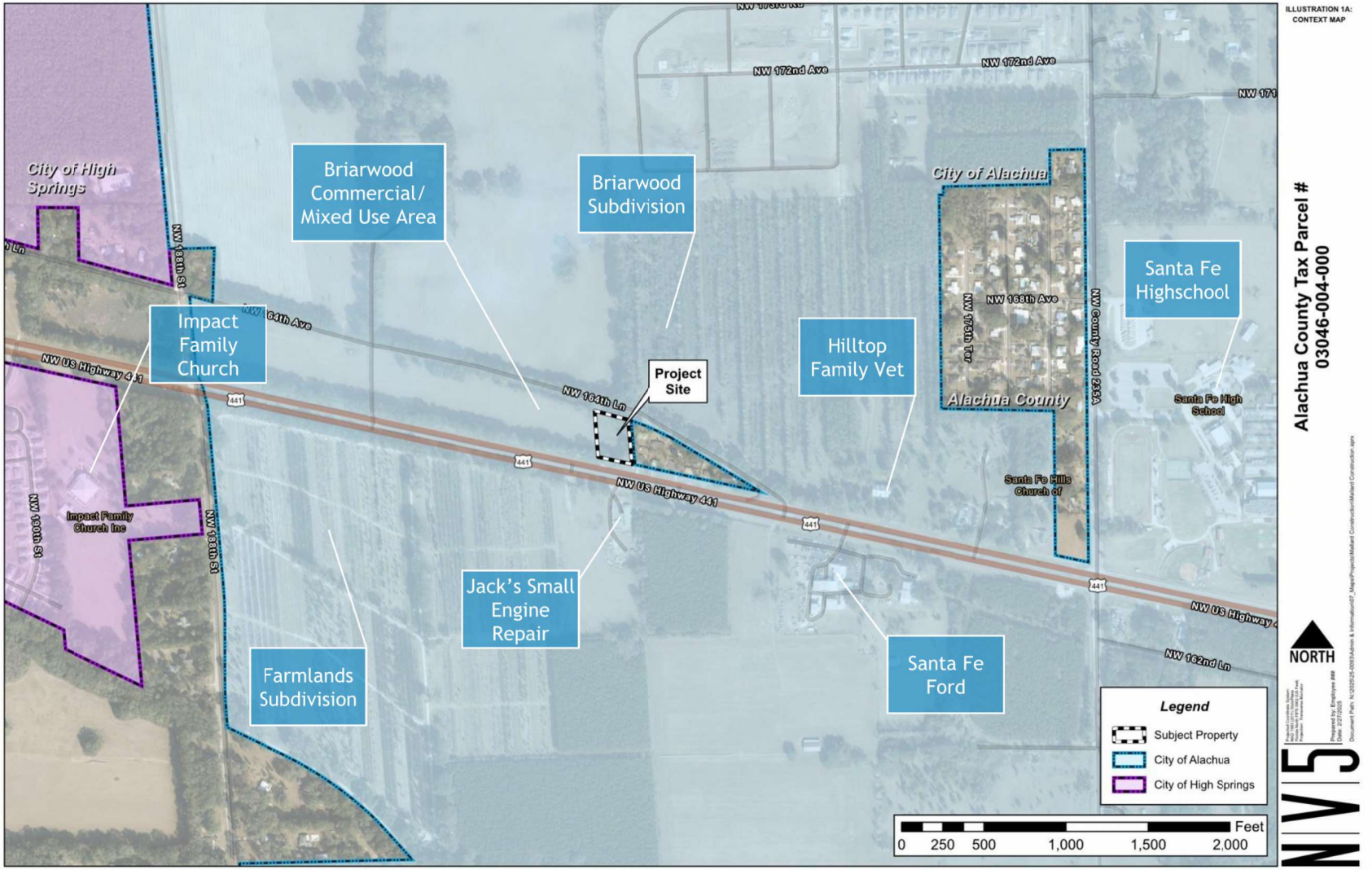
ESTIMATED TIMELINE
SsCPA AND REZONING



CONTEXT MAP

The site is bound by:

- US Highway 441
- NW 164th Ln



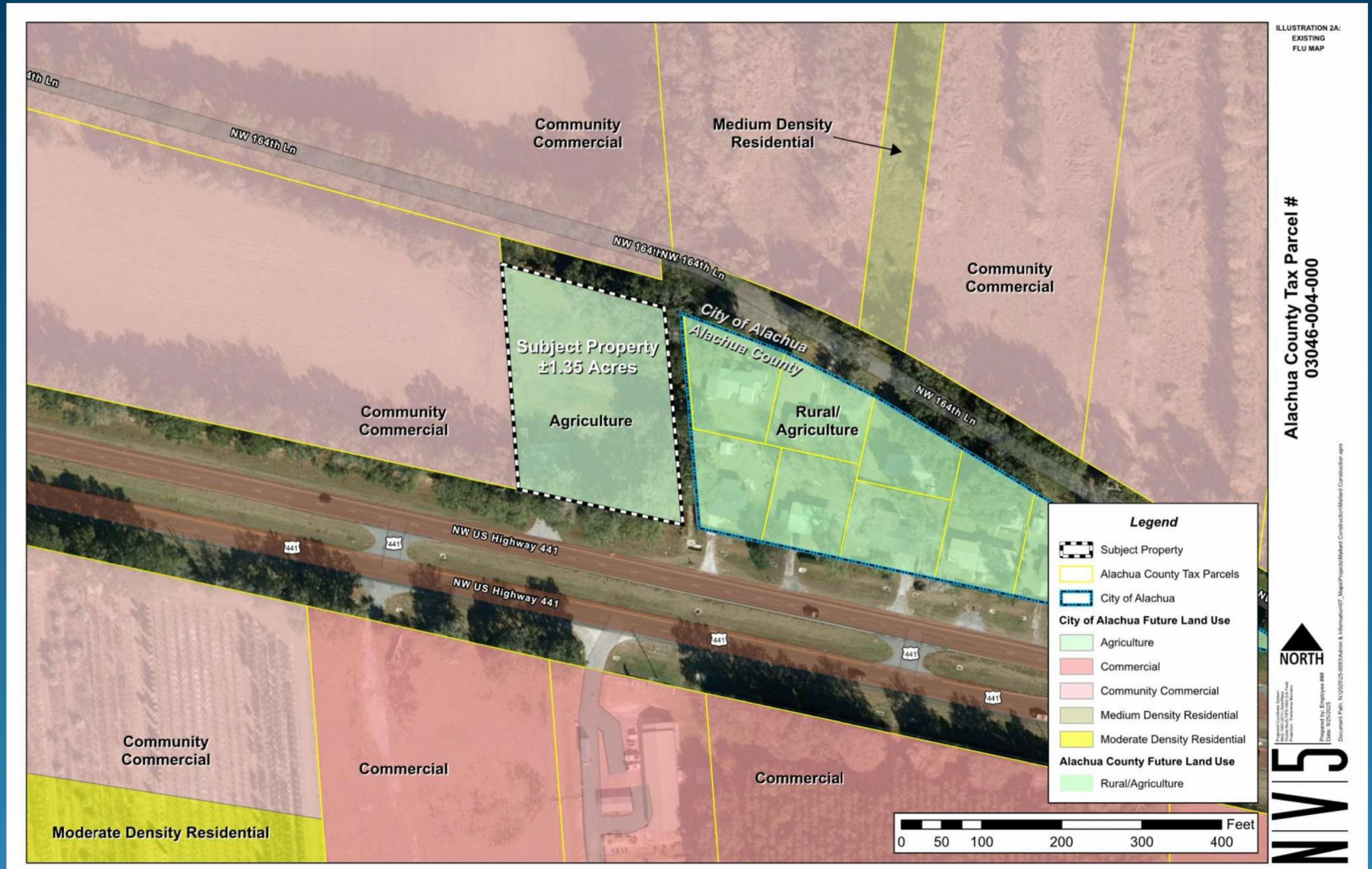
AERIAL MAP


FUTURE HOME OF
UASC
UASC
Google Earth


NW 164th Ln
NW 164th Ln
NW 164th L
City of Alachua
Alachua County
NW US Highway 441
441
441
441
ghway 441
Legend
Subject Property
Alachua County Tax Parcels
City of Alachua
Feet
0
25
50
100
150
200
NORTH
ILLUSTRATION 1B:
AERIAL MAP
Alachua County Tax Parcel #
03046-004-000

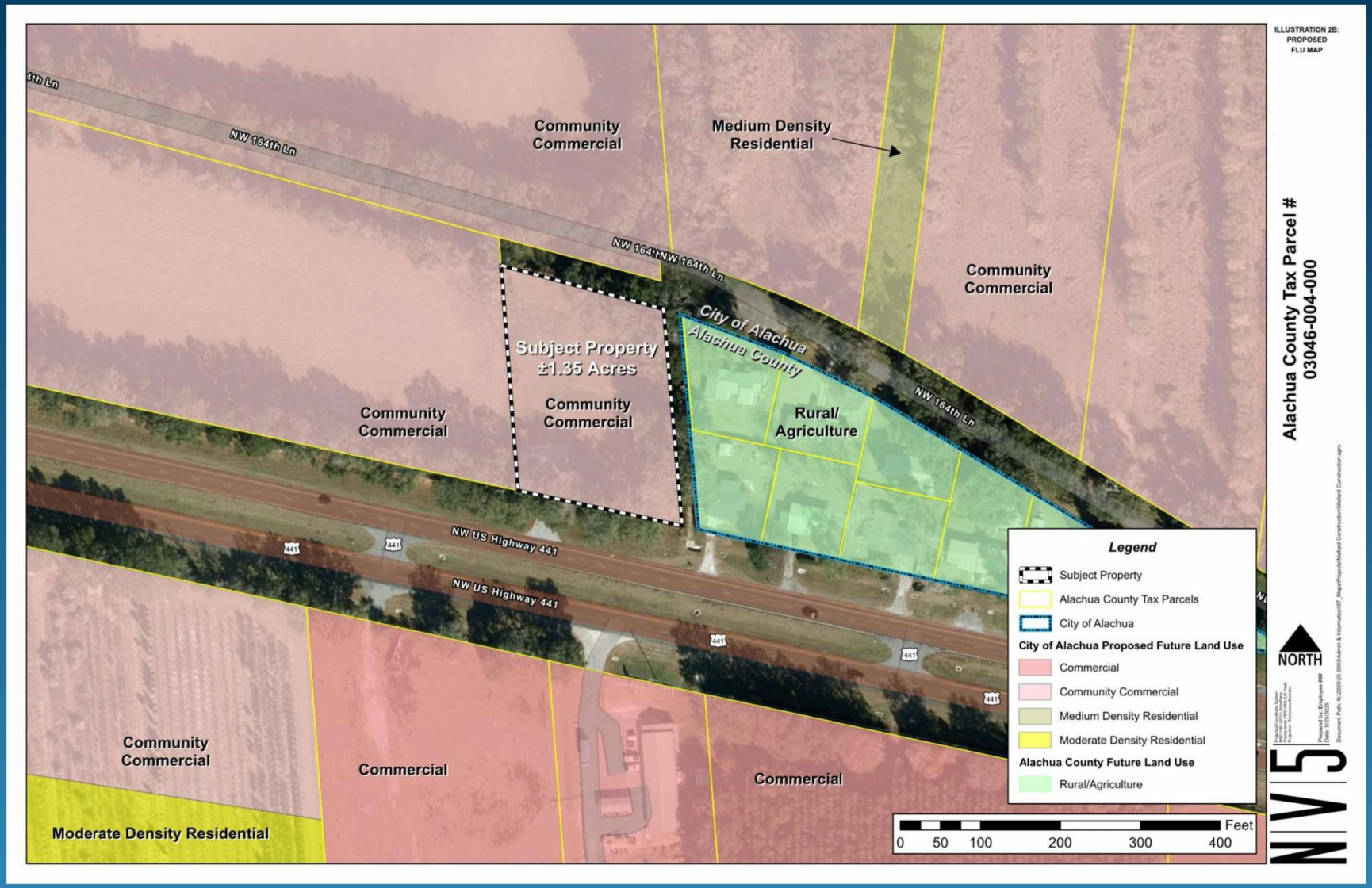
EXISTING FUTURE LAND USE MAP (FLUM)

FLU: Agriculture



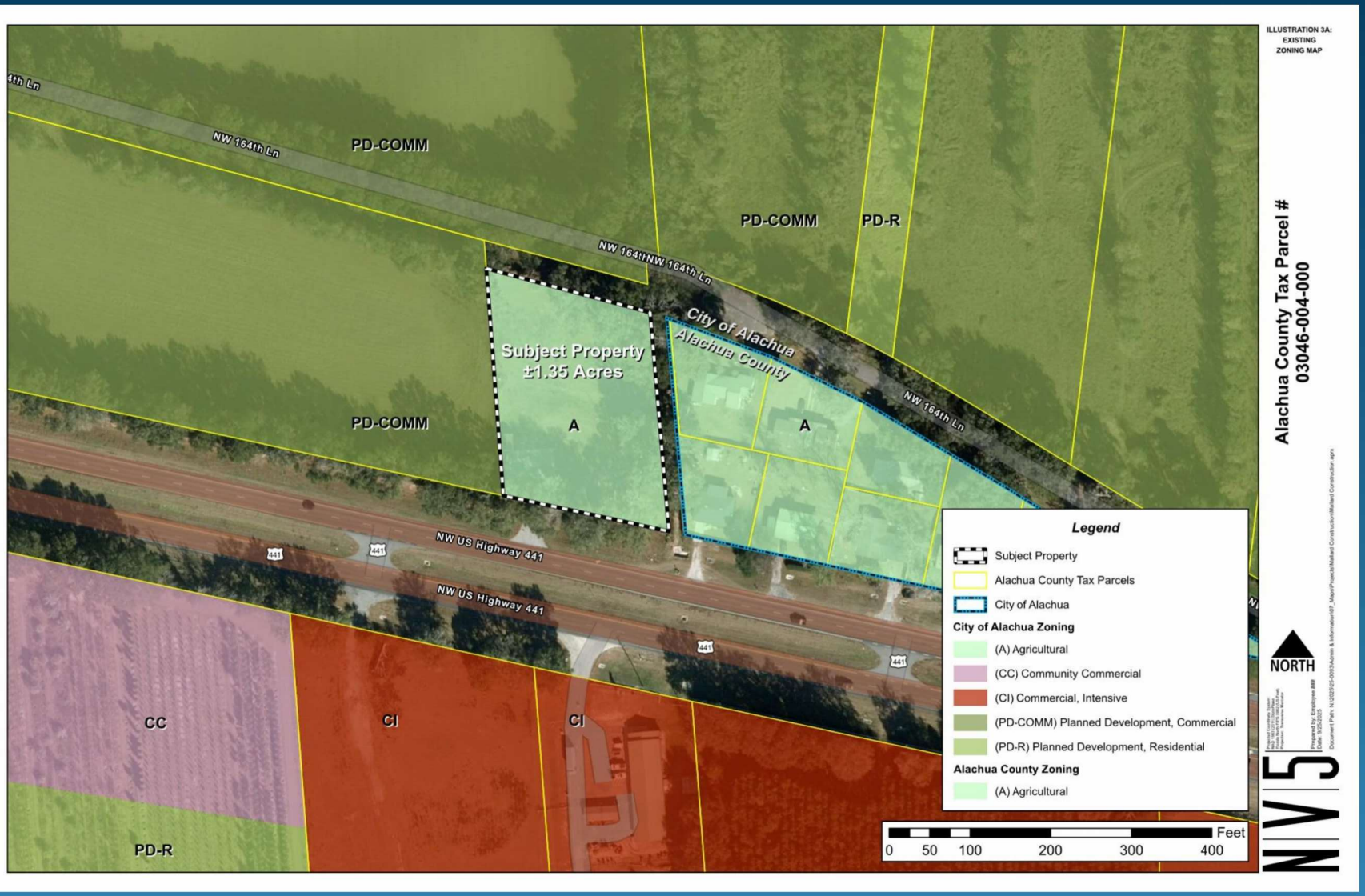
PROPOSED FUTURE LAND USE MAP (FLUM)

FLU: Community Commercial



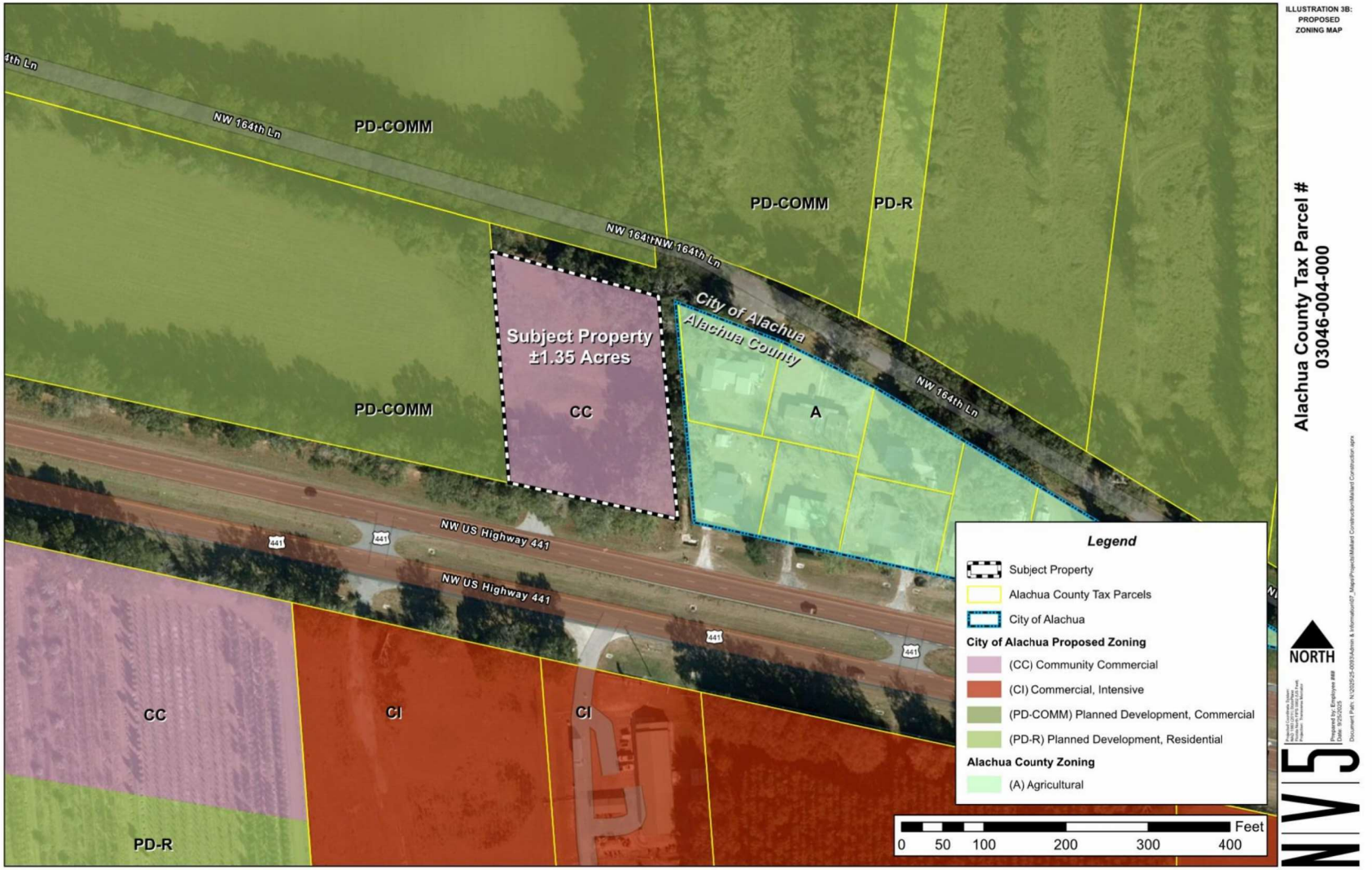
EXISTING ZONING MAP

ZON: Agricultural (A)



PROPOSED ZONING MAP

Zoning: Community Commercial (CC)



ENVIRONMENTAL MAP

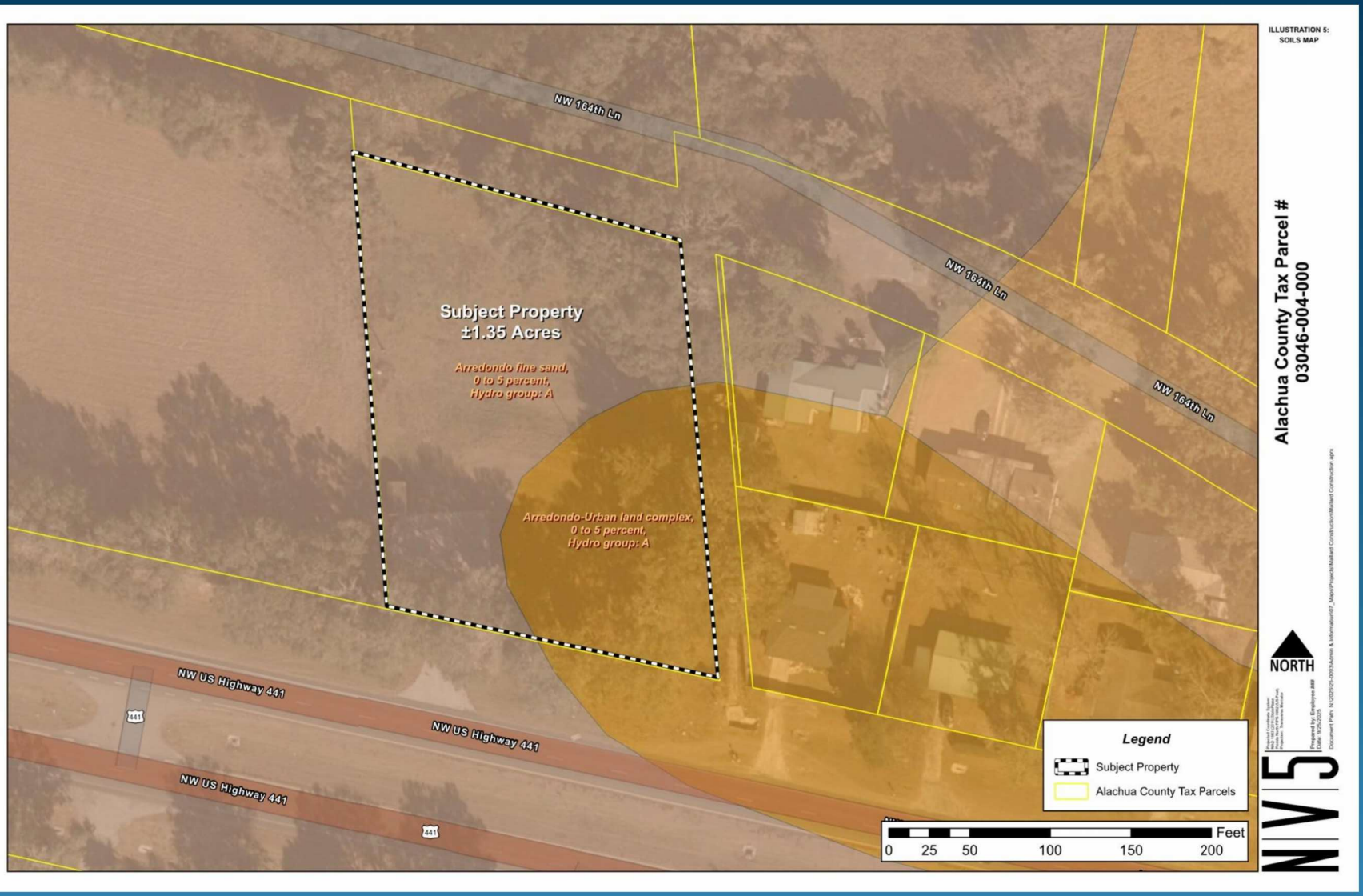
Flood Zone: X



SOILS MAP

Soils:
Arredondo fine sand,
0 to 5 percent,
Hydro group: A

Arrendo-Urban land complex,
0 to 5 percent,
Hydro group: A



Contact Information:
Romy Garraud, Project Planner
Romy.Garraud@NV5.com
352.331.1976

NV5
INFRASTRUCTURE FLORIDA

Sign-in Sheet

SIGN-IN SHEET

Mallard Construction & Electric

25-0093

Event: Neighborhood Meeting

Date/Time: September 29, 2025 @ 6:00 PM

Place: NV5 Office, 11801 Research Drive, Alachua, FL, 32615

Re: Small-scale Comprehensive Plan Amendment and Rezoning Application

	Print Name	Street Address	Signature
1	None in Attendance		
2			
3			
4			
5			
6			
7			
8			
9			
10			
11			
12			
13			

Workshop Minutes

NEIGHBORHOOD MEETING MINUTES

Mallard Construction & Electric

25-0093

Event:	Neighborhood Workshop
Date/Time:	September 29, 2025 @ 6:00 PM
Place:	11801 Research Drive, Alachua, FL, 32615
Re:	Small-scale Comprehensive Plan Amendment (SsCPA) & Rezoning Application

NV5 (Agent) Attendees: Romy Garraud; Grace MacEwan; Craig Brashier, AICP
Public Attendees: 0

NV5, on behalf of Mallard Construction & Electric, LLC, hosted the required Neighborhood Meeting and presented the following: the meeting's purpose; the application's request and intent; maps illustrating the site's regulatory and physical characteristics. No members of the public attended the meeting. After a fifteen-minute grace period, the **meeting was adjourned at approximately 6:15 PM**

Application Package
Table of Contents

1. Cover Letter
2. SsCPA Application
3. Property Owner Affidavits
4. Deed(s), Property Appraiser Datasheet(s), and Tax Record(s)
5. Legal Description
6. Student Generation Form
7. Neighborhood Meeting Package
8. **Justification Report**
9. Map Set

Mallard Construction & Electric

Small-scale Comprehensive Plan Amendment Application Justification Report

City of Alachua, Florida

September 30, 2025

Prepared for:

City of Alachua Planning and Zoning Department

Prepared on behalf of:

Mallard Construction & Electric, LLC

N:\2025\25-0093\Departments\02_Planning\Reports\Justification\RPT 250903 Mallard Construction-ScCPA Application.docx

11801 Research Drive, Alachua, Florida 32615
(352) 331-1976
www.nv5.com

Table of Contents

1. Executive Summary 2
2. Statement of Proposed Change 3
3. Impact Analysis 6
4. Comprehensive Plan Consistency 10
5. Urban Sprawl Analysis 18
6. Needs Analysis 22

List of Figures

Figure 1: Aerial Map 3
Figure 2: Existing Future Land Use Map 4
Figure 3: Existing Zoning Map 4
Figure 4: Proposed Future Land Use Map 5
Figure 5: Proposed Zoning Map 5
Figure 6: City of Alachua Roadway Segment Concurrency Map 7
Figure 7: City of Alachua Water System Map 8
Figure 8: City of Alachua Wastewater Map 9
Figure 9: Soils Map 15
Figure 11: Population Change, 2020 to 2024 22
Figure 10: Percent Change in Population, 2020 to 2024 22

List of Tables

Table 1 Surrounding Future Land and Zoning Designations 3
Table 2: Projected Trip Generation 6
Table 3: Projected Impacts on Roadways 6
Table 4: Potential Potable Water Impact 8
Table 5: Potential Solid Waste Impact 9
Table 6: Florida Estimates of Population 22
Table 7: Projections of Florida Populations 22

1. Executive Summary

To: Bryan Thomas, Director of Community Development

From: Romy Garraud, Project Planner

Date: September 30, 2025

RE: Mallard Construction –Small-scale Comprehensive Plan Amendment Application

Jurisdiction: City of Alachua	**Application Intent:** Amend the Future Land Use (FLU) designation of the subject property from Agriculture to Community Commercial for future development of a small office building for a locally owned business.
Location Description/Address: North of NW US Highway 441 and west of NW 164th Lane	
Parcel Number: 03046-004-000	**Site Acreage:** ±1.35-acres (Source: Alachua County Property Appraiser)
Existing Future Land Use: *Agriculture* Agriculturally classified lands are intended to maintain agriculture operations within the city limits as well as preserve the rural character and small-town charm of Alachua.	**Proposed Future Land Use:** *Community Commercial* The Community Commercial land use category is a mixed-use land use category established to provide neighborhood and community scale goods and services to adjacent neighborhood and residential areas while allowing for the development of a diverse and affordable housing stock. The Community Commercial land use category also serves as a transitionary land use category between residential and commercial land use categories.
Existing Zoning District: *Agriculture (A)* This district is intended to provide for areas primarily consisting of agriculture uses and agriculture support and also allow low-density single-family residential development.	**Proposed Zoning District:** *Community Commercial (CC)* This district is intended to provide lands for business uses that provide goods and services to residents of the entire community. Because these commercial uses are subject to public view, they should provide appropriate appearance, adequate parking, controlled traffic movement, suitable landscaping, appropriate pedestrian facilities, and protect abutting residential areas from adverse impacts. The CC district should typically be located along major arterials or at the intersection of an arterial and highway.
Max. Development Potential Agriculture FLU FAR: Max. Lot Coverage: 20% Max. Gross Density: None	**Max. Development Potential** Community Commercial FLU Intensity: Floor area ratios for business districts are as follows: 0.5 FAR for parcels five acres or greater; **0.75 FAR for parcels less than five acres, but greater than one acre**; 1.0 FAR for parcels one acre or less.

2. Statement of Proposed Change

This Small-scale Comprehensive Plan Amendment (SsCPA) application requests approval of a Future Land Use (FLU) change from Agriculture to Community Commercial on ±1.35 acres of Alachua County Tax Parcel 03046-004-000. The subject property is located west of NW 164th Lane and North of NW US Highway 441. The site is situated within the City of Alachua, and borders a residential neighborhood situated just east of the site in unincorporated Alachua County. It is bordered by the future site of the Briarwood Planned Development to the west and north. **Figure 1**, an aerial map, shows the site's location and existing conditions.



Figure 1: Aerial Map

The existing FLU of the site is Agriculture and the existing Zoning District is Agricultural (A). This SsCPA requests approval to change the FLU of the subject property from Agriculture to Community Commercial.

Table 1 and Figures 2 and 3 show the current FLU and Zoning designations adjacent to the site.

Figures 4 and 5 show the proposed FLU and Zoning designation of the subject property.

Table 1 Surrounding Future Land and Zoning Designations

Direction	Future Land Use Designation	Zoning Designation
North	Community Commercial (City of Alachua)	Planned Development, Commercial (PD-COMM) (City of Alachua)
East	Rural/Agriculture (Alachua County)	Agricultural (A) (Alachua County)
South	Commercial (City of Alachua)	Commercial, Intensive (CI (City of Alachua)
West	Community Commercial (City of Alachua)	Planned Development, Commercial (PD-COMM) (City of Alachua)

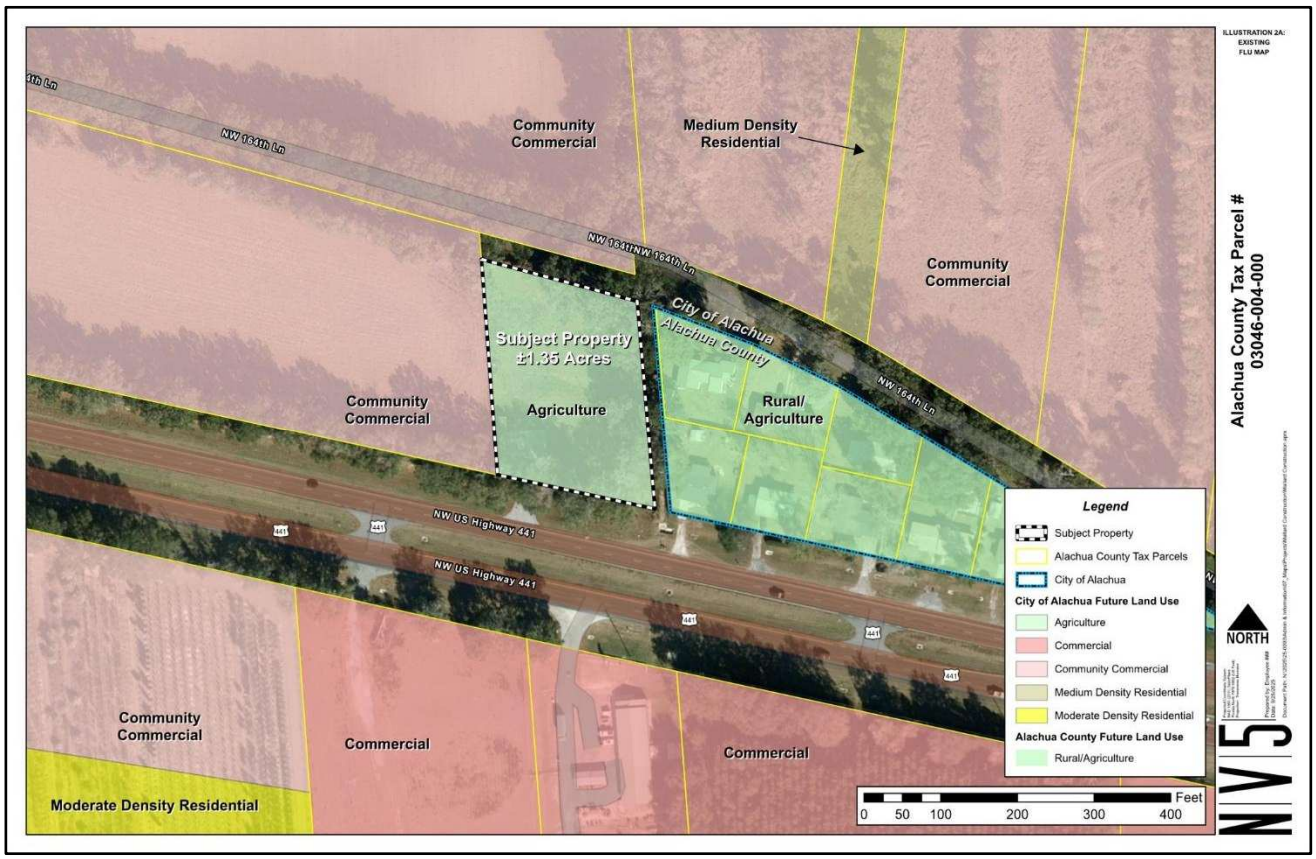


Figure 2: Existing Future Land Use Map

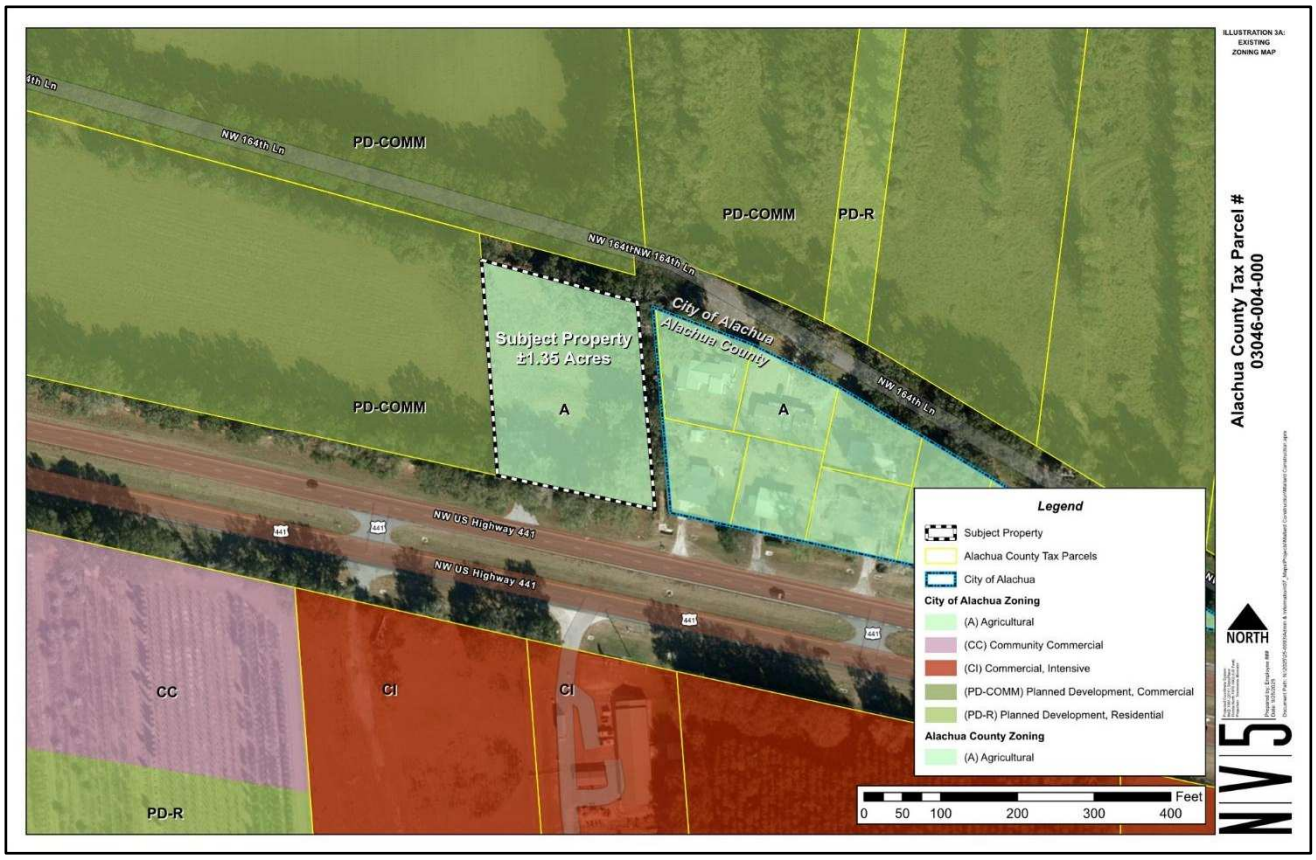


Figure 3: Existing Zoning Map

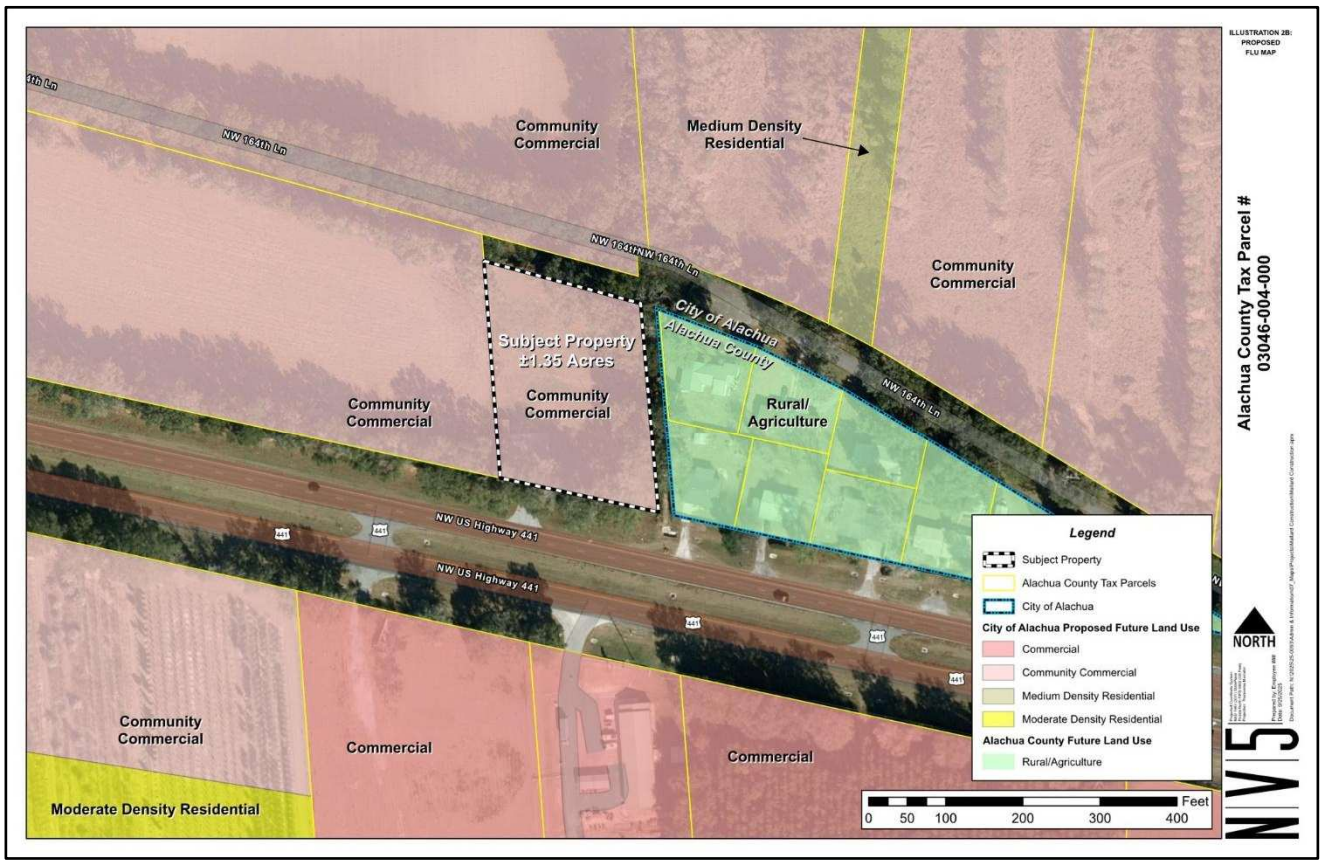


Figure 4: Proposed Future Land Use Map

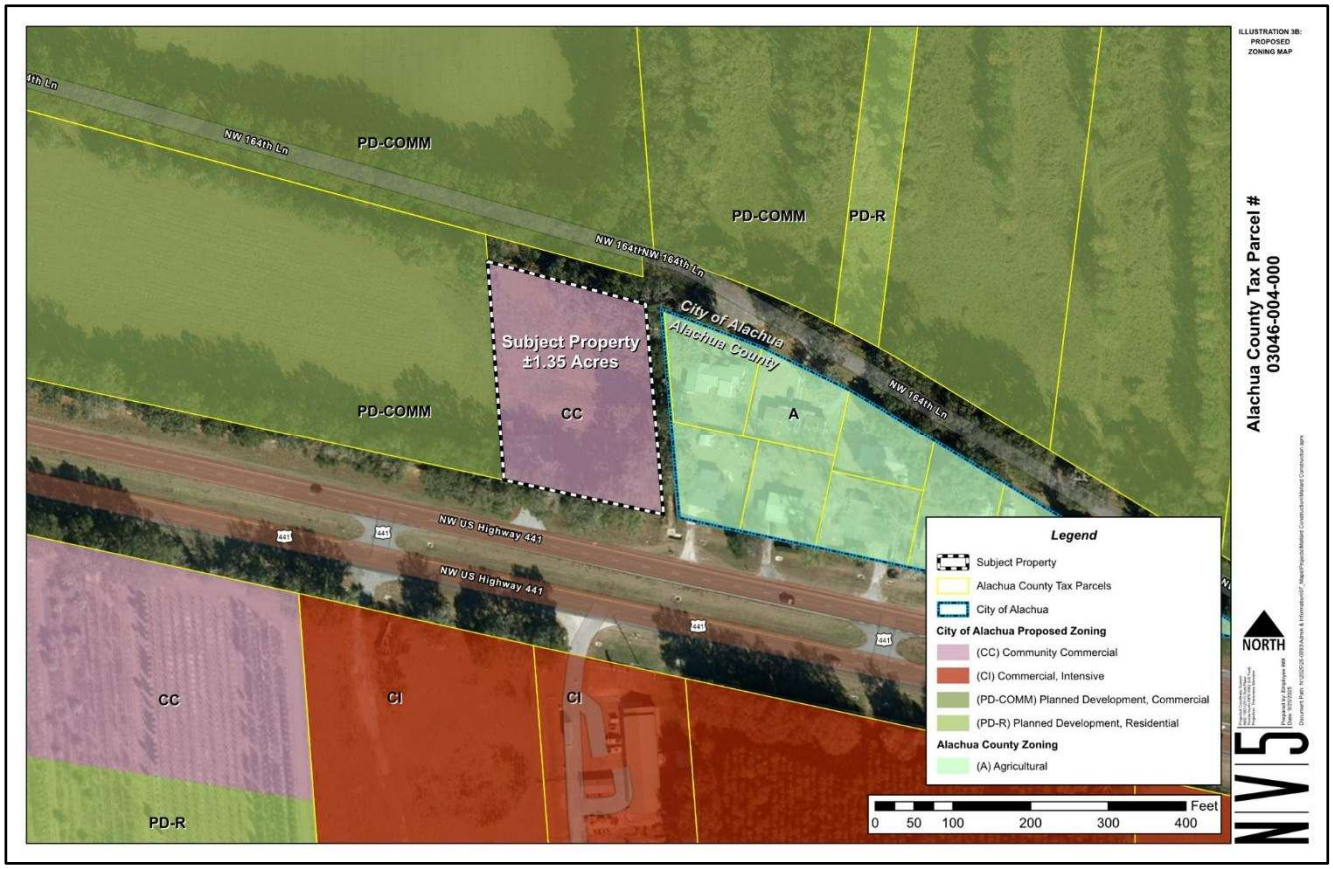


Figure 5: Proposed Zoning Map

3. Impact Analysis

LEVEL OF SERVICE (LOS) CONCURRENCY

This SsCPA application requests to change the FLU of the site from Agriculture to Community Commercial. The site would connect to the City of Alachua public water system and use a septic system for wastewater. Potential impacts on public services are based on the maximum development potential **44,104.5 square-feet** (SF) of nonresidential uses (±0.75 FAR * 1.35 ac).

Transportation

Projected trip generation is based on ITE Trip Generation Manual, 12th Edition average rates.

Table 2: Projected Trip Generation

Land Use	Land Use Code	Independent Variable	Independent Variable Units[1]	Daily	AM Peak	PM Peak
Existing Use-Agriculture	210 Single-Family Detached Housing	Dwelling Units	1	9	5	4
Proposed Use-Community Commercial	710 General Office Building	ksf	44	345	55	52
Net Trip Generation				**336**	**50**	**48**

1. *Site is currently vacant. Proposed use units based on maximum intensity allowed in the proposed Community Commercial FLU category and FAR of 0.75.*
2. *Trip generation figures are based on the Institute of Transportation Engineers (ITE) Trip Generation Manual, 12th Edition.*

Conclusion: Approval of this application *will* result in a net increase in vehicular trips on site. However, approval of this application *will not* negatively impact the adopted LOS for the adjacent US Highway 441 roadway.

Table 3: Projected Impacts on Roadways

	Segment 7		Segment 16		Segment 17		Segment 6	
Traffic System Category	CR 235A to NW 188th Street		From US 441 to North City Limit		From US 441 to CR 235		From I-75 to CR 235A	
	AADT	**PM**	**AADT**	**PM**	**AADT**	**PM**	**AADT**	**PM**
Maximum Service Volume[1]	43,000	3,870	15,120	1,359	15,120	1,359	39,000	3,510
Existing Demand[1]	25,000	2,241	2,080	185	6,048	536	34,000	2,819
Reserved Capacity[1]	4,548	441	2,840	288	4,373	447	5,513	508
Available Capacity	13,452	1,888	10,200	886	4,699	376	-513	183
Projected Trip Generation[2]	345	52	17	3	17	3	311	47
Available Capacity w/ Application approval	**13,107**	**1,836**	**10,183**	**883**	**4,682**	**373**	**-824**	**136**

1. Source: City of Alachua July 2025 Development Monitoring Report
2. NOTE: Projected trip distribution percentage is as follows:
   a. Segment 7: 100%
   b. Segment 16: 5%
   c. Segment 17: 5%
   d. Segment 6: 90%

Conclusion: Trip distribution percentages are shown in **Figure 6** below. The application will result in an increase in trips but will not result in a negative impact the LOS for any of the roadways except Segment 6, which is already above capacity. The maximum development potential on the site would not increase peak hour traffic above capacity. Additionally, the intended development on the site is significantly smaller than the maximum potential shown in this report.

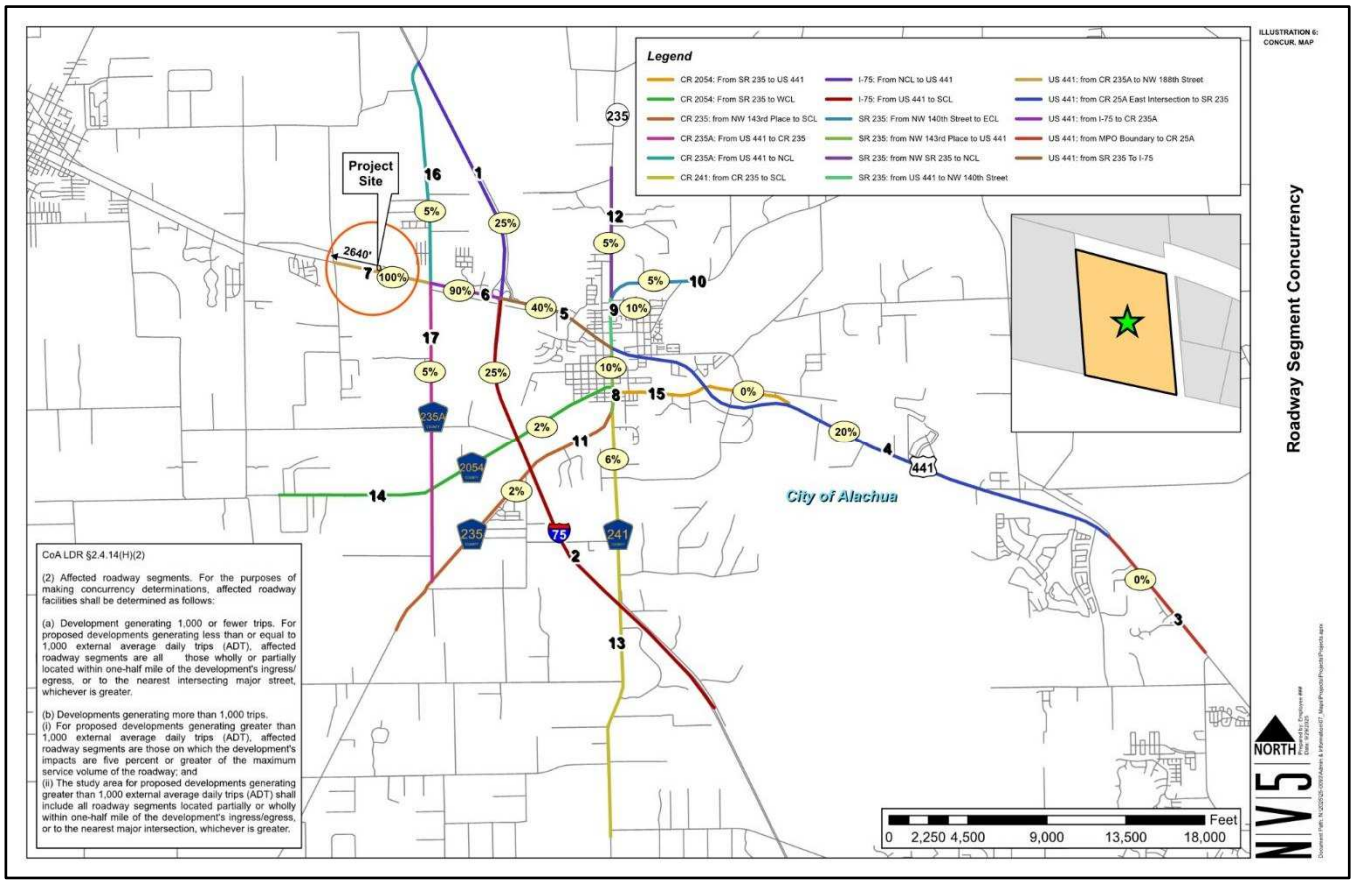


Figure 6: City of Alachua Roadway Segment Concurrency Map

As shown in **Figure 7** below, a water main is located ±2,600 feet away from the nearest connection point to the site.



Figure 7: City of Alachua Water System Map

Table 4: Potential Potable Water Impact

System Category	Gallons Per Day (GPD)
Current Permitted Capacity	2,300,000
Less actual Potable Water Flows	1,565,500
Reserved Capacity	394,967
Available Capacity	339,533
Percentage of Permitted Design Capacity Utilized	85.24%
Projected Potable Water Demand from Proposed Project	6,615
Residual Capacity after Proposed Project	**338,872**

1. *Source: Ch. 64E-6.008, F.A.C., City of Alachua July 2025 Development Monitoring Report, and City Comprehensive Plan*
2. *Source: City of Alachua July 2025 Development Monitoring Report*

Conclusion: Approval of this application *will* result in an increase in the site's theoretical impact on the City's potable water system. Capacity will not be reserved as part of this application. Concurrency shall not be guaranteed until the execution of a capacity agreement and/or wastewater development fees are paid to the City. Capacity is intended to increase prior to the development order stage of this project.

Sanitary Sewer Analysis

As shown in **Figure 8** below, though there are wastewater mains near the project site, none are available for connection. Land rights issues between the subject property and connection point to the north prevent connection at that location. Direct connection to the force main is unavailable, and the connection to the gravity main to the east is outside of a reasonable connection range. The site will utilize a septic system for upcoming development and will connect to City of Alachua utilities when they become available.



Figure 8: City of Alachua Wastewater Map

Solid Waste

Table 5: Potential Solid Waste Impact

System Category	Pounds Per Day	Tons Per Year
Existing Demand[1]	45,184.00	8,246.08
Reserved Capacity[1]	28,704.04	5,238.49
New River Solid Waste Facility Capacity[1]	30+ years	
Solid Waste Generated by Proposed Project[2]	**529.26**	**96.59**

1. *Source: City of Alachua July 2025 Development Monitoring Report*
2. *Formula for solid waste demand, Environmental Engineering: A Design Approach, Sincero and Sincero, Prentice Hall, New Jersey, 1996 and City Comprehensive Plan*

Conclusion: Approval of this application *will* increase the site's theoretical impact on the County's solid waste system but ***will not*** cause it to operate below the adopted LOS.

4. Comprehensive Plan Consistency

This section identifies specific City of Alachua Comprehensive Plan Goals, Objectives, and Policies and explains how this application is consistent with each. Text from City of Alachua is provided in normal font while consistency statements are provided in **bold**.

Future Land Use Element

Policy 1.3.a The Community Commercial land use category is a mixed-use land use category established to provide neighborhood and community scale goods and services to adjacent neighborhood and residential areas while allowing for the development of a diverse and affordable housing stock. The Community Commercial land use category also serves as a transitionary land use category between residential and commercial land use categories. The following uses are allowed within the Community Commercial land use category:

1. Neighborhood commercial establishments;
2. Residential/offices and live-work units;
3. Business and professional offices;
4. Personal services;
5. Financial institutions;
6. Retail sales and services that serve the community;
7. Eating establishments;
8. Indoor recreation/entertainment;
9. Single-family and multi-family residential above first floor commercial uses;
10. Visitor accommodations;
11. Supporting community services such as schools, houses of worship, parks, and community centers;
12. Traditional Neighborhood Planned Developments;
13. Single family attached units;
14. Apartments and townhomes; and,
15. Duplexes and quadplexes.

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

This application proposes to amend the Future Land Use (FLU) on the site from Agriculture to Community Commercial. The site is bordered by Community Commercial FLU to the north and west. The proposed change will make the site more compatible with the surrounding land uses and will allow the parcel to serve the future residents and employees within the Briarwood Planned Development adjacent to the site. Additionally, the parcels to the east contain single-family residences, located within the unincorporated Alachua County. The proposed FLU amendment would allow the site to serve as a transitionary use between the bordering commercial and residential uses.

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 driveways cuts and cross access between adjacent sites, including use of frontage roads and/or shared access;

The site has an existing access connection to US Highway 441. There is potential for cross access between this parcel and the future Briarwood Planned Development to the west, which can be explored at a later stage of development.

2. Buffering from adjacent existing/potential uses;

Required buffers will be designed in accordance with Table 6.2-2 in the City Land Development Regulations at the time of site plan permitting.

3. Open space provisions and balance of proportion between gross floor area and site size;

The site currently contains sufficient open space for a commercial development. Additionally, the intended office building will have a building footprint of less than 7,000 square feet, which is significantly lower than the maximum potential development of 44,104.5 square feet. This will leave plenty of land available to meet open space requirements. Open space and the proportion between gross floor area and site size will be reexamined at the time of site plan permitting.

4. Adequacy of pervious surface area in terms of drainage requirements;

The site currently contains sufficient pervious surface area in terms of drainage requirements. Additionally, the intended office building will have a building footprint of less than 7,000 square feet, which is significantly lower than the maximum potential development of 44,104.5 square feet. This will leave plenty of land available to meet pervious surface area requirements for drainage purposes. The drainage requirements in relation to pervious and impervious area will be reexamined at the time of site plan approval.

5. Placement of signage

Signage will be placed in accordance with the city's Land Development Regulations at the time of site permitting.

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;

No lighting changes are proposed with this SsCPA application. A lighting plan will be provided at the time of site plan permitting and will be designed in accordance with city Land Development Regulations.

7. Safety of on-site circulation patterns (patron, employee, and delivery vehicles), including parking layout, drive aisles, and points of conflict;

Detailed on-site circulation information will be provided at the time of site plan permitting.

8. Landscaping, as it relates to the requirements and goals of the Comprehensive Plan and Land Development Regulations;

No landscaping is proposed with this application. Landscaping plans related to site development will be provided at the time of site plan permitting.

9. Unique features and resources which may constrain site development such as soils, existing vegetation and historic significance; and,

No unique features and resources which may constrain site development have been identified on the site.

10. Performance based zoning requirements, which may serve as a substitute for or accompany land development regulations in attaining acceptable site design.

Performance based zoning requirements are not anticipated to be required or utilized for the purposes of development on this site.

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 and 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.

The applicant does not intend residential development on the site.

    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.

The site is ±1.35 acres, which allows for a maximum floor area ratio of 0.75 and a maximum development potential of 44,104.5 square feet. The applicant does not intend to develop to the extent of the allowed maximum potential build-out. Instead, the applicant envisions building a modestly-sized office building.

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.

Road widening and marginal access are not anticipated to be needed or appropriate for the proposed development.

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.

Due to the low anticipated traffic impact of the intended development, no additional access points or roadway improvements are proposed at this time. There is potential for cross access between this parcel and the future Briarwood Planned Development to the west.

3. Setbacks and landscaped or other appropriate buffers shall be established to mitigate the visual impacts of commercial development upon surrounding land uses.

The project will adhere to required setbacks as described in Table 5.1-3 and buffers as described in Table 6.2-2 in the City Land Development Regulations. Detailed plans will be provided at the time of site plan permitting.

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.

There are no existing sidewalks on or adjacent to the subject property.

Objective 2.4: Landscaping and Tree Protection Standard

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.a: Landscaping: General - The City shall require landscaping plans to be submitted with each nonresidential and multiple family residential site plan. The minimum landscaped area shall be 10% of the development site, not inclusive of any designated open space areas. Landscaping designs shall incorporate principles of xeriscaping, where feasible. The City shall develop a list of preferred planting materials to assist in the landscape design. Landscape plans shall include perimeter and internal site landscaping.

Landscape plans will be submitted at the time of site plan permitting, and at least 10% of the development site will be landscaped.

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.

The development plan for the site will comply with buffer yard requirements in relation to the surrounding uses.

Policy 2.4.c: Tree protection: Heritage Trees and Champion Trees – The City shall require the preservation of heritage trees and champion trees when possible. Standards shall be set

for determining the health and safety risks associated with heritage and champion trees both on individual residential lots, and existing and proposed developments.

If any heritage and/or champion trees are found on site, the development layout will be designed to avoid impacts to these trees to the highest extent possible.

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

The existing trees on site are all along the perimeter of the site, which leaves space for development internal to the site and away from the perimeter. This is a favorable condition to preserve existing trees on the site.

Policy 2.4.e: Tree Protection: Removal and Mitigation – Along with establishing standards for tree removal and mitigation, the City shall establish a tree banking program to provide flexibility for re-planting trees through the mitigation process. Funds within the tree bank may be utilized to plant landscaping on city-owned properties, public parks, and in road rights of way, where appropriate.

A formal tree survey and site development plan are not yet available. These will be provided at the time of site plan permitting, and tree removal and mitigation requirements will be determined at that time.

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.

A minimum of 10% open space will be provided on the site.

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

The site will contain a minimum of 10% usable and functional open space.

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.

The proposed FLU change will not negatively impact natural features or availability of facilities and services. Much of the site is already open, and preliminary desktop analysis of publicly available environmental data identified no environmental features on the site. Additionally, the applicant's intended development is much smaller than the maximum development potential in the Community Commercial FLU category. This minimizes impacts to both natural features and availability of

facilities and services. Further analysis of impacts to facilities and services can be found in Section 3 of 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.

The project site is relatively flat, and future development on the site will be designed to minimize topographic impacts.

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

As shown in Figure 9 below, the site consists of Arredondo fine sand and Arredondo-Urban land complex soils, both of which are considered favorable for small commercial development per the NRCS Soil Survey.

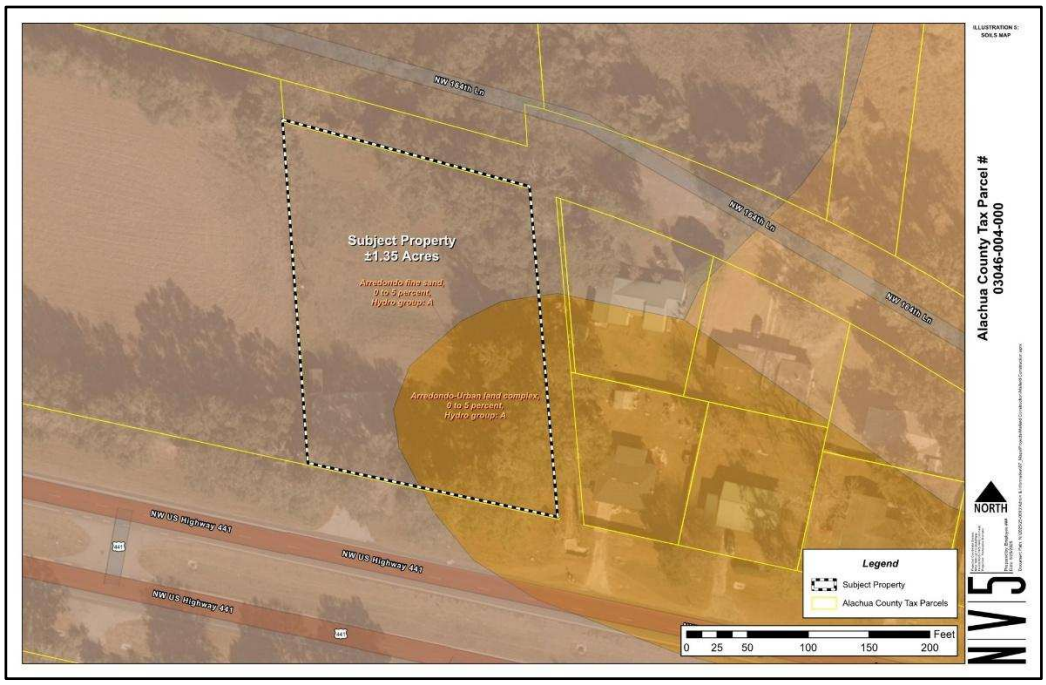


Figure 9: Soils Map

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.

Based on preliminary desktop analysis, the site does not contain a FEMA flood prone area.

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.

No wetlands were identified on site through preliminary analysis of National Wetland Inventory data.

Objective 5.2: Availability of facilities and services

The City shall utilize a concurrency management system to ensure that the adopted levels of service standards are maintained.

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

The proposed FLU change to Community Commercial will not negatively impact the City's ability to meet LOS standards. An in-depth impact analysis can be found in Section 3 of this report. Additionally, the applicant's development intent is a significantly less intense use than the maximum development potential for the Community Commercial category.

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

Utility easements will be coordinated at the time of site plan permitting.

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.

The project site is within the corporate limits of the City of Alachua.

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.

The site consists of Arredondo fine sand and Arredondo-Urban land complex soils, both of which are considered favorable for small commercial development per the NRCS Soil Survey. Further analysis of erosion and sedimentation control will be determined at the time of site plan permitting.

Transportation Element

Objective 1.2: Access Management.

The City shall establish access management standards and coordinate with Alachua County and the Florida Department of Transportation to maintain access management standards which promote safe and efficient travel.

Policy 1.2.a: The City shall control the number and frequency of connections and access points of driveways and streets to arterial and collector streets by requiring access points for state roads to be in conformance with Chapter 14-96 and 14-97, Florida Administrative Code, or subsequent provision.

The connection to US Highway 441 will be evaluated for conformance with Chapter 14-96 and 14-97 of the Florida Administrative Code at the time of site plan permitting, and improvements will be made if necessary to meet these requirements.

5. Urban Sprawl Analysis

The approval of this SsCPA 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 SsCPA does not trigger any urban sprawl indicators, and adoption of this application will discourage the proliferation of urban sprawl within the City of Alachua 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.

This SsCPA application requests to change the FLU category for a ±1.35-acre site and will not affect substantial areas of the City. Additionally, this request is to increase intensity to improve consistency with surrounding land uses and contribute to the established and developing mixed-use pattern along US Highway 441.

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.

This land use change application requests to change the land use category for a ±1.35-acre site and will not affect substantial areas of the City. Additionally, the surrounding parcels are either already developed or are within a commercial FLU category. By changing the FLU category of the subject property, it will bring the site to a use consistent with nearby land use categories and will contribute to the established and developing mixed-use pattern along US Highway 441.

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

The parcels to the east are not within the incorporated City of Alachua, and they contain existing residential development. The remaining surrounding parcels are in commercial land use categories. Therefore, changing the land use from Agricultural to Community Commercial will make the site consistent with the surrounding land uses and contribute to the existing and developing mixed-use pattern along US Highway 441, which will reduce instances of radial, strip, isolated, or ribbon pattern development.

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 proposed SsCPA amendment and future development of the site will not adversely affect natural resources or environmentally sensitive areas.

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.

Though the land area to the east is in the Rural Agriculture FLU category, the area consists of residential development and contains minimal agricultural function. The proposed land use change and future development of the site will have no adverse effects on agricultural and silvicultural activities.

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

The development will connect to the public water facilities currently available on the site.

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

The development will connect to public wastewater facilities when they become available to the site.

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 proposed land use change and future development will not disproportionately increase costs to the City for public facilities and services. The site will utilize the existing access connection to US Highway 441 and will have low traffic impacts. The project will connect to public water services, but the maximum development potential will not negatively impact the City's ability to maintain Level of Service standards, and the site will be developed significantly below the maximum development potential. The site will utilize a septic system until the time at which public wastewater facility connections become available. The site will be developed according to Suwannee River Water Management District stormwater management requirements. Impacts to law enforcement, education, health care, fire and emergency response, and general government are expected to be minimal due to the small office nature of the proposed land use and future development. Additionally, these services are already available for the neighboring developments, which further reduces potential impact to these services of development on this site.

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

Currently, the separation between rural and urban uses at the site is unclear because the site has an Agricultural FLU but is surrounded by commercial FLUs. The proposed land use change will provide a clear separation between rural and urban uses by making the site consistent with the existing and developing mixed-use pattern along US Highway 441.

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

The proposed FLU amendment will not inhibit infill development or the redevelopment of existing neighborhoods and communities. It will encourage infill development as the site is currently a small vacant parcel between a residential development and the Briarwood Planned Development.

11. Fails to encourage a functional mix of uses.

The proposed Community Commercial FLU encourages a functional mix of uses by serving as a transitionary use between the bordering Briarwood Planned Development to the west and single-family residential uses to the east. Development on the subject parcel will encourage the existing and developing pattern of mixed-use development along US Highway 441.

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

The proposed FLU change will not result in poor accessibility among linked or related land uses. It will serve as a transitionary use between the bordering commercial and residential uses and will increase accessibility to commercial services within the city limits of Alachua.

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

The site is currently a private undeveloped parcel that provides no functional open space for the community. Development on the site will increase availability of functional open space. Additionally, the intended development for the site is well below the maximum intensity potential and will provide a functional open space of 10%, abiding the minimum requirement set in the City of Alachua's Land Development Regulations.

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 at least the following four (4) criteria as identified in §163.3177(6)(a)9.b.(I), (II), (VII), and (VIII). Additional criteria may also apply but are not explored for the purposes of this report.

> Sec. (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.

Amending the FLU of the site will not have an adverse impact on natural resources and ecosystems. The surrounding parcels are either already developed or a part of the future Briarwood Planned Development. This would result in the subject property as an isolated undeveloped parcel. The property has no known environmental features of concern, so it is beneficial to use the property as an infill development site to preserve larger areas of natural land.

> Sec. (163.3177(6)(a)9.b(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.

Commercial development on the site would promote walkable and connected communities by serving as a connecting and transitionary point between the Briarwood Planned Development to the west and the existing residential development to the east.

> Sec. (163.3177(6)(a)9.b(VII)): Creates a balance of uses based upon demands of the residential population for the nonresidential needs of an area.

Amending the FLU designation of the site will make the site consistent with adjacent uses and will serve the nonresidential needs of the surrounding community. The intended development of the site

is small office building for a locally owned business, Mallard Construction. The company's presence will contribute to the local economy, create jobs, and enhance service availability for residents and businesses in Alachua.

> Sec. (163.3177(6)(a)9.b(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.

The proposed FLU change to Community Commercial would make the site consistent with the future Briarwood Planned Development to the west, which also has a FLU category of Community Commercial. This would remedy the existing development pattern in which the subject property is a single isolated parcel, with a Agriculture FLU, that is inconsistent with surrounding uses.

6. Needs Analysis

This Needs Analysis demonstrates the necessity for the proposed SsCPA. The SsCPA application is requesting to amend the FLU designation from Agriculture to Community Commercial and the companion Rezoning application is requesting to amend the Zoning District from Agricultural (A) to Community Commercial (CC) on Alachua County tax parcel #03046-004-000.

The subject property is located along US Highway 441, a major arterial roadway. West and north of the subject parcel exists parcels with the Community Commercial FLU designation. The parcel itself is primarily vacant. The existing FLU and zoning of the site are Agriculture and Agricultural (A), respectively, which are both unrelated to the existing surrounding land uses and zoning districts, which include Community Commercial, Commercial, Planned Development, Commercial (PD-COMM), Community Commercial (CC) and Commercial Intensive (CI). Changing the FLU and zoning to Community Commercial and Community Commercial (CC), would resolve this mismatch in land use and zoning. Additionally, this would allow for a business, such as Mallard Construction & Electric, to grow into an office space and enhance the economic makeup of Alachua.

Alachua County has experienced consistent population growth, which drives demand for local services and commercial development. According to the Bureau of Economic and Business Research (BEBR) at the University of Florida, Alachua County's population is projected to grow from 296,313 people in 2024 to over 320,000 people by 2035 under a medium-growth scenario. This growth necessitates expanded commercial services to support the growing number of residents and different types of businesses.

Table 6: Florida Estimates of Population

Jurisdiction	2024 Estimate	2020 Census Count	Population Change
Alachua County	296,313	278,468	17,845 (6.4%)
Alachua	11,296	10,574	722 (6.82%)

1. *Florida Estimates of Population 2024." Bureau of Economic and Business Research College of Liberal Arts and Sciences University of Florida, 1 Apr. 2024.*

Table 7: Projections of Florida Populations

Jurisdiction	2024 Estimate	2025 Estimate	2030 Estimate	2035 Estimate
Alachua County	296,313	300,200	316,400	328,300

1. *Rayer, Stefan, and Conor Comfort. "Projections of Florida Population by County, 2025–2050, with Estimates for 2024 ." Bureau of Economic and Business Research College of Liberal Arts and Sciences University of Florida, Aug. 2025.*

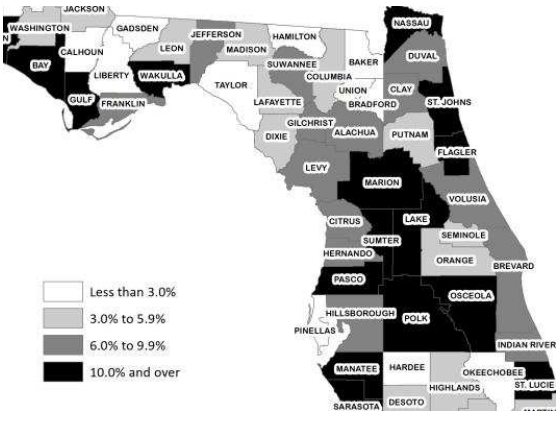


Figure 11: Percent Change in Population, 2020 to 2024
Florida Estimates of Population 2024." Bureau of Economic and Business Research College of Liberal Arts and Sciences University of Florida, 1 Apr. 2024.

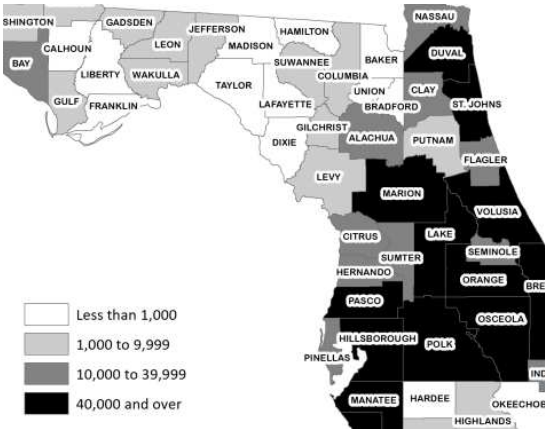
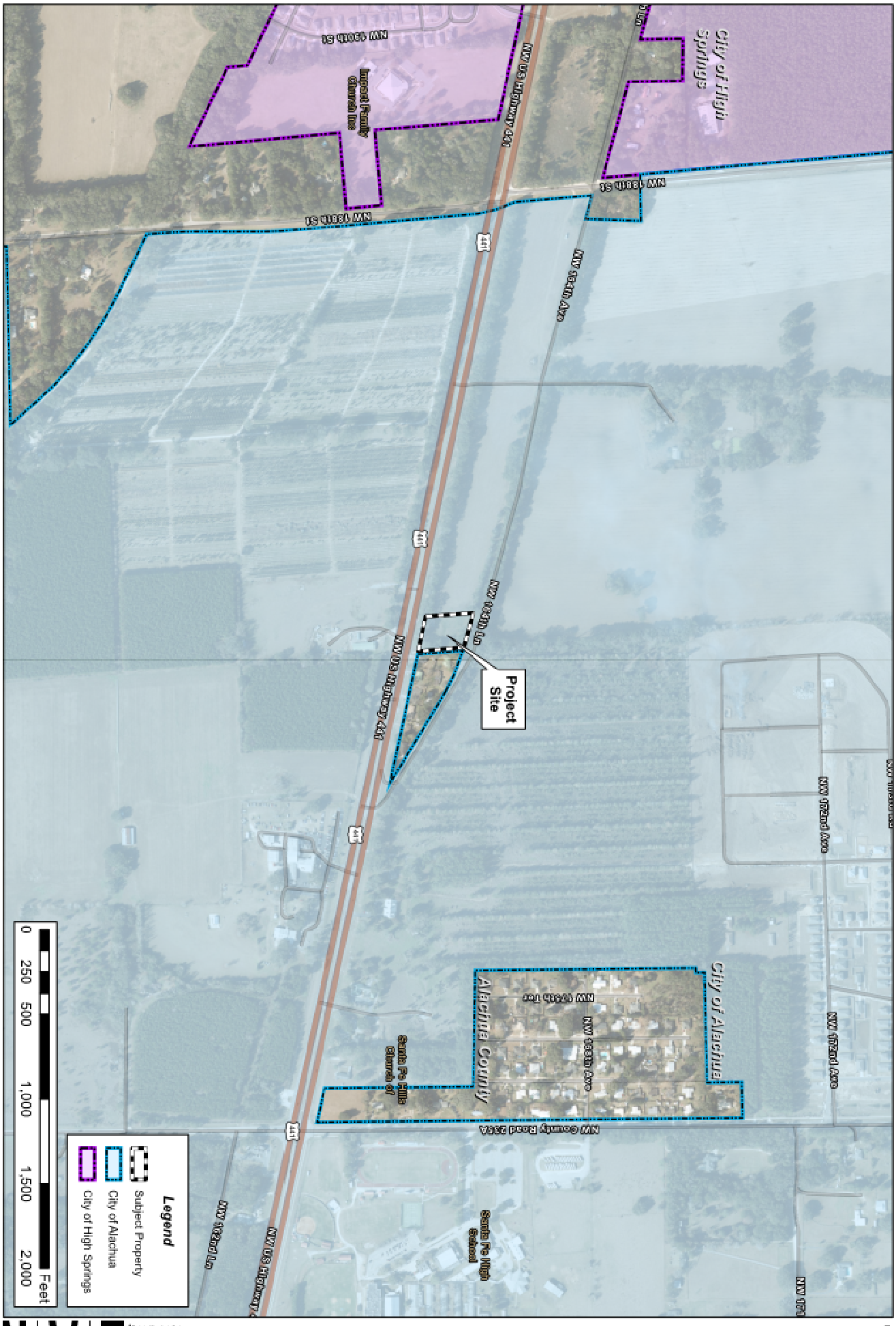


Figure 10: Population Change, 2020 to 2024
Bureau of Economic and Business Research College of Liberal Arts and Sciences University of Florida, 1 Apr. 2024.

The proposed SsCPA and rezoning are in-line with the City of Alachua's Comprehensive Plan and Land Development Regulations. By amending the FLU of the site to Community Commercial and amending the Zoning District to Community Commercial (CC), it will align with the city's goals to foster economic development, support local businesses, and maintain a balanced and logical land use pattern.

Application Package
Table of Contents

1. Cover Letter
2. SsCPA Application
3. Property Owner Affidavits
4. Deed(s), Property Appraiser Datasheet(s), and Tax Record(s)
5. Legal Description
6. Student Generation Form
7. Neighborhood Meeting Package
8. Justification Report
9. **Map Set**



Alachua County Tax Parcel #
03046-004-000

ILLUSTRATION 1
CONTEXT MAP

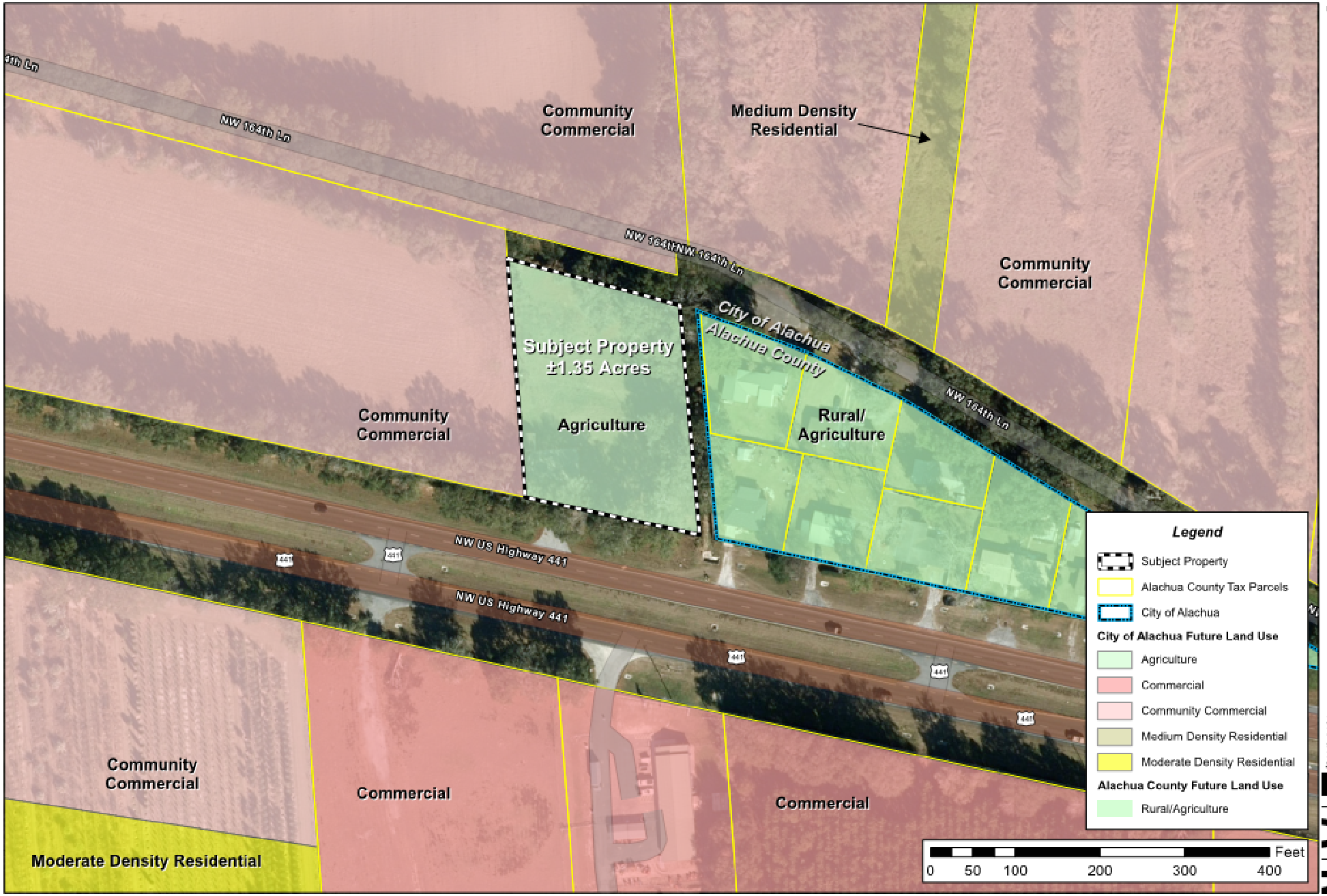
NORTH

Alachua County Tax Parcel #
03046-004-000

ILLUSTRATION 1
AERIAL MAP

ILLUSTRATION 2
EXISTING
FLU MAP

Alachua County Tax Parcel #
03046-004-000

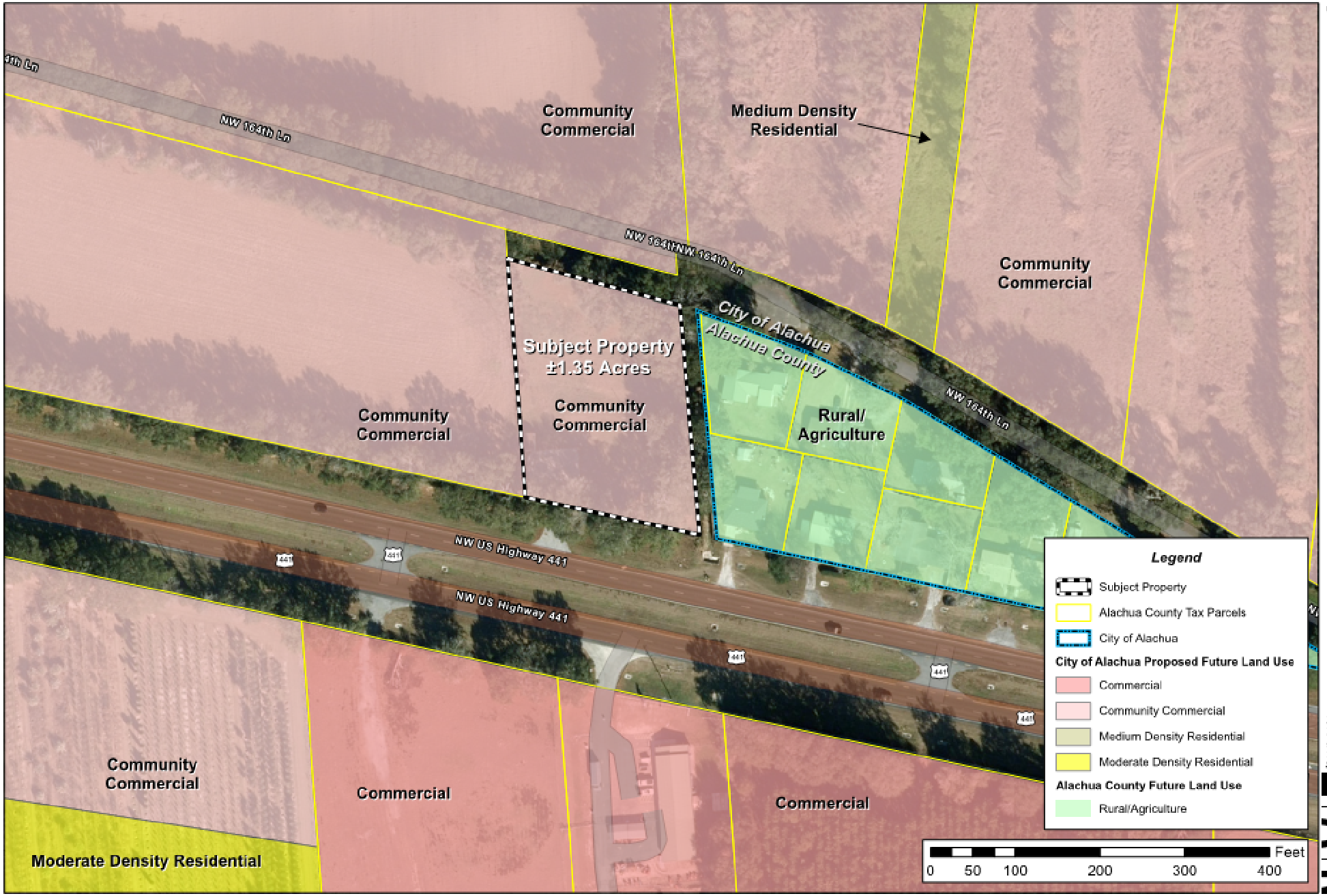


NORTH

NV5

ILLUSTRATION 2
PROPOSED
FLU MAP

Alachua County Tax Parcel #
03046-004-000

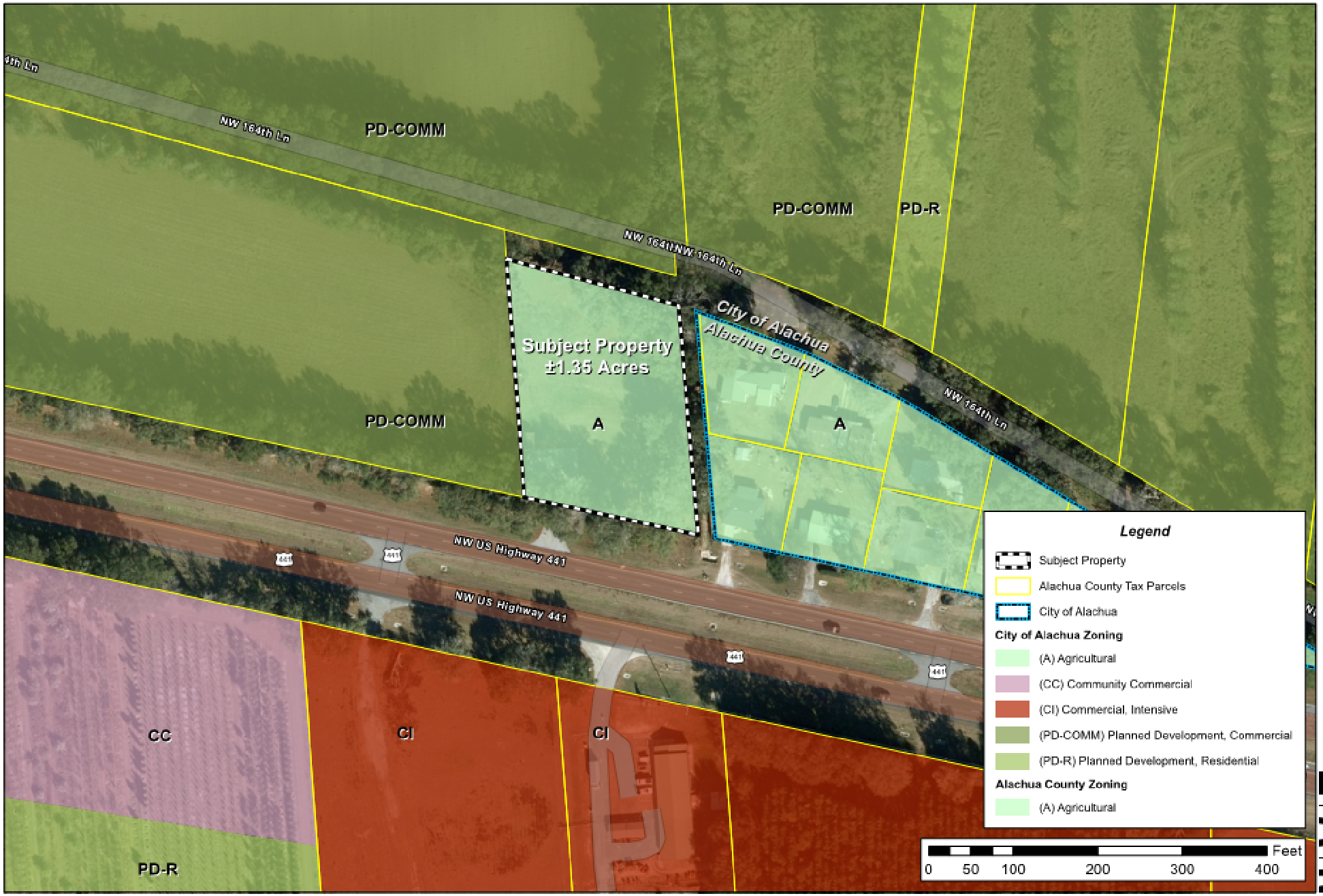


NORTH

NV5

ILLUSTRATION 2
EXISTING
ZONING MAP

Alachua County Tax Parcel #
03046-004-000



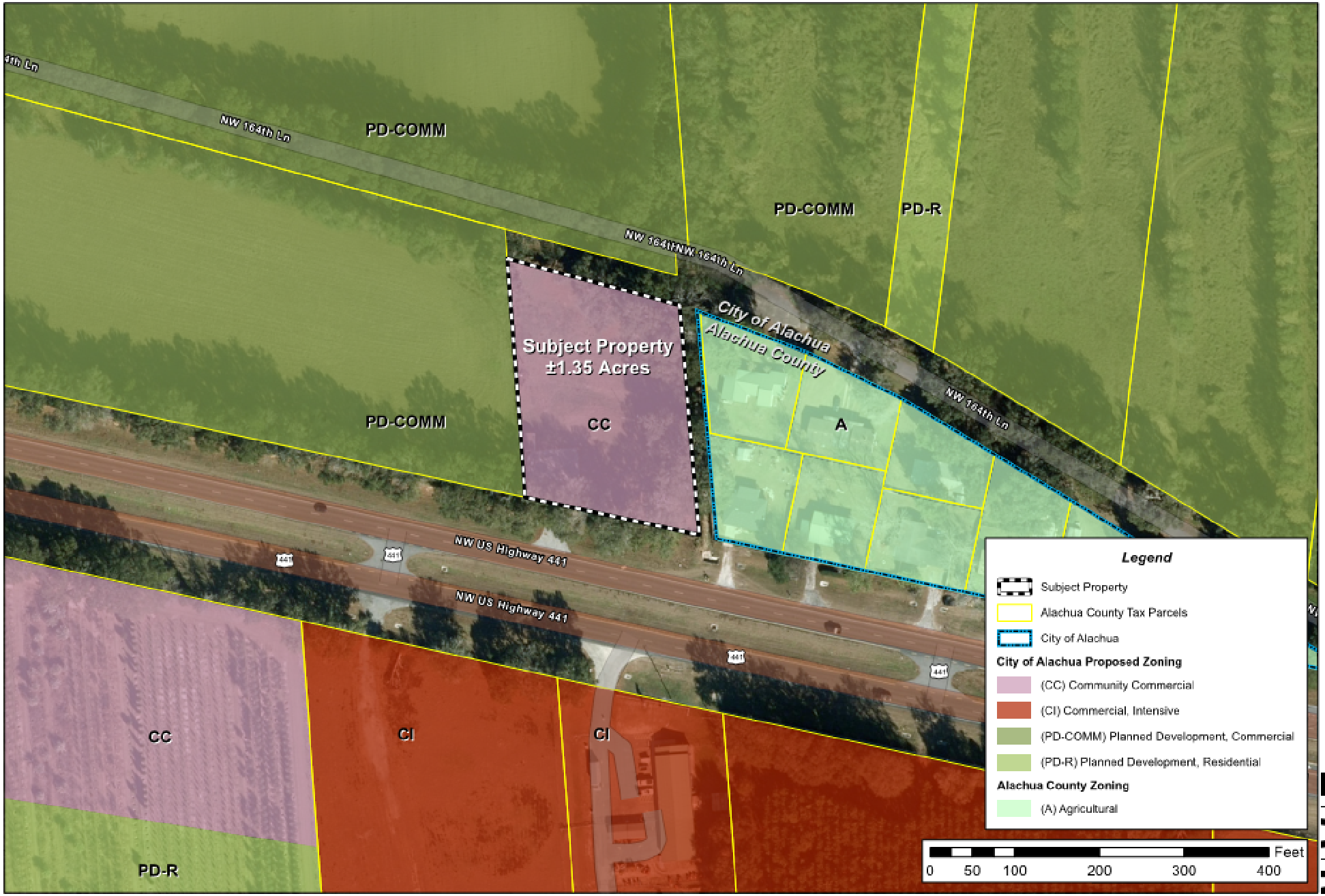
NORTH

NV5

Document Path: G:\2025\25-0083\Work & Materials\07_Maps\Project\Mallard Construction\Mallard Construction.aprx
Date: 9/30/2025

ILLUSTRATION 2
PROPOSED
ZONING MAP

Alachua County Tax Parcel #
03046-004-000



NORTH

NV5

Alachua County Tax Parcel #
03046-004-000

ILLUSTRATION
ERM MAP

Alachua County Tax Parcel #
03046-004-000

ILLUSTRATION
SOILS MAP

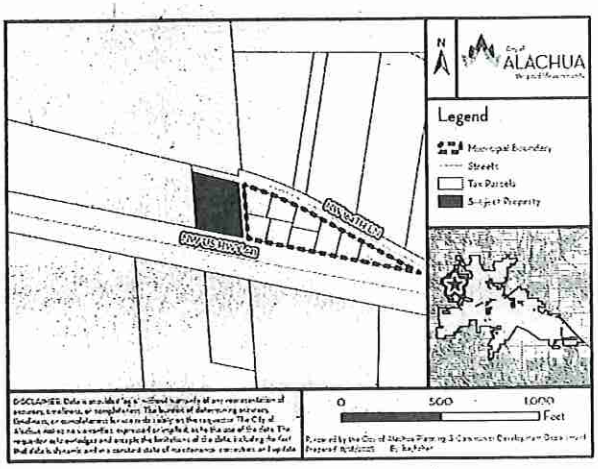
ALACHUA

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

Notice is hereby given that the City Commission of the City of Alachua will hold a public hearing on February 23, 2026 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 26-02

AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA, RELATING TO THE SMALL-SCALE AMENDMENT OF THE CITY OF ALACHUA COMPREHENSIVE PLAN FUTURE LAND USE MAP; AMENDING THE FUTURE LAND USE MAP CLASSIFICATION OF A ± 1.35-ACRE SUBJECT PROPERTY FROM AGRICULTURE TO COMMUNITY COMMERCIAL; LOCATED NORTHWEST OF 164TH LANE AND NORTH OF NW US HIGHWAY 441; TAX PARCEL NUMBER 03046-004-000; 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, staff report, and any related application materials 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., one week prior to the date of hearing. 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 - February 12, 2026)

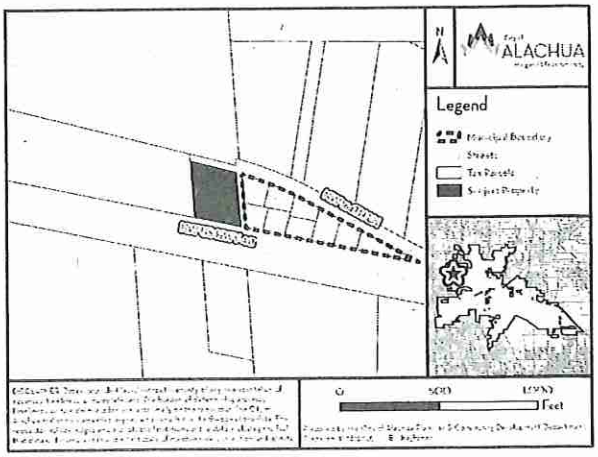
ALACHUA

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

Notice is hereby given that the City Commission of the City of Alachua will hold a public hearing on February 23, 2026 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 26-03

AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA, RELATING TO THE SITE-SPECIFIC AMENDMENT TO THE OFFICIAL ZONING ATLAS OF THE CITY OF ALACHUA; AMENDING THE OFFICIAL ZONING ATLAS FOR A ± 1.35-ACRE SUBJECT PROPERTY FROM AGRICULTURAL (A) TO COMMUNITY COMMERCIAL (CC); LOCATED NORTHWEST OF 164TH LANE AND NORTH OF NW US HIGHWAY 441; TAX PARCEL NUMBER 03046-004-000; 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, staff report, and any related application materials 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., one week prior to the date of hearing. 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 - February 12, 2026)

CITY O
LE
INVITA

The High Springs P
Justice Grant for I
Florida Departmen
City of High Sprin
qualified and exper
standard drones sp
operations.

The drones must
missions, includin
documentation, ta
fugitive apprehens

Proposals will be
proposal will be a
vendor list follov
Proposals for serv
requirements of Fl

Please review all
prior to submittin
found by visiting
com.

Electronic Bids n
centralbidding.con
bidding process, p

The Invitation to
or mailed to:
Bids must be subm
on March 2, 2026.

To be considered,
and three (3) copi
the Firm's or indiv
No. 2026-01 Dron
the Office of the

**LATE SUBM
AFOREMENTI
MAIL OR OTH
AND WILL BE
OF RECEIPT
RECEIVED IN
HALL—CITY
RESPONSIBILI
ASSURING TH**

Submissions wil
submission dead
in accordance wi
determined. City
reject any or all
or minor irregula
considered equal.

THE CITY O
OPPORTUNITY
PROVIDING HA

(Published:

City of ALACHUA
the good life community

MAILED
FEB 09 2026

RODOLFO VALLADARES
CITY MANAGER

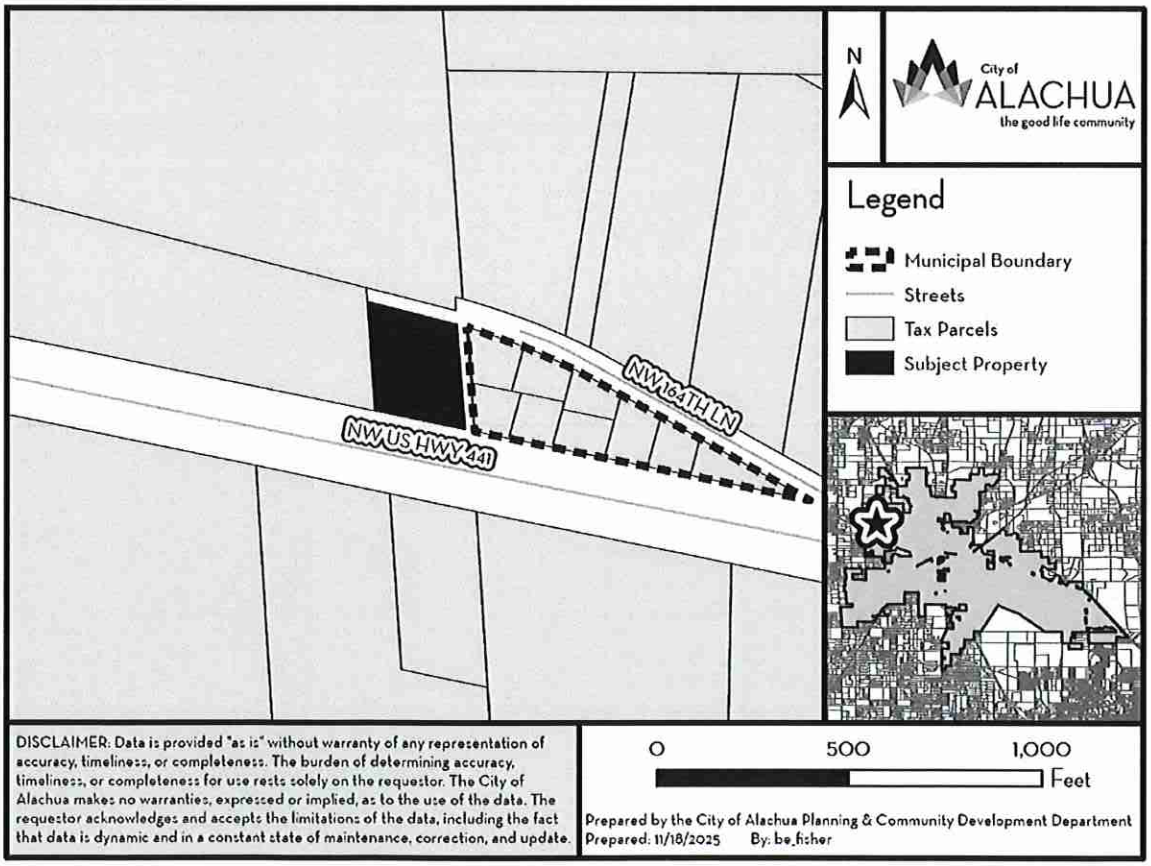
PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR BRYAN S. THOMAS, AICP

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

Notice is hereby given that the City Commission of the City of Alachua will hold a public hearing on February 23, 2026 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 26-02

AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA, RELATING TO THE SMALL-SCALE AMENDMENT OF THE CITY OF ALACHUA COMPREHENSIVE PLAN FUTURE LAND USE MAP; AMENDING THE FUTURE LAND USE MAP CLASSIFICATION OF A ± 1.35-ACRE SUBJECT PROPERTY FROM AGRICULTURE TO COMMUNITY COMMERCIAL; LOCATED NORTHWEST OF 164TH LANE AND NORTH OF NW US HIGHWAY 441; TAX PARCEL NUMBER 03046-004-000; REPEALING ALL ORDINANCES IN CONFLICT; PROVIDING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.



PO Box 9
Alachua, Florida 32616-0009

"The Good Life Community"
www.cityofalachua.com

Phone: (386) 418-6121
Fax: (386) 418-6130

At the public hearing, all interested parties may appear and be heard with respect to the application. Copies of the application, staff report, and any related application materials 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., one week prior to the date of hearing. 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.

ALLEN & REED
420 NE 3RD ST
LAKE BUTLER, FL 32054

COX IV WILLIAM REID
10732 SW 34TH RD
GAINESVILLE, FL 32608

PULLIAM RUFUS L
18021 NW 164TH LN
ALACHUA, FL 32615

ECHEVERRY & GRAJALES W/H
16515 NW US 441
ALACHUA, FL 32615

MALLARD CONSTRUCTION & ELECTRIC LLC
9310 NW 188TH WAY
ALACHUA, FL 32615

BRYAN TAMMY D
5560 EMERALD RIDGE BLVD
LAKELAND, FL 33813

FLORIDA TIMBER CO
PO BOX 357133
GAINESVILLE, FL 32635

FLORIDA TIMBER CO
PO BOX 357133
GAINESVILLE, FL 32635

GONZALES ROSA LEE HEIRS
16806 NW 175TH TER
ALACHUA, FL 32615

JTFA LLC
C/O KIETH LERNER
14276 SW 4TH PL
NEWBERRY, FL 32669

QUEEN LOIS L
16503 NW US HWY 441
ALACHUA, FL 32615

JACK'S SMALL ENGINE REPAIR LLC
16530 NW US HIGHWAY 441
ALACHUA, FL 32615

PARKER JOY A TRUSTEE
PO BOX 357133
GAINESVILLE, FL 32635

MAILED
FEB 09 2026

PARKER JOY A TRUSTEE
PO BOX 357133
GAINESVILLE, FL 32635

FIRST COAST ROAD RANGERS LLC
11461 BOOTE BLVD
JACKSONVILLE, FL 32218

AYLA LLC
C/O KIETH LERNER
14276 SW 4TH PL
NEWBERRY, FL 32669

ROBINSON & ROBINSON
16527 NW US HIGHWAY 441
ALACHUA, FL 32615

FLORIDA TIMBER CO
PO BOX 357133
GAINESVILLE, FL 32635

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

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

Adam Hall, 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

AFFIDAVIT FOR POSTED LAND USE SIGN

I, Romy Garraud, POSTED THE LAND USE SIGN(S)
(Print Name)

ON 12/18/25 FOR THE PSSC25-0002 - Mallard, Future Land Use Map Amendment
(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)

two (2)
(Number of signs)

CITY OF ALACHUA

NOTICE OF LAND USE DEVELOPMENT ACTION

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

PROJECT NAME: Mallard Construction & Electric **APPLICATION NO.:** PSSC25-0002

APPLICATION TYPE: Small-Scale Comp Plan Amendment **CURRENT ZONING:** Agricultural (A)

NATURE/SCOPE OF PROPOSAL: Amending the Future Land Use Designation from Agriculture to Community Commercial

DATE OF PUBLIC HEARING(S):

January 13, 2026 **AT** 6:00 **PM**

February 09, 2026 **AT** 6:00 **PM**

February 23, 2026 **AT** 6:00 **PM**

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

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

386-418-6121

planning@cityofalachua.com

ALL INTERESTED PARTIES MAY APPEAR AT THE PUBLIC HEARING(S) AND BE HEARD WITH RESPECT TO THE APPLICATION.COPIES OF THE APPLICATION, STAFF REPORT, AND RELATED MATERIALS ARE AVAILABLE FOR PUBLIC INSPECTION AT THE PLANNING & COMMUNITY DEVELOPMENT, 15100 NW 142ND TERRACE, ALACHUA, FLORIDA, ON ANY REGULAR BUSINESS DAY DURING NORMAL BUSINESS HOURS. WRITTEN COMMENTS MAY BE SENT TO: CITY OF ALACHUA, PLANNING & COMMUNITY DEVELOPMENT, P.O. BOX 9, ALACHUA FL 32616. NOTICE IS GIVEN PURSUANT TO SECTION 286.0105, FLORIDA STATUES, THAT, IN ORDER TO APPEAL ANY DECISION MADE AT THE PUBLIC HEARING(S), YOU WILL NEED A RECORD OF THE PROCEEDINGS, AND THAT, FOR SUCH PURPOSE, YOU MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS BASED. IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT, ANY PERSONS WITH A DISABILITY REQUIRING REASONABLE ACCOMMODATION IN ORDER TO PARTICIPATE IN THIS MEETING SHOULD CALL THE CITY CLERK AT (386) 418-6100 x 1501 AT LEAST 48 HOURS PRIOR TO THE PUBLIC HEARING(S).


PSSC25-0002/PR25-0002 Mallard
Small-Scale Future Land Use Map Amendment/Site-Specific Zoning Map Amendment
Legend
Post Signs
NW 164 Ln
PSSC25-0002/PR25-0002
Post Signs
PSSC25-0002/PR25-0002
Post Signs
20
N
Google Earth
200 ft

ORDINANCE 26-02

AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA, RELATING TO THE SMALL-SCALE AMENDMENT OF THE CITY OF ALACHUA COMPREHENSIVE PLAN FUTURE LAND USE MAP; AMENDING THE FUTURE LAND USE MAP CLASSIFICATION OF A ± 1.35-ACRE SUBJECT PROPERTY FROM AGRICULTURE TO COMMUNITY COMMERCIAL; LOCATED NORTHWEST OF 164TH LANE AND NORTH OF NW US HIGHWAY 441; TAX PARCEL NUMBER 03046-004-000; REPEALING ALL ORDINANCES IN CONFLICT; PROVIDING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

RECITALS

WHEREAS, an application for a Small-Scale Comprehensive Plan Map Amendment ("Amendment"), as described below, to the Comprehensive Plan Future Land Use Map has been filed with the City; and,

WHEREAS, a duly advertised public hearing was conducted on the proposed Amendment on January 13, 2026, by the Planning and Zoning Board, sitting as the Local Planning Agency ("LPA"), and the LPA reviewed and considered all comments received during the public hearing concerning the application and made its recommendation to the City Commission; and,

WHEREAS, the City Commission held a duly advertised public hearings on February 9, 2026 and February 23, 2026 on the proposed Amendment and provided for and received public participation; 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,

WHEREAS, for reasons set forth in this Ordinance that is hereby adopted and incorporated herein as findings of fact, that the 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 PEOPLE 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 Amendment is consistent with the City of Alachua 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 from Agriculture to Community Commercial on a ± 1.35-acre subject property, consisting of Tax Parcel Number 03046-004-000, in accordance with the legal description found in Exhibit "A" and map found in Exhibit "B" attached hereto.

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

Section 5. Severability

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

Section 6. Effective Date

This ordinance shall take effect immediately upon passage and adoption. The effective date of this plan Amendment, unless timely challenged, shall be 31 days after adoption in accordance with Chapter 163.3187, Florida Statutes. If timely challenged, this Amendment shall become effective on the date the state land planning agency or Administrative Commission enters a final order determining this adopted Amendment to be in compliance in accordance with Chapter 163.3187, Florida Statutes. No development orders, development permit, or land uses dependent on this Amendment may be issued or commenced before this plan Amendment has become effective.

PASSED on first reading the 9th day of February, 2026.

PASSED and ADOPTED, in regular session, with a quorum present and voting, by the City Commission, upon second and final reading this 23 day of February, 2026.

CITY COMMISSION OF THE CITY OF ALACHUA, FLORIDA

Walter Welch, Mayor

SEAL

ATTEST:

Rodolfo Valladares, City Manager/Clerk

APPROVED AS TO FORM

Scott Walker, City Attorney

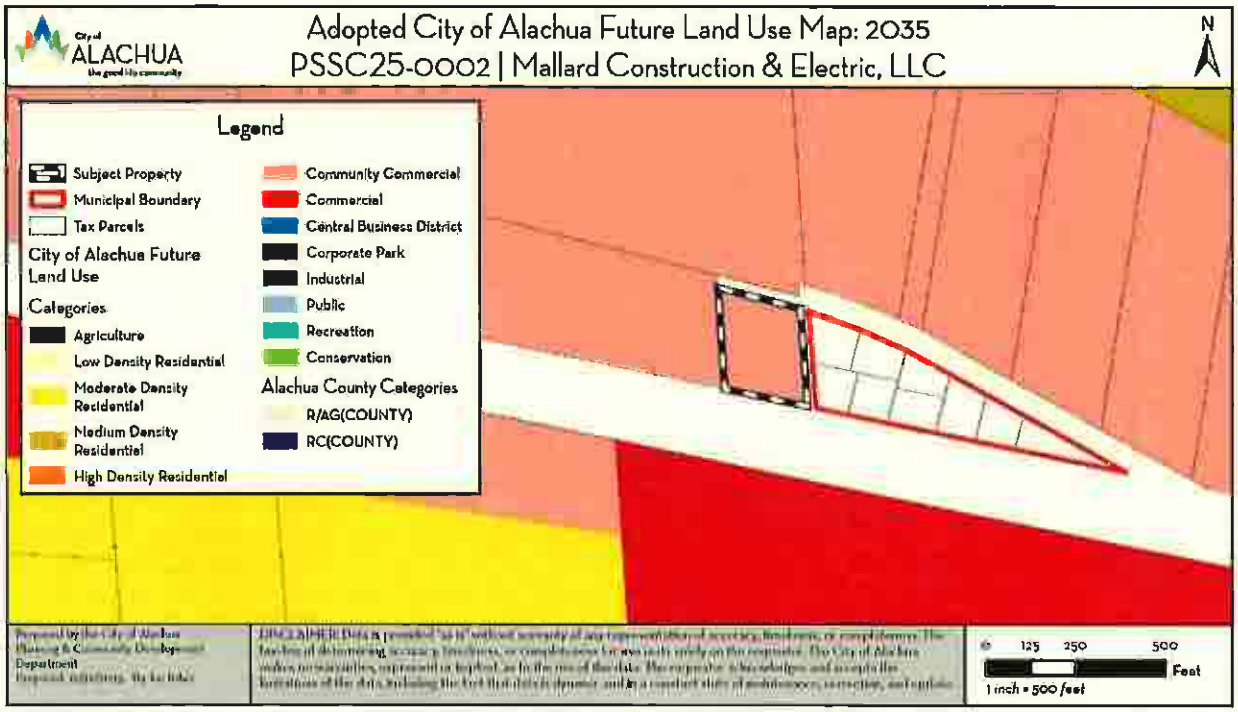
EXHIBIT "A"

LEGAL DESCRIPTION:

Tax Parcel 03046-004-000 Legal Description:

COMMENCE AT THE SOUTHWEST CORNER OF LOT 7 OF OAKMONT ESTATES, A SUBDIVISION AS PER PLAT RECORDED IN PLAT BOOK "E", PAGE 64 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA FOR THE POINT OF REFERENCE AND RUN WESTERLY, ALONG THE NORTH RIGHT OF WAY LINE OF STATE ROAD NO'S. 20 AND 25 (200 FEET RIGHT OF WAY) ALSO KNOWN AS U.S. HIGHWAY NO. 441, A DISTANCE OF 20 FEET MORE OR LESS TO THE INTERSECTION OF SAID NORTH RIGHT OF WAY LINE WITH THE WESTERLY LINE OF A STATE ROAD DEPARTMENT DRAINAGE RIGHT OF WAY AND THE TRUE POINT OF BEGINNING; THENCE CONTINUE WESTERLY, ALONG SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 210.00 FEET; THENCE RUN NORTHWESTERLY, PARALLEL WITH THE AFOREMENTIONED WESTERLY RIGHT OF WAY LINE OF THE STATE ROAD DEPARTMENT DRAINAGE RIGHT OF WAY, A DISTANCE OF 286 FEET MORE OR LESS TO THE SOUTH RIGHT OF WAY LINE OF OLD STATE ROAD NO'S. 20 AND 25; THENCE RUN EASTERLY, ALONG SAID SOUTH RIGHT OF WAY LINE, A DISTANCE OF 210 FEET MORE OR LESS TO THE INTERSECTION OF SAID SOUTH RIGHT OF WAY LINE WITH THE AFOREMENTIONED WESTERLY LINE OF STATE ROAD DEPARTMENT DRAINAGE RIGHT OF WAY; THENCE RUN SOUTHEASTERLY, ALONG SAID WESTERLY LINE, A DISTANCE OF 270 FEET MORE OR LESS TO THE TRUE POINT OF BEGINNING.

EXHIBIT "B"


Adopted City of Alachua Future Land Use Map: 2035
PSSC25-0002 | Mallard Construction & Electric, LLC
N
Legend
Subject Property
Municipal Boundary
Tax Parcels
City of Alachua Future Land Use Categories
Agriculture
Low Density Residential
Moderate Density Residential
Medium Density Residential
High Density Residential
Community Commercial
Commercial
Central Business District
Corporate Park
Industrial
Public
Recreation
Conservation
Alachua County Categories
R/AG(COUNTY)
RC(COUNTY)
0 125 250 500
Feet
1 inch = 500 feet

Commission Agenda Item

MEETING DATE: February 23, 2026

SUBJECT: ORDINANCE 26-03: AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA, RELATING TO THE SITE-SPECIFIC AMENDMENT TO THE OFFICIAL ZONING ATLAS OF THE CITY OF ALACHUA; AMENDING THE OFFICIAL ZONING ATLAS FOR A +1.35-ACRE SUBJECT PROPERTY FROM AGRICULTURAL (A) TO COMMUNITY COMMERCIAL (CC); LOCATED NORTHWEST OF 164TH LANE AND NORTH OF NW US HIGHWAY 441; TAX PARCEL NUMBER 03046-004-000; REPEALING ALL ORDINANCES IN CONFLICT; PROVIDING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.(Quasi-Judicial Hearing, Second Reading).

PREPARED BY: Bryan Thomas

RECOMMENDED ACTION:

Staff recommends that the City Commission find the site-specific amendment to the Official Zoning Atlas for Mallard Construction & Electric, LLC to be consistent with the City of Alachua Comprehensive Plan and in compliance with the City's Land Development Regulations and enact Ordinance 26-03 upon second and final reading.

Recommended Motion: *I move that, based upon the competent substantial evidence, the presentation before this Commission, and Staff's recommendation, this Commission finds the application for a site-specific amendment to the Official Zoning Atlas for Mallard Construction & Electric, LLC to be consistent with the City of Alachua Comprehensive Plan and in compliance with the City's Land Development Regulations and enact Ordinance 26-03 upon second and final reading.*

Summary

This application is a request by NV5, Inc (applicant/agent) on behalf of Mallard Construction & Electric, LLC (property owners) for consideration of a site-specific amendment to the City of Alachua Official Zoning Atlas (rezoning). The proposed amendment would change the zoning district from Agricultural (A) to Community Commercial (CC) on a ±1.35-acre subject property is Alachua County Tax Parcel 03046-004-000. The applicant has submitted a companion application for a small-scale comprehensive plan amendment, which proposes to amend the future land use designation of the subject property from Agriculture to Community Commercial.

Existing Zoning District

Section 3.3.1 of the City's Land Development Regulations establishes the general purpose of the

Agricultural (A) zoning district to support primary use of land for agriculture and agriculture support uses to help maintain the agricultural and rural character of the district.

Proposed Zoning District

Section 3.5.2(C) *Community Commercial (CC) District*. The CC district was established and intended to provide land for business uses that provides goods and services to residents of the entire community. Due to these commercial uses being subject to public view, they should provide an appropriate appearance, adequate parking, controlled traffic movement, suitable landscaping, appropriate pedestrian facilities, and project abutting residential areas from adverse impacts. The CC district should typically be located along major arterial or at the intersection of an arterial and highway.

On January 13, 2026, the City of Alachua Planning & Zoning Board held a duly advertised public hearing and voted 4-0 to transmit the application to the City Commission with a recommendation to approve.
On February 9, 2026, the City Commission voted 5-0 to approve Ordinance 26-03 on first reading.

FINANCIAL IMPACT

ADDITIONAL FINANCIAL INFORMATION

COMMISSION GOALS

ATTACHMENTS

1. Ordinance 26-03
2. Staff Report & Supporting Materials
3. Application Materials
4. Public Notice Materials
5. ORD 26-03

ORDINANCE 26-03

AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA, RELATING TO THE SITE-SPECIFIC AMENDMENT TO THE OFFICIAL ZONING ATLAS OF THE CITY OF ALACHUA; AMENDING THE OFFICIAL ZONING ATLAS FOR A ± 1.35-ACRE SUBJECT PROPERTY FROM AGRICULTURAL (A) TO COMMUNITY COMMERCIAL (CC); LOCATED NORTHWEST OF 164TH LANE AND NORTH OF NW US HIGHWAY 441; TAX PARCEL NUMBER 03046-004-000; REPEALING ALL ORDINANCES IN CONFLICT; PROVIDING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

RECITALS

WHEREAS, an application for a Site-Specific Amendment to the Official Zoning Atlas ("Amendment"), as described below, has been filed with the City; and,

WHEREAS, a duly advertised quasi-judicial public hearing was conducted on the proposed Amendment on January 13, 2026, by the Planning and Zoning Board, sitting as the Local Planning Agency ("LPA"), and the LPA reviewed and considered all comments received during the public hearing concerning the application and made its recommendation to the City Commission; and,

WHEREAS, the City Commission held a duly advertised public hearings on February 9, 2026 and February 23, 2026 on the proposed Amendment and provided for and received public participation; 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 herein as findings of fact, that the 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 PEOPLE 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 Amendment is consistent with the City of Alachua Comprehensive Plan and 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) to Community Commercial (CC) on a ± 1.35-acre subject property, consisting of Tax Parcel Number 03046-004-000, in accordance with the legal description found in Exhibit "A" and map found in Exhibit "B" attached hereto.

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

Section 5. Severability

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

Section 6. Effective Date

This ordinance shall take effect immediately after its passage and adoption. The effective date of this amendment shall be concurrent with the effective date of Ordinance 26-02. No development orders, development permit, or land uses dependent on this amendment may be issued or commenced before this amendment has become effective.

PASSED on first reading the 9th day of February, 2026.

PASSED and ADOPTED, in regular session, with a quorum present and voting, by the City Commission, upon second and final reading this _23_ day of _February_, 2026.

CITY COMMISSION OF THE CITY OF ALACHUA, FLORIDA

_____
Walter Welch, Mayor
SEAL

APPROVED AS TO FORM

ATTEST:

_____
Rodolfo Valladares, City Manager/Clerk

_____
Scott Walker, City Attorney

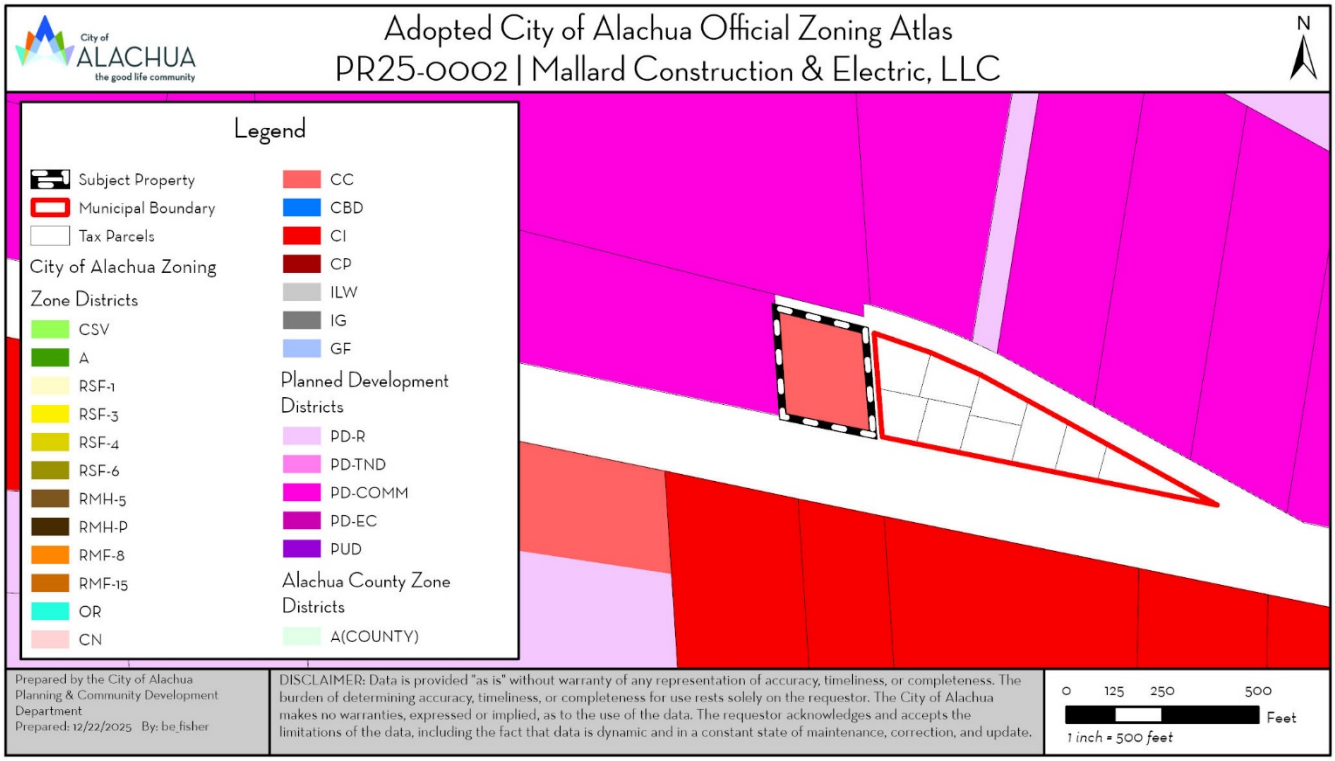
EXHIBIT "A"

LEGAL DESCRIPTION:

Tax Parcel 03046-004-000 Legal Description:

COMMENCE AT THE SOUTHWEST CORNER OF LOT 7 OF OAKMONT ESTATES, A SUBDIVISION AS PER PLAT RECORDED IN PLAT BOOK "E", PAGE 64 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA FOR THE POINT OF REFERENCE AND RUN WESTERLY, ALONG THE NORTH RIGHT OF WAY LINE OF STATE ROAD NO'S. 20 AND 25 (200 FEET RIGHT OF WAY) ALSO KNOWN AS U.S. HIGHWAY NO. 441, A DISTANCE OF 20 FEET MORE OR LESS TO THE INTERSECTION OF SAID NORTH RIGHT OF WAY LINE WITH THE WESTERLY LINE OF A STATE ROAD DEPARTMENT DRAINAGE RIGHT OF WAY AND THE TRUE POINT OF BEGINNING; THENCE CONTINUE WESTERLY, ALONG SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 210.00 FEET; THENCE RUN NORTHWESTERLY, PARALLEL WITH THE AFOREMENTIONED WESTERLY RIGHT OF WAY LINE OF THE STATE ROAD DEPARTMENT DRAINAGE RIGHT OF WAY, A DISTANCE OF 286 FEET MORE OR LESS TO THE SOUTH RIGHT OF WAY LINE OF OLD STATE ROAD NO'S. 20 AND 25; THENCE RUN EASTERLY, ALONG SAID SOUTH RIGHT OF WAY LINE, A DISTANCE OF 210 FEET MORE OR LESS TO THE INTERSECTION OF SAID SOUTH RIGHT OF WAY LINE WITH THE AFOREMENTIONED WESTERLY LINE OF STATE ROAD DEPARTMENT DRAINAGE RIGHT OF WAY; THENCE RUN SOUTHEASTERLY, ALONG SAID WESTERLY LINE, A DISTANCE OF 270 FEET MORE OR LESS TO THE TRUE POINT OF BEGINNING.

EXHIBIT "B"


City of ALACHUA
the good life community
Adopted City of Alachua Official Zoning Atlas
PR25-0002 | Mallard Construction & Electric, LLC
N
Legend
Subject Property
Municipal Boundary
Tax Parcels
City of Alachua Zoning
Zone Districts
CSV
A
RSF-1
RSF-3
RSF-4
RSF-6
RMH-5
RMH-P
RMF-8
RMF-15
OR
CN
CC
CBD
CI
CP
ILW
IG
GF
Planned Development Districts
PD-R
PD-TND
PD-COMM
PD-EC
PUD
Alachua County Zone Districts
A(COUNTY)
Prepared by the City of Alachua Planning & Community Development Department
Prepared: 12/22/2025 By: be_fisher
DISCLAIMER: Data is provided "as is" without warranty of any representation of accuracy, timeliness, or completeness. The burden of determining accuracy, timeliness, or completeness for use rests solely on the requestor. The City of Alachua makes no warranties, expressed or implied, as to the use of the data. The requestor acknowledges and accepts the limitations of the data, including the fact that data is dynamic and in a constant state of maintenance, correction, and update.
0 125 250 500
Feet
1 inch = 500 feet

City of Alachua

Planning & Community Development Department

Staff Report

Planning & Zoning Board Hearing Date: January 13, 2026
Legislative Hearing **Application #PR25-0002**

SUBJECT:	A request for a site-specific amendment to the Official Zoning Atlas (Rezoning) from Agricultural (A) to Community Commercial (CC) on the subject property.
APPLICANT/AGENT:	NV5, Inc.
PROPERTY OWNER:	Mallard Construction & Electric, LLC
LOCATION:	Generally located north of NW US 441 and west of NW 164th Ln
PARCEL ID NUMBER:	03046-004-000
FLUM DESIGNATION:	Agriculture
ZONING:	Agricultural (A)
OVERLAY:	N/A
ACREAGE:	± 1.35
PROJECT PLANNER:	Bernadette Fisher
RECOMMENDATION:	Staff recommends that the Planning & Zoning Board find the site-specific amendment to the Official Zoning Atlas for Mallard Construction & Electric 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 finds the application for a Site-Specific Amendment to the Official Zoning Atlas for Mallard Construction & Electric, LLC, to be consistent with the City of Alachua Comprehensive Plan and in compliance with City's Land Development Regulations and transmits the application to the City Commission with a recommendation to approve.*

SUMMARY

This application is a request by NV5, Inc. (applicant/agent) on behalf of Mallard Construction & Electric, LLC (property owners) for consideration of site-specific amendment to the City of Alachua Official Zoning Atlas (rezoning). The proposed amendment would change the zone district from Agricultural (A) to Community Commercial (CC) on a ± 1.35-acre subject property assigned tax parcel number 03046-004-000.

The applicant has submitted a companion application for a small-scale comprehensive plan amendment, which proposes to amend the future land use designation of the subject property from Agriculture to Community Commercial.

Existing Zone District

Agricultural (A) is a zone district that is intended to preserve agricultural lands, protect natural resources , and foster rural character by allowing farming, forestry, resource-based recreation, and limited, low-density residential uses, while encouraging efficient use of land and protecting the environment from urban sprawl, aligning with the City's Future Land Use goals. The subject property is currently zoned for Agricultural (A), which does not permit the type of development activity proposed by the applicant.

Proposed Zone District

Section 3.5.1 of the City's Land Development Regulations establishes the general purposes of the business zone districts, with Section 3.5.2(C) establishing the specific purposes for the Community Commercial (CC) district.

3.5.2(C) *CC, Community Commercial District.* The Community Commercial (CC) district is established and intended to provide lands for business uses that provide goods and services to residents of the entire community. Because these commercial uses are subject to public view, they should provide appropriate appearance, adequate parking, controlled traffic movement, suitable landscaping, appropriate pedestrian facilities, and protect abutting residential areas from adverse impacts. The CC district should typically be located along major arterial roadways or at the intersection of an arterial and major collector roadways.

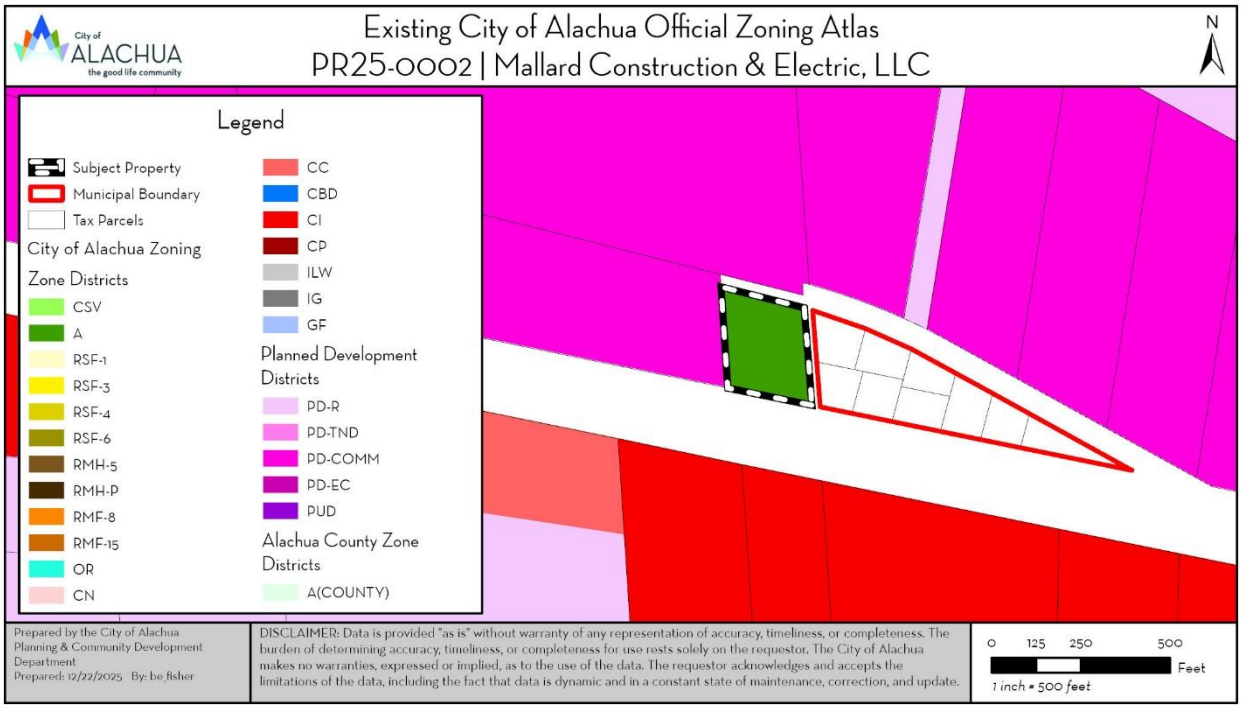
Table 1. Comparison of Existing/Proposed Zoning District

	Existing Zoning District	Proposed Zoning District
Zoning District:	Agricultural (A)	Community Commercial (CC)
Max. Gross Density:	1 Dwelling Unit (0.20 DUA)	0 Dwelling Units (10 DUA*)
Max. Floor Area:	± 11,761 Square Feet (0.20 FAR)	± 45,085 Square Feet (0.50 FAR*)
Typical Uses:	• Dwelling, Live/Work; • Dwelling, Manufactured Home; • Dwelling, Single-Family Detached Dwelling Units; • Religious Institution; • Parks and Open Areas, including: ▪ Arboretum; ▪ Botanical Garden; ▪ Cemetery, Columbaria, Mausoleum; ▪ Park, Private and Public; ▪ Recreational Trail • Public Safety; • Agriculture, including: ▪ Animal Husbandry; ▪ Horticulture; ▪ Agricultural Processing; ▪ Agri-Education; ▪ Agri-Entertainment; ▪ Custom Operator; ▪ Sale of Products Produced on Site; ▪ Equestrian Facility; ▪ Farm Co-Op; ▪ Farm Market; ▪ Farm Produce Stand; ▪ Feedlot (for ongoing, on-site animal husbandry activities); ▪ Nursery, Production; ▪ Pet Farm; • Agriculture Support and Services (not directly related), including: ▪ Agricultural Research Facility; ▪ Animal Care Business; ▪ Central Farm Distribution Hub for Agricultural Products; ▪ Equestrian Facility; ▪ Farm Machinery Repair; ▪ Farm Machinery Sales, Rental and Service; ▪ Stable; • Retail Sales and Services; • Visitor Accommodations.	• Community Services, including: ▪ Library; ▪ Senior Center; ▪ Youth Club Facility • Child Care Center; • Education Facilities; • Government Office; • Post Office; • Healthcare Facilities, including: ▪ Hospital; ▪ Medical and Dental Clinic; ▪ Outpatient Facility • Convention Center; • Nursing Home; • Religious Institution; • Parks and Open Areas, including: ▪ Arboretum; ▪ Botanical Garden; ▪ Cemetery, Columbaria, Mausoleum; ▪ Park, Private and Public; ▪ Public Square; ▪ Recreational Trail; • Public Safety; • Utilities; • Animal Sales, Service, and Care; • Eating Establishments; • Conference Center; • Offices; • Parking, Commercial; • Recreation/Entertainment, Indoor, including: ▪ Banquet Hall; ▪ Private Club or Lodge; ▪ Theater • Retail Sales and Services; • Self-Service Storage; • Gasoline Sales; • Taxicab Service; • Tire Sales and Mounting; and, • Hotel or Motel.

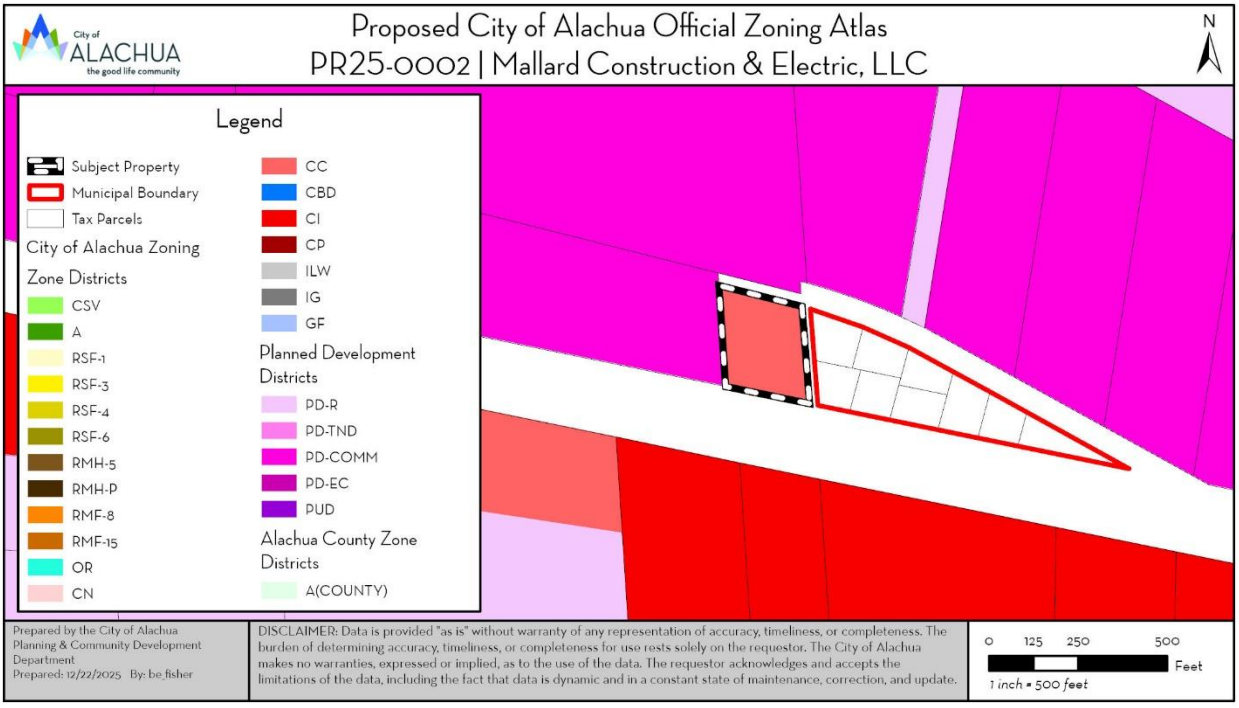
Decrease/ Net Increase:	Decrease of 1 dwelling Increase of ± 45,085 square feet

*Density and intensity calculations were completed using the highest densities and intensities permitted in the Community Commercial land use category; however, the future land use of Community Commercial allow higher densities and intensities.

**For a complete list of permitted uses, special exception uses, and prohibited uses, refer to Table 4-1-1. Table of Allowed Uses in the City's Land Development Regulations. Some permitted uses subject to use specific standards in Section 4.3.All uses subject to applicable local, state, and federal regulations.



Map 1. Existing Official Zoning Atlas with Subject Property



Map 2. Proposed Future Land Use Map with Subject Property

EXISTING USES

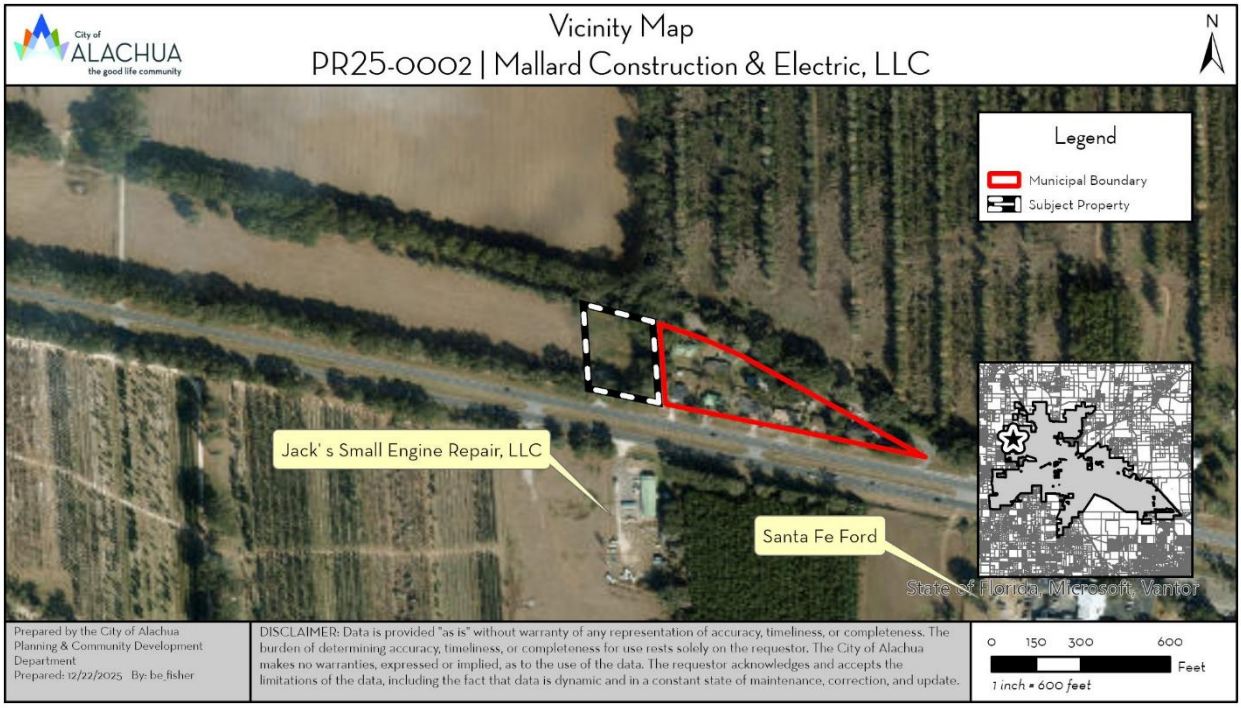
The subject property is undeveloped and is comprised of a mixture of cleared lands and naturally wooded areas.

SURROUNDING USES

The existing use, Future Land Use Map (FLUM) designation, and zoning districts of the surrounding area are identified in Table 2. Map 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. It is not intended to be all-inclusive and may not identify all existing uses, FLUM designations, and/or zoning districts surrounding the subject property.)

Table 2. Surrounding Land Uses

Direction	Existing Use(s)	FLUM Designation(s)	Zoning District(s)
North	Vacant Lands	Community Commercial	Planned Development-Commercial (PD-COMM)
South	Repair Services (Non-Automotive)	Commercial	Commercial Intensity (CI)
East	Single-Family Subdivision (Unincorporated)	N/A	N/A
West	Vacant Lands	Community Commercial	Planned Development-Commercial (PD-COMM)



Map 3. Vicinity Map

NEIGHBORHOOD MEETING

The purpose of the Neighborhood Meeting is to inform the owners of nearby land and any other interested members of the public about the project and receive comments regarding the project.

Neighborhood Meetings are not required for Comprehensive Plan Amendment applications but are required for Rezoning applications. Since the applicant has submitted a companion Rezoning application, which includes the Small-Scale Comprehensive Plan Amendment, a Neighborhood Meeting was held.

As required by Section 2.2.4 of the LDRs, all property owners within 400 feet of the subject property and those persons/organizations registered with the City were notified of the meeting. Notice of the meeting was also published in a newspaper of general circulation.

The Neighborhood Meeting was held on September 29, 2025, at 6:00 p.m. at NV5, Inc., located at 11801 Research Drive, Alachua, Florida. The applicant was available to answer questions during the meeting. As evidenced by materials submitted by the applicant, no members of the public attended the meeting. The applicant has included a summary of the event in the application materials.

COMPREHENSIVE PLAN CONSISTENCY ANALYSIS

The goals, objectives, and policies (GOPs) identified below are provided to establish a basis of the application's consistency with the Comprehensive Plan. There may be additional GOPs which the application is consistent with that are not identified within this report. An evaluation and finds 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 1.3.a: *Community Commercial:* The Community Commercial land use category is a mixed-use land use category established to provide neighborhood and community scale goods and services to adjacent neighborhood and residential areas while allowing for the development of a diverse and affordable housing stock. The Community Commercial land use category also serves as a transitionary land use category between residential and commercial land use categories. The following uses are allowed within the Community Commercial land use category:

1. Neighborhood commercial establishments;
2. Residential/offices and live-work units;
3. Business and professional offices;
4. Personal services;
5. Financial institutions;
6. Retail sales and services that serve the community;
7. Eating establishments;
8. Indoor recreation/entertainment;
9. Single-family and multi-family residential above first floor commercial uses;
10. Visitor accommodations;
11. Supporting community services such as schools, houses of worship, parks, and community centers;

12. Traditional Neighborhood Planned Developments;
13. Single family attached units;
14. Apartments and townhomes; and,
15. Duplexes and quadplexes.

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

Evaluation & Findings: The companion small-scale comprehensive plan amendment application proposes a future land use of Community Commercial. Community Commercial is a mixed-use or non-mixed-use category which often focuses on solely commercial activities, or it can be incorporated into a mixed-use area where commercial uses are typical on the ground floor with residential/office above. The district should typically be located along major arterial roadways or at an intersection of an arterial roadway and other major highways(i.e., Interstate Highways, U.S. Highways, State Highways, County Routes). As such, the purpose and establishment of the Community Commercial future land use category and the Community Commercial (CC) district are compatible.

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 applicated 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 where 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.

Evaluation & Findings: The proposed amendment would be considered appropriate for its location due to it fronting a major highway, which serves as an effective buffer and transition area from residential uses to busy transportation corridor.

This zoning map amendment primary implements an enhanced screening and buffering standards when adjacent to residential properties to minimize potential negative impacts (e.g., noise, light, traffic).

Policy 5.1.a: T*opography*: 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, based 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 filing 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 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 environmental features of concern on the subject property. An environmental conditions analysis has been included in this report. The subject property is not within a Karst sensitive area. Should any environmental features be discovered, all applicable regulations must be followed.

Transportation Element

Objective 1.1: *Level of Service*

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

Evaluation & Findings: An analysis of the impacts to transportation facilities has been provided within this report. The analysis shows that the application could adversely effect the level of service of road segment 6. As required by Section 2.4.14 of the City's Land Development Regulations, if the development does not have de minimis impacts, and the concurrency requirements are not met, the deficiencies will have to be addressed prior to receiving a final development order, proportionate share mitigation may be required as set forth in Chapter 18 of the City of Alachua Code of Ordinances.

Community Facilities Element

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

3. A gravity wastewater main, wastewater pumping station, or force main exists within 2,360 feet of the property line of any proposed residential subdivision comprised of more than 5 units, or any multi-family residential development, or any commercial development, or any industrial development and the gravity wastewater system, wastewater pumping station, or force main is accessible through public utility easements or right of ways. The distance shall be measured as required for construction of the infrastructure along public utility easements and right of ways.

Evaluation & Findings: The subject property is located within the Community Wastewater Service Area and any future development on the subject property will be required to connect.

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

3. A water main exists within 2,640 feet of any residential subdivision with more than 5 units, or any multi-family residential development, or any commercial development, or any industrial development and water service is accessible through public utility easements or right of ways. The distance shall be measured as required for construction of the infrastructure along public utility easements and right of ways.

Evaluation & Findings: The subject property is located within the Community Potable Water Service Area and any future development on the subject property will be required to connect.

Conservation and Open Space Element

Objective 1.3: Listed Species

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

Policy 1.3.a: The City shall ensure that its ordinances, regulations and policies protect listed species and their habitats.

Policy 1.3.b: The City shall utilize the development review process, land acquisition programs, environmental regulatory partnerships, stewardship programs and public education to protect listed species and their habitat, and prevent extinction of or reduction in populations of listed species.

Policy 1.3.c: The City shall obtain data from the Florida Fish and Wildlife Conservation Commission, Alachua County Environmental Protection Agency, Florida Department of Environmental Protection, to maintain a periodically updated inventory of listed species and habitats located within City limits or immediately adjacent to City limits. The City will use the Florida Natural Areas Inventory as a base inventory.

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

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

Evaluation & Findings: An environmental conditions analysis has been provided within this report. Future development of the subject property must comply with the environmental protections established in the City of Alachua Comprehensive Plan and Land Development Regulations (LDRs).

Objective 1.10: *Wetlands*

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

Evaluation & Findings: An environmental conditions analysis has been provided within this report. No delineated wetlands are present on the subject property. Should wetlands be discovered, any future development will be required to conform with the applicable policies and regulations established in the City of Alachua Comprehensive Plan and Land Development Regulations (LDRs).

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 delineated wetlands on the subject property. Should wetlands be discovered, the development will be required to conform with the applicable policies and regulations established in the City of Alachua Comprehensive Plan and Land Development Regulations (LDRs).

Strategic Ecosystems

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

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

Regulated Plant & Animal Species

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

Potential Natural Areas were assigned ranks of Priority 1 through Priority 5 based on size, perceived quality, and type of natural community present. The areas included in Priority 5 are exceptions to the above criteria. These areas were identified through the same process of aerial

photographic interpretation and regional workshops as the PNA 1 through 4 ranked sites, but do not meet the standard criteria.

Evaluation & Findings: No species identified as endangered, threatened, or of special concern are known to exist on the subject property. No areas of the subject property have been prioritized as part of the Florida Natural Areas Inventory. If a regulated plant or animal species is discovered, the development will be required to conform with the applicable policies and regulations established in the City of Alachua Comprehensive Plan and Land Development Regulations.

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 is one soil type found within the subject property, shown in Table 2.

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	100%

Evaluation & Findings: The soil type present on the subject property does not pose any significant limitations for development.

Flood Potential

Panel 12001C0110D 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: Since the subject property is located in Flood Zone X, there are no issues related to flood potential.

Karst-Sensitive Features

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

Evaluation & Findings: The subject property is not located within an area of high aquifer recharge as identified on the Suwannee River Water Management District's high aquifer recharge potential (HARP) map. No potential sink holes are known to exist on the site. No new stormwater management facilities are proposed.

Wellfield Protection Zones

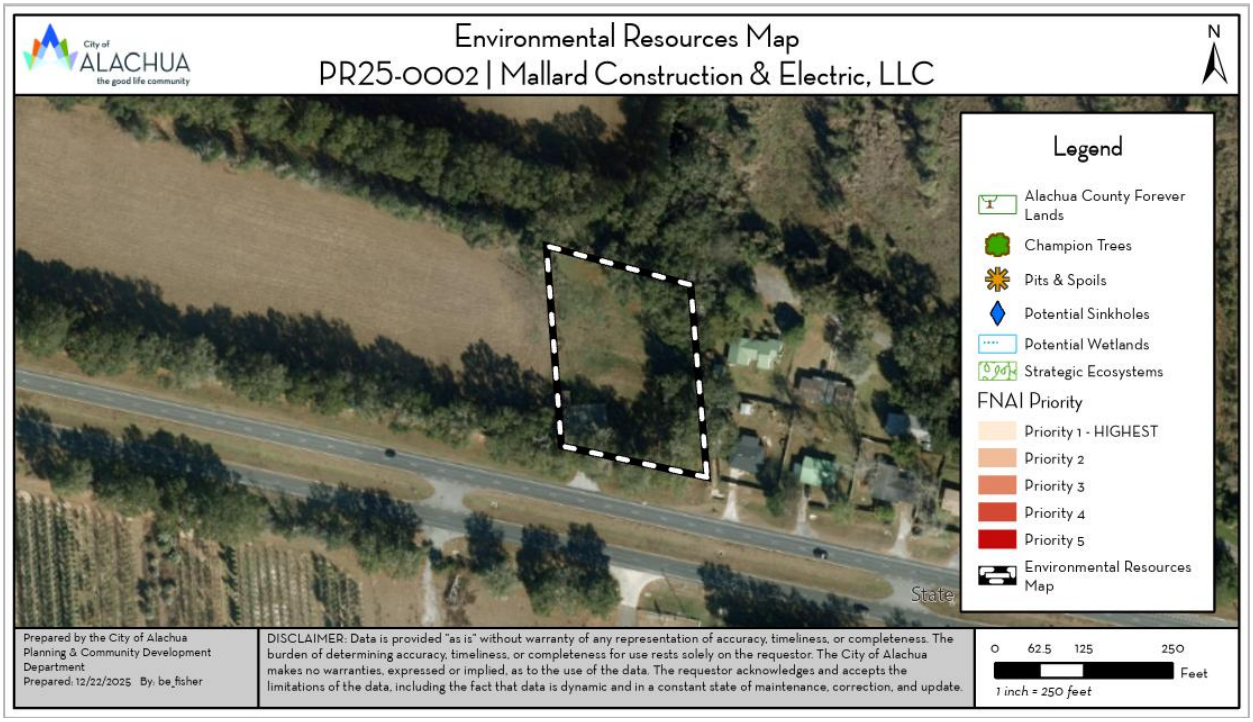
Policy 7.2.1 of the Future Land Use Element of the City's Comprehensive Plan establishes a 500-foot radius area around each city-owned potable water well.

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

Historic Structures/Markers and Historic Features

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

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



Map 4. Environmental Resources Map

FINDINGS OF FACT: COMPLIANCE WITH LAND DEVELOPMENT REGULATIONS

Site-Specific Amendments to the Official Zoning Atlas (Rezoning) Standards

Section 2.4.25(E)(1) of the City's Land Development Regulations (LDRs) establishes the standards with which all site-specific amendments to the official zoning atlas 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 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 City of Alachua Comprehensive Plan is provided within this report. The application has been found to be consistent with the goals, objectives, and policies of the 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.

Evaluation & Findings: An analysis of the application's compliance with the City of Alachua Land Development Regulations is provided within this report. The proposed amendment is not in conflict with any applicable requirements of the City's Code of Ordinances.

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

Evaluation & Findings: The proposed amendment would provide a transitionary zone district from the major thoroughfare by buffering residential properties north of the subject property, stepping down the intensity of development while providing for a logical continuation of business uses compatible with adjacent properties.

Additionally, the subject property is located along U.S. Highway 441, which is an arterial roadway. The establishing purpose of the Community Commercial (CC) zoning district in accordance with Section 3.5.2(C) of the City's Land Development Regulations states that the "CC district should typically be located along major arterials or at the intersection of an arterial and highway."

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

Evaluation & Findings: The subject property is located within an urban area of the City, proximate to existing residential and nonresidential uses. Lands adjacent to the south and west contain pre-existing business land uses and lands adjacent to the north is approved for a mixed-use development containing residential and commercial uses. Additionally, the subject property is located north of U.S. Highway 441. Future development of the subject property would not create premature development in an undeveloped or rural area.

(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 classification of adjacent lands.

Evaluation & Findings: The proposed amendment would provide a transitionary zone district from the major thoroughfare by buffering residential properties north of the subject property, stepping down the intensity of development while providing for a logical continuation of business uses compatible with adjacent properties.

The established purpose of the Community Commercial (CC) district includes "to provide lands for business uses that provide goods and services to residents of the entire community. Because these commercial uses are subject to public view, they

should provide appropriate appearance, adequate parking, controlled traffic movement, suitable landscaping, appropriate pedestrian facilities, and protect abutting residential areas from adverse impacts."

(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: The Community Commercial (CC) zoning district is described as being "typically located along major arterials or at the intersection of an arterial and highway." The subject property is situated on the north side of US Highway 441, which is classified as a principal arterial roadway. Furthermore, the City's Land Development Regulations include measures to protect against infill development, particularly with residential protection standards.

The proposed amendment is anticipated to avoid generating excessive traffic, density, or intensity of use, and it will avoid impacting building height, bulk, noise, lighting, or other physical effects or nuisances.

(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 zoning districts) of the area where the proposed amendment is located.

Evaluation & Findings: The proposed amendment primarily permits business uses, aligning with the Community Commercial (CC) zoning district, which is designated for commercial activities. To the north and west, the zoning includes Planning Development, Commercial (PD-COMM), while to the south, it falls under Commercial Intensive (CI), both of which allow similar uses as those proposed in the amendment.

This amendment aims to create a transitionary zoning district from the more intense Community Commercial (CC) to the north, reducing the intensity of development. It facilitates a logical continuation of business uses that are compatible with adjacent properties and the surrounding area. Furthermore, the subject property is situated north of US Highway 441, a principal arterial roadway, making this zoning appropriate as it aligns with the existing and approved patterns in the immediate vicinity.

(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-family dimensional development.

Evaluation & Findings: The proposed amendment has been assessed in relation to policy 1.3.f of the City's Comprehensive Plan, specifically within the Future Land Use Element. Furthermore, the associated small-scale comprehensive plan map amendment

application has been analyzed against the 13 primary urban sprawl indicators and the 8 urban form criteria outlined in Section 163.3177(6)(a)9.a of the Florida Statutes, with the findings detailed in the application's staff report. Staff has determined that the proposed amendment does not constitute urban sprawl.

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

Evaluation & Findings: The proposed amendment aims to establish a transitionary zoning district that extends from the principal arterial roadway to the north, leading toward further mixed-use development that include residential areas. This strategy aims to reduce development intensity while logically continuing compatible business uses along US Highway 441. Furthermore, the proposed amendment will avoid creating an isolated zoning district that is disconnected from adjacent and surrounding zoning districts.

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

Evaluation & Findings: The subject property is situated within the Community Potable Water Service Area and the Community Wastewater Service Area. Any future development on this property will be required to connect to these services. Furthermore, the property is located north of US Highway 441, which is classified as a principal arterial roadway.

(k) **No adverse effect on the environment.** The proposed amendment would not result in any 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: An analysis of environmental conditions has been included in this report. The proposed amendment would not lead to any significantly adverse impacts on environmental features. Furthermore, any future development of the subject property must adhere to the environmental protections outlined in the City of Alachua Comprehensive Plan and Land Development Regulations.

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 Segments[1]

Segment Number[2]	Segment Description	Lanes	Functional Classification	Area Type	LOS
6	U.S. Hwy 441 From I-75 to CR 235A	4/D	Principal Arterial	Urban	D

1 City of Alachua Comprehensive Plan, Transportation Element.
2 For developments generating less than 1,000 trips, affected roadway segments are identified as all those wholly or partially located within 1/2 mile of the development's ingress/egress, or to the nearest intersecting major street, whichever is greater, and those segments on which the development's impacts are five percent or greater of the Maximum Service Volume (MSV) of the roadway segment. [Section 2.4.14(H)(2)(b)of the LDRs].

Table 4-2. Potential Trip Generation[1]

Land Use	Density/Intensity	AADT	PM Peak Hour
Office	29,403 SqFt	5,513	508
	Total	**5,513**	**508**

1 Source: ITE Trip Generation, 11th Edition.
2 2 ITE Code 820: 37.01 Trips per 1,000 Sq-Ft

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

Traffic System Category	Segment 7 CR 235A-NW 188th ST		Segment 16 US Hwy 441-North City		Segment 17 US Hwy 441 to CR 235		Segment 6 I-75 to CR 235A	
	AADT	Peak Hour	AADT	Peak Hour	AADT	Peak Hour	AADT	Peak Hour
Maximum Service Volume[1]	43,000	3,870	15,120	1,359	15,120	1,359	39,000	3,510
Existing Traffic[2]	25,000	2,241	2,080	185	6,048	536	34,000	2,819
Reserved Trips[3]	4,548	441	2,840	288	4,373	447	5,513	508
Available Capacity[3]	13,452	1,888	10,200	886	4,699	376	-513	183

Increase/Decrease in Trips Generated by Development[4]	345	52	17	3	17	3	311	47
Residual Capacity	13,107	1,836	10,183	883	4,682	373	-824	136
Residual Percentage of Permitted Design Capacity Utilized	30.48%	47.44%	67.34%	64.97%	30.96%	27.44%	-.02%	3.87%

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). *2024 Count Data*. Accessed via Florida Traffic Online April 2025.
3 Source: City of Alachua May 2025 Development Monitoring Report.
4 Trip Generation Formula: ITE Trip Generation 11th edition, ITE Code 110; Trip Distribution: Segment 4 – 50%; Segment 15 – 50%.

Evaluation & Findings: The anticipated impacts of the application will not adversely affect the level of service for road segments 7, 16, and 17. However, the analysis indicates that the application could negatively impact the level of service for road segment 6. According to Section 2.4.14 of the City's Land Development Regulations, if the development does not have de minimis impacts and the concurrency requirements are not satisfied, any deficiencies must be addressed in the final development order before a certificate of concurrency compliance can be issued. Therefore, any development application for the site will undergo a reevaluation of concurrency, and any deficiencies in roadway segment 6 must be resolved prior to obtaining a final development order. This application does not represent final development order, and concurrency will not be reserved.

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]	1,565,500
Reserved Capacity[2]	394,967
Available Capacity	339,533
Increase/Decrease in Potable Water Demand from Application	6,615
Residual Capacity	338,872
Residual Percentage of Permitted Design Capacity Utilized	85.24%

1 City of Alachua Public Services Department, April 2025
2 City of Alachua May 2025 Development Monitoring Report

Evaluation & Findings: The expected impacts of the application will not adversely affect the level of service of the potable water system. This impacts that will be generated by the application are acceptable. This application does not constitute a final development order and concurrency will not be reserved.

Sanitary Sewer Impacts

Table 6. Sanitary Sewer Impacts

System Category	Gallons Per Day
Current Permitted Capacity[1]	1,500,000
Less Actual Treatment Flows[1]	813,000
Reserved Capacity[2]	362,123
Available Capacity	324,877
Increase/Decrease in Sanitary Sewer Demand from Application	0
Residual Capacity	324,877
Residual Percentage of Permitted Design Capacity Utilized	78.34%

1 City of Alachua Public Services Department, April 2025
2 City of Alachua May 2025 Development Monitoring Report

Evaluation & Findings: The expected impacts of the application will not adversely affect the level of service of the sanitary sewer system. The impacts that will be generated by the application are acceptable. This application does not constitute a final development order and concurrency will not be reserved.

Solid Waste Impacts

Table 6. Solid Waste Impacts

System Category	Pounds Per Day	Tons Per Year
Existing Demand[1]	45,184.00	8,246.08
Reserved Capacity[2]	28,704.04	5,238.49
Increase/Decrease in Demand Generated by Application[3]	529.26	96.59
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 (2024); Policy 2.1.a, Community Facilities Element. Formula: 11,296 Persons x 0.73 tons per year.
2 City of Alachua May 2025 Development Monitoring Report
3 Formula: Per Sincero and Sincero (1936). Environmental Engineering: A Design Approach. *Princeton Hall, New Jersey*. Formula: 12lbs/day per 1,000 square feet x 3,200 square feet
4 New River Solid Waste Association, April 2025

Evaluation & Findings: The proposed application is not anticipated to adversely impact the level of service of solid waste facilities. The impacts that will be generated by the application are acceptable. This application does not constitute a final development order and concurrency will not be reserved.

Recreation Facilities

The proposed development is a nonresidential development; therefore, there are no impacts to recreation facilities. The development will have no impact to the level of service of recreation facilities.

Public School Facilities

The proposed development is a nonresidential development; therefore, there are no impacts to public school facilities. The development will have no impact to the level of service of public school facilities.

EXHIBIT "A"
TO
PR25-0002 I MALLARD CONSTRUCTION & ELECTRIC
SITE-SPECIFIC AMENDMENT TO THE OFFICIAL ZONING ATLAS
STAFF REPORT

TABLE 4.1-1
TABLE OF ALLOWED USES

Table 4.1-1. Table of Allowed Uses																								
P = Permitted use S = Special exception permit A = Allowed in the PD districts Blank cell = Prohibited																								
Use Category/Use Type			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	
	CSV	A	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	P											A	A	A	4.3.1(A)(1), (2)
Dwelling, mobile home		P					P	P																4.3.1(A)(1)
Dwelling, multiple-family						S			P	P	P		P	P	P	P				A	A	A	A	4.3.1(A)(3)
Dwelling, single-family attached						P			P	P	P			P	P	P				A	A	A		4.3.1(A)(3)
Dwelling, single-family detached		P	P	P	P	P			P	P	P			P		P					A	A		4.3.1(A)(4)
Dwelling, townhouse				S	S	S			P	P	P				P	P				A	A	A		4.3.1(A)(3)
Dwelling, two- to four-family				S	S	P			P	P	P			P	P	P				A	A	A		4.3.1(A)(3)
Mobile home park								P																4.3.1(A)(1)

	Upper story dwelling									P	P	P	P	P	P	P	P				A		A	A	
	Group living																								
	Co-housing		P				P	P	P																4.3.1(B)(1)
	Community residential home (6 or fewer residents)		P	P	P	P	P	P	P	P	P	P			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	P	A			A	4.3.2(D)
	Government office											P		P	P	P	P			P	A		A	A	4.3.2(D)
	Post office						S	S	S	S	S	P	P	P	P	P	P	P		P	A	A	A	A	4.3.2(D)
	Health care facilities																								
	Blood collection facility															P	P	P	P		A			A	
	Birth center											P	S	P	P	P	P				A		A	A	
	Hospital		S							S	S			P	P			P		P	A		A	A	4.3.2(E)(1)
	Medical and dental clinic											P	S	P	P	P	P				A		A	A	
	Medical and dental lab													P		P	P	P	P		A			A	
	Medical marijuana dispensing																								

	Outpatient facility									S	S		S	P	P	P					A		A	A	4.3.2(E)(2)
	Institutions																								
	Assisted living facility		S			S	S			P	P	S									A	A	A	A	
	Auditorium												S	P	P	S	P	P		P	A			A	4.3.2(F)(1)
	Convention center												S	P	P	S	P	S		P	A			A	4.3.2(F)(1)
	Drug and alcohol treatment facility													P											
	Nursing home		S							S	S	P		P	P						A		A		
	Psychiatric treatment facility													P							A				
	Religious institution, with seating capacity less than 300 in sanctuary or main activity area		P	S	S	S	P	P	P	P	P	P	P	P	P	P	P	P		P	A	A	A	A	4.3.2(F)(2)

	Religious institution, with seating capacity of 300 or greater in sanctuary or main activity area, or with accessory schools, day care centers with more than 50 children, or recreational facilities		P	S	S	S	S	S	S	S	S	S	S	P	P	P	P	P		P	A	A	A	A	4.3.2(F)(2)
	Parks and open areas																								
	Arboretum		P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		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		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	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	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	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),	
Agri-education		P																							4.3.3(A)(	
Agri-entertainment		P																							4.3.3(A)(1)	
Custom operator		P																							4.3.3(A)(1)	
Direct market business for sale of products produced on site, including but not limited		P																							4.3.3(A)(1), (3)	

	to produce stands or PYO (pick-your-own) establishments																							
	Equestrian facility		P												S		S							4.3.3(A)(1)
	Farm co-op		P																					4.3.3(A)(1)
	Farm machinery repair		S																					4.3.3(A)(1)
	Farm market		P																		A			4.3.3(A)(1)
	Farm produce stand		P																		A			4.3.3(A)(1), (3)
	Feedlot (for ongoing, on-site animal husbandry activities)		P																					4.3.3(A)(1)
	Nursery, commercial		S																		A			4.3.3(A)(1), (4)
	Nursery, production		P	S	S	S	S	S							P									4.3.3(A)(1), (4)
	Pet farm		P																					4.3.3(A)(1)
	Sawmill		S																					4.3.3(A)(1), (5)
	Stable		P																					4.3.3(A)(1), (6)
	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	P		A			A	
	broadcasting studio																								

	Sales													P	P	P	P				A		A	A	
	Parking, commercial																								
	Parking lot													P	P	P	P	P	P	P	A	A	A	A	4.3.4(E)(1)
	Parking structure													P	P	P	P	P	P	P	A	A	A	A	4.3.4(E)(2)
	Recreation/entertainment, indoor																								
	Banquet hall													P	P	P	P			P	A		A	A	4.3.4(F)(1)
	Commercial recreation, indoor									S	S			P	P	P	P		P	P	A	A	A	A	
	Internet Café/simulated gaming establishment																								
	Neighborhood recreation center				S	S	S			P	P		P				P			P	A	A	A		
	Private club or lodge with seating capacity of less than 300 in main activity area		P	S	S	S	P	P	P	S	S	P	P	P	P	P	P	P			A	A	A	A	
	Private club or lodge, with seating capacity of 300 or greater in main activity area		P					S	S	S	S	S	S	P	P	P	P	P			A	A	A	A	
	Theater												S	P	P	P	P	P		S	A		A	A	
	Recreation/entertainment, outdoor																								
	Archery range		P													P				P					

	Arena, amphitheater, auditorium, stadium		S											S	S	S		S	S	P	A	A	A	A	4.3.4(F)(1)
	Commercial recreation, outdoor		S													P				P	A		A	A	
	Golf course, private		P	P	P	P	P	P	P	P	P						P	P					A	A	A	
	Retail sales and services																									
	Auction house		P													P					A				4.3.4(G)
	Bar, nightclub, or cocktail lounge												S	P	P	P					A		A		4.3.4(G)(1)
	Convenience store									S	S		P	P	S	P	P	S			A	A	A		4.3.4(G)(2)
	Department or discount store													P	P	P					A		A		4.3.4(G)
	Drug store or pharmacy (stand alone)													P	P	P	P				A				4.3.4(G)(3)
	Crematory		S													S		P	P					A	4.3.4(G)
	Entertainment establishment													P	P	P	P				A				4.3.4(G)
	Financial institution										S	S	P	P	P	P	P	P			A	A	A	A	4.3.4(G)(4)
	Funeral home											S		P	P	P					A				4.3.4(G)
	General media store													P	P	P	P				A	A	A		4.3.4(G)
	Liquor store													S	P	P	P				A		A		4.3.4(G)
	Laundromat															P	P				A				4.3.4(G)(5)
	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)
	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
PR25-0002 | MALLARD CONSTRUCTION & ELECTRIC
SITE-SPECIFIC AMENDMENT TO THE OFFICIAL ZONING ATLAS
STAFF REPORT

DRAFT ORDINANCE 26-03

DRAFT

ORDINANCE 26-03

AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA, RELATING TO THE SITE-SPECIFIC AMENDMENT TO THE OFFICIAL ZONING ATLAS OF THE CITY OF ALACHUA; AMENDING THE OFFICIAL ZONING ATLAS FOR A ± 1.35-ACRE SUBJECT PROPERTY FROM AGRICULTURAL (A) TO COMMUNITY COMMERCIAL (CC); LOCATED NORTHWEST OF 164TH LANE AND NORTH OF NW US HIGHWAY 441; TAX PARCEL NUMBER 03046-004-000; REPEALING ALL ORDINANCES IN CONFLICT; PROVIDING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

RECITALS

WHEREAS, an application for a Site-Specific Amendment to the Official Zoning Atlas ("Amendment"), as described below, has been filed with the City; and,

WHEREAS, a duly advertised quasi-judicial public hearing was conducted on the proposed Amendment on _____, 2026, by the Planning and Zoning Board, sitting as the Local Planning Agency ("LPA"), and the LPA reviewed and considered all comments received during the public hearing concerning the application and made its recommendation to the City Commission; and,

WHEREAS, the City Commission held a duly advertised public hearings on_____, 2026 and _____, 2026 on the proposed Amendment and provided for and received public participation; 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 herein as findings of fact, that the 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 PEOPLE 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 Amendment is consistent with the City of Alachua Comprehensive Plan and Land Development Regulations.

DRAFT

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) to Community Commercial (CC) on a ± 1.35-acre subject property, consisting of Tax Parcel Number 03046-004-000, in accordance with the legal description found in Exhibit "A" and map found in Exhibit "B" attached hereto.

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

Section 5. Severability

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

Section 6. Effective Date

This ordinance shall take effect immediately after its passage and adoption. The effective date of this amendment shall be concurrent with the effective date of Ordinance 26-02. No development orders, development permit, or land uses dependent on this amendment may be issued or commenced before this amendment has become effective.

DRAFT

PASSED on first reading the _____ day of _____, 2026.

PASSED and ADOPTED, in regular session, with a quorum present and voting, by the City Commission, upon second and final reading this _____ day of _____, 2026.

CITY COMMISSION OF THE CITY OF ALACHUA, FLORIDA

_____
Walter Welch, Mayor
SEAL

APPROVED AS TO FORM

ATTEST:

_____ _____
Rodolfo Valladares, City Manager/Clerk Scott Walker, City Attorney

DRAFT

EXHIBIT "A"

LEGAL DESCRIPTION:

Tax Parcel 03046-004-000 Legal Description:

COMMENCE AT THE SOUTHWEST CORNER OF LOT 7 OF OAKMONT ESTATES, A SUBDIVISION AS PER PLAT RECORDED IN PLAT BOOK "E", PAGE 64 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA FOR THE POINT OF REFERENCE AND RUN WESTERLY, ALONG THE NORTH RIGHT OF WAY LINE OF STATE ROAD NO'S. 20 AND 25 (200 FEET RIGHT OF WAY) ALSO KNOWN AS U.S. HIGHWAY NO. 441, A DISTANCE OF 20 FEET MORE OR LESS TO THE INTERSECTION OF SAID NORTH RIGHT OF WAY LINE WITH THE WESTERLY LINE OF A STATE ROAD DEPARTMENT DRAINAGE RIGHT OF WAY AND THE TRUE POINT OF BEGINNING; THENCE CONTINUE WESTERLY, ALONG SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 210.00 FEET; THENCE RUN NORTHWESTERLY, PARALLEL WITH THE AFOREMENTIONED WESTERLY RIGHT OF WAY LINE OF THE STATE ROAD DEPARTMENT DRAINAGE RIGHT OF WAY, A DISTANCE OF 286 FEET MORE OR LESS TO THE SOUTH RIGHT OF WAY LINE OF OLD STATE ROAD NO'S. 20 AND 25; THENCE RUN EASTERLY, ALONG SAID SOUTH RIGHT OF WAY LINE, A DISTANCE OF 210 FEET MORE OR LESS TO THE INTERSECTION OF SAID SOUTH RIGHT OF WAY LINE WITH THE AFOREMENTIONED WESTERLY LINE OF STATE ROAD DEPARTMENT DRAINAGE RIGHT OF WAY; THENCE RUN SOUTHEASTERLY, ALONG SAID WESTERLY LINE, A DISTANCE OF 270 FEET MORE OR LESS TO THE TRUE POINT OF BEGINNING.

DRAFT

EXHIBIT "B"

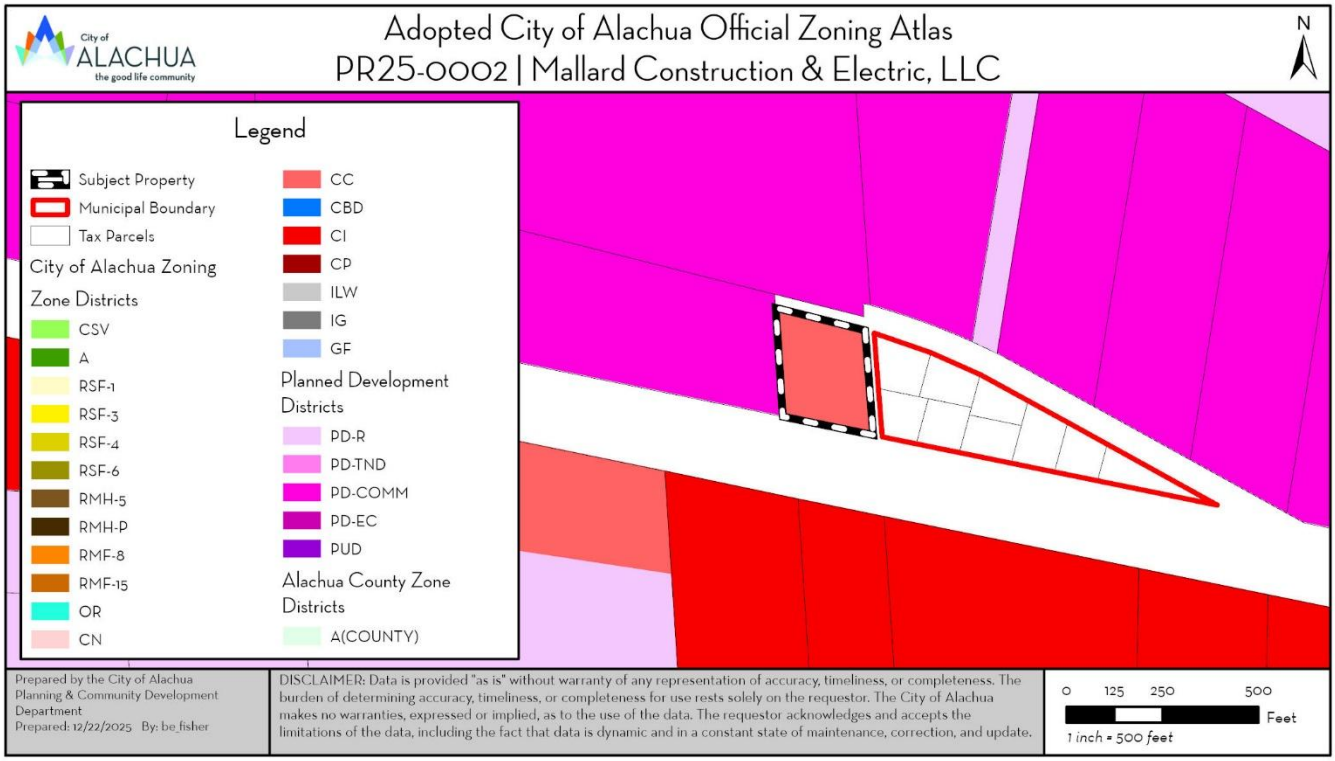

City of ALACHUA
the good life community
Adopted City of Alachua Official Zoning Atlas
PR25-0002 | Mallard Construction & Electric, LLC
N
Legend
Subject Property
Municipal Boundary
Tax Parcels
City of Alachua Zoning
Zone Districts
CSV
A
RSF-1
RSF-3
RSF-4
RSF-6
RMH-5
RMH-P
RMF-8
RMF-15
OR
CN
CC
CBD
CI
CP
ILW
IG
GF
Planned Development Districts
PD-R
PD-TND
PD-COMM
PD-EC
PUD
Alachua County Zone Districts
A(COUNTY)
Prepared by the City of Alachua Planning & Community Development Department
Prepared: 12/22/2025 By: be_fisher
DISCLAIMER: Data is provided "as is" without warranty of any representation of accuracy, timeliness, or completeness. The burden of determining accuracy, timeliness, or completeness for use rests solely on the requestor. The City of Alachua makes no warranties, expressed or implied, as to the use of the data. The requestor acknowledges and accepts the limitations of the data, including the fact that data is dynamic and in a constant state of maintenance, correction, and update.
0 125 250 500
Feet
1 inch = 500 feet

EXHIBIT “C”
TO
PR25-0002 | MALLARD CONSTRUCTION & ELECTRIC
SITE-SPECIFIC AMENDMENT TO THE OFFICIAL ZONING ATLAS
STAFF REPORT

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

DRAFT

City of ALACHUA
the good life community

RODOLFO VALLADARES
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR BRYAN S. THOMAS, AICP

December 23, 2025

Submitted electronically to romy.garraud@nv5.com

Romy Garraud
NV5, Inc.
11801 Research Drive
Alachua, Florida 32615

Application #: PSSC25-0002/PR25-0002

RE: Planning & Zoning Board (PZB) Public Hearing: Mallard, Small Scale Comprehensive Plan Map Amendment (SSCPA) and Amendment to the Official Zoning Atlas (Rezoning) Applications

Dear Romy Garraud,

On October 02, 2025, the City of Alachua Planning & Community Development Department received your revised applications for a Small-Scale Comprehensive Plan Amendment (SSCPA) and a Site-Specific Amendment to the Official Zoning Atlas (Rezoning) on behalf of Mallard Construction & Electric, LLC. Based upon a review of the revised applications, the City has determined that the applications can now be scheduled for hearings before the Planning & Zoning Board (PZB).

You must provide *two (2) double-sided, three-hole punched, color sets* of each **complete** application package and a digital copy of all materials in PDF format on a CD or by emailing a Cloud / FTP link to download the materials to planning@cityofalachua.com *no less than 10 business days prior to the PZB Meeting at which your applications are scheduled to be heard.* The applications have been scheduled for the **January 13, 2026**, PZB Meeting, therefore, the above referenced materials must be submitted to the City no later than **Monday, December 22, 2025**. Materials may be submitted earlier than this date.

In addition, Section 2.2.9(D) of the Land Development Regulations requires the applicant to place posted notice signs on the subject property at least 14 days prior to the public hearings. Therefore, posted notice signs must be placed on the property no later than **Monday, December 22, 2025**. Staff will notify you when the signs are available for pick up at City Hall.

If you plan to utilize a PowerPoint presentation or would like other materials to be available for reference during the public hearings, please submit the presentation or materials no later than 12:00 PM on the last business day prior to the PZB meeting (no later than **Thursday, January 08, 2026**. Any presentation or materials may be submitted by emailing planning@cityofalachua.com.

If you have any questions regarding the information above, please contact me at (386) 418.6125 or at be_fisher@cityofalachua.org.

Sincerely,

Bernadette Fisher

Bernadette Fisher
Principal Planner

CC: Rodolfo Valladares, Interim City Manager *(by electronic mail)*
Scott Walker, Interim City Attorney *(by electronic mail)*
Kiersten Ballou, Assistant Interim City Attorney *(by electronic mail)*
Jazzlyn Shannon, Legal Assistant *(by electronic mail)*
Bryan S. Thomas, AICP, Planning & Community Development Director *(by electronic mail)*
Carson J. Crockett, AICP, Planner *(by electronic mail)*
Brenda Flieger, Planning Assistant *(by electronic mail)*
Project File

City of ALACHUA
the good life community

RODOLFO VALLADARES
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR BRYAN S. THOMAS, AICP

October 07, 2025

Submitted electronically to romy.garraud@nv5.com

Romy Garraud
NV5, Inc.
11801 Research Drive
Alachua, Florida 32615

Application #: PSSC25-0002/PR25-0002

RE: Completeness Review for Mallard, Small Scale Comprehensive Plan Map Amendment (SSCPA) and Amendment to the Official Zoning Atlas (Rezoning) Applications

Dear Romy Garraud,

On October 02, 2025, the City of Alachua Planning & Community Development Department received your revised applications for a Small-Scale Comprehensive Plan Amendment (SSCPA) and a Site-Specific Amendment to the Official Zoning Atlas (Rezoning) on behalf of Mallard Construction & Electric, LLC. The applications propose to amend the Future Land Use Map (FLUM) Designation of a 1.35 +/- acre subject property, comprised of Tax Parcel Number 03046-004-000, from Agriculture (A) to Community Commercial (CC) and to rezone the subject property from Agriculture (A) to Community Commercial (CC).

According to Section 2.2.6 of the Land Development Regulations (LDRs), upon receipt of an application, a completeness review shall be conducted to determine that the application contains all the necessary information and materials, is in proper form and of sufficient detail, and is accompanied by the appropriate fee. The Planning Department has reviewed the aforementioned applications for completeness and finds that **the applications are now complete**.

An in-depth review of the content of the applications will now be performed, and the findings discussed at a Project Assistance Team (PAT) Meeting, which will be sent under separate cover.

If you have any questions regarding the information above, please contact me at (386) 418-6125 or be_fisher@cityofalachua.org.

Sincerely,

Bernadette Fisher

Bernadette Fisher
Principal Planner

CC: Bryan S. Thomas, AICP, Planning & Community Development Director *(by electronic mail)*
Carson J. Crockett, AICP, Planner *(by electronic mail)*
Brenda Flieger, Planning Assistant *(by electronic mail)*
Project File

Mallard Construction & Electric

Rezoning Application – Application Package
City of Alachua, Florida

September 30, 2025

Prepared for:

City of Alachua Planning and Zoning Department

Prepared on behalf of:

Mallard Construction & Electric, LLC

N:\2025\25-0093\Departments\02_Planning\Reports\Justification\RPT 250903 Mallard Construction-ScCPA Application.docx

NV5

11801 Research Drive, Alachua, Florida 32615
(352) 331-1976
www.nv5.com

Application Package
Table of Contents

1. **Cover Letter**
2. **Rezoning Application**
3. **Property Owner Affidavits**
4. **Deed(s), Property Appraiser Datasheet(s), and Tax Record(s)**
5. **Legal Description**
6. **Student Generation Form**
7. **Neighborhood Meeting Package**
8. **Justification Report**
9. **Map Set**

Application Package
Table of Contents

1. **Cover Letter**
2. Rezoning Application
3. Property Owner Affidavits
4. Deed(s), Property Appraiser Datasheet(s), and Tax Record(s)
5. Legal Description
6. Student Generation Form
7. Neighborhood Meeting Package
8. Justification Report
9. Map Set

September 30 2025

Bryan Thomas, AICP, Director of Planning & Community Development
City of Alachua
15100 NW 142 Terrace,
Alachua, FL 32615

Subject: Mallard Construction & Electric Small-scale Comprehensive Plan Amendment and Rezoning Applications (Alachua County Tax Parcel 03046-004-000)

Dear Bryan:

On behalf of Mallard Construction & Electric, LLC, NV5 is pleased to submit the following items enclosed for review and approval of the above referenced projects:

- Application forms;
- Property Owner Affidavit;
- Legal Description;
- Deed, Property Appraiser Data Sheet, Tax Records;
- Public School Student Generation Form;
- Neighborhood Meeting Package;
- Three Sets of Mailing Labels;
- Justification Reports; and
- Map Set.

Also included in the submittal is the required City of Alachua application fee of $7,500.00 from Mallard Construction & Electric, LLC, check number 5829.

The SsCPA application requests to change the site's Future Land Use (FLU) designation from Agriculture to Community Commercial and the Rezoning application requests to change the City's zoning district from Agricultural (A) to Community Commercial (CC).

The project site consists of 1.35-acres (Alachua County Tax Parcel 03046-004-000). The project site is located north of US Highway 411 and west of NW 164th Lane.

We trust you will find this submittal package is sufficient for review and approval. Please contact me at (352) 331-1976 or at romy.garraud@nv5.com should you have any questions or require any additional information to complete your review.

Sincerely,
NV5

Romy Garraud
Project Planner
N:\2025\25-0093\Departments\02_Planning\City-County\Working Files\Cover Letter 250929.docx

Application Package
Table of Contents

1. Cover Letter
2. **Rezoning Application**
3. Property Owner Affidavits
4. Deed(s), Property Appraiser Datasheet(s), and Tax Record(s)
5. Legal Description
6. Student Generation Form
7. Neighborhood Meeting Package
8. Justification Report
9. Map Set

City of ALACHUA

THE GOOD LIFE COMMUNITY

FOR PLANNING USE ONLY
Case #: _____
Application Fee: $_____
Filing Date: _____
Acceptance Date: _____
Review Type: P&Z; CC

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

Reference City of Alachua Land Development Regulations Article 2.4.2

A. PROJECT

1. Project Name: Mallard Construction & Electric
2. Address of Subject Property: North of US Highway 441 and West of NW 164th Lane
3. Parcel ID Number(s): 03046-004-000
4. Existing Use of Property: Vacant
5. Future Land Use Map Designation : Agriculture
6. Existing Zoning Designation: Agricultural
7. Proposed Zoning Designation: Community Commercial
8. Acreage: ±1.35 acres

B. APPLICANT

1. Applicant's Status ☐ Owner (title holder) ☒ Agent
2. Name of Applicant(s) or Contact Person(s): Romy Garraud Title: Agent
   Company (if applicable): NV5, Inc
   Mailing address: 11801 Research Dr.
   City: Alachua State: FL ZIP: 32615
   Telephone: (352) 331-1976 FAX: ( ) e-mail: romy.garraud@nv5.com
3. If the applicant is agent for the property owner*:
   Name of Owner (title holder): Jason Mallard (Mallard Construction & Electric)
   Mailing Address: 9310 NW 188th Way
   City: Alachua State: Florida ZIP: 32615
   * 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, including a map showing the proposed zoning change and zoning designations on surrounding properties
2. A current aerial map or plat of the property. (may be obtained from the Alachua County Property Appraiser.)
3. Concurrency Impact Analysis showing the impact on public facilities, including potable water, sanitary sewer, transportation, solid waste, recreation, stormwater, and public schools in accordance with Article 2.4.14 of the Land Development Regulations.
4. Analysis of Consistency with the City of Alachua Comprehensive Plan (analysis must identify specific Goals, Objectives, and Policies and describe in detail how the application complies with the noted Goal, Objective, or Policy.)

5. Analysis of compliance with the Standards for Site Specific Amendments to the Official Zoning Atlas, as defined in Section 2.4.2 of the Land Development Regulations (LDRs), and listed below:

   i. *Consistent with Comprehensive Plan*
   The proposed amendment is consistent with and furthers the goals, objectives, and policies of the Comprehensive Plan.

   ii. *Consistent with Ordinances*
   The proposed amendment is not in conflict with any portion of these LDRs or any of the City Code of Ordinances.

   iii. *Logical Development Pattern*
   The proposed amendment would result in a logical and orderly development pattern.

   iv. *Pre-Mature Development*
   The proposed amendment will not create premature development in undeveloped or rural areas.

   v. *Incompatible with Adjacent Lands*
   The uses permitted by the proposed amendment are not incompatible with existing land uses of adjacent lands and/or the uses permitted by the zone district classifications of adjacent lands.

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

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

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

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

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

   xi. *No Adverse Effect on the Environment*
   The proposed amendment would not result in significantly adverse impacts on the natural environment, including but not limited to water, air, noise, storm water management, wildlife, vegetation, wetlands, and the natural functioning of the environment.

6. Three (3) sets of labels for all property owners within 400 feet of the subject property boundaries – even if property within 400 feet falls outside of City limits. (Obtain from the Alachua County Property Appraiser).

7. Neighborhood Meeting Materials, including:
   i. Copy of the required published notice (advertisement) – must be published a newspaper of general circulation, as defined in Article 10 of the City's Land Development Regulations
   ii. Copy of written notice (letter) sent to all property owners within 400 feet, and mailing labels or list of those who received written notice
   iii. Written summary of meeting – must include (1) those in attendance; (2) a summary of the issues related to the development proposal discussed; (3) comments by those in attendance about the development proposal; and, (4) any other information deemed appropriate.

8. For applications requesting a zoning which permits residential uses, Public School Student Generation Form.

9. Legal description with tax parcel number.

10. Proof of ownership.

11. Proof of payment of taxes.

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

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

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

Signature of Applicant

Jason Mallard

Typed or printed name and title of applicant

Signature of Co-applicant

Typed or printed name of co-applicant

State of Florida County of Alachua

The foregoing application is acknowledged before me this 29th day of September, 2025 by Jason Mallard

, who is/are personally known to me, or who has/have produced Florida Driver License as identification.

NOTARY SEAL

JAMES JACKSON
Commission # HH 352615
Expires January 23, 2027

Signature of Notary Public, State of Florida

Application Package
Table of Contents

1. Cover Letter
2. Rezoning Application
3. **Property Owner Affidavits**
4. Deed(s), Property Appraiser Datasheet(s), and Tax Record(s)
5. Legal Description
6. Student Generation Form
7. Neighborhood Meeting Package
8. Justification Report
9. Map Set

PROPERTY OWNER AFFIDAVIT

Owner Name: Mallard Construction & Electric LLC			
Address: 9310 NW 188th Way Alachua, FL 32615	**Phone:** 352-258-3148		
Agent Name: Romy Garraud			
Address: 11801 Research Dr, Alachua, Florida 32615	**Phone:** 352-331-1976		
Parcel No.: 03046-004-000			
Acreage: ±1.35	**S:**	**T:**	**R:**

Requested Action:
Amend the Future Land Use (FLU) designation of the subject property from Agriculture to Community Commercial. Amend the zoning district from Agricultural (A) to Community Commercial (CC).

I hereby certify that:
I am the property owner of record. I authorize the above listed agent to act on my behalf for the purposes of this application.

Property owner signature: _____
Printed name: Jason Mallard
Date: 9/29/25

The foregoing affidavit is acknowledged before me this 29th day of September, 2025, by Jason Mallard, who is/are personally known to me, or who has/have produced Florida Driver License as identification.

NOTARY SEAL

JAMES JACKSON
Commission # HH 352615
Expires January 23, 2027

_____
Signature of Notary Public, State of Florida

Application Package
Table of Contents

1. Cover Letter
2. Rezoning Application
3. Property Owner Affidavits
4. **Deed(s), Property Appraiser Datasheet(s), and Tax Record(s)**
5. Legal Description
6. Student Generation Form
7. Neighborhood Meeting Package
8. Justification Report
9. Map Set

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 3490059 2 PG(S)
5/11/2023 4:10 PM
BOOK 5090 PAGE 1596
J.K. JESS IRBY, ESQ.
Clerk of the Court, Alachua County, Florida
ERECORDED Receipt # 1145644
Doc Stamp-Mort: $0.00
Doc Stamp-Deed: $630.00
Intang. Tax: $0.00

This Document Prepared By and Return to:
Darryl J. Tompkins, P.A.
Post Office Box 519
Alachua, FL 32616

Parcel ID Number: 03046-004-000

Warranty Deed

This Indenture, Made this **11th** day of **May, 2023** A.D., **Between NORTH FLORIDA WATER SYSTEMS, INC. A/K/A NORTH FLORIDA WATER SYSTEM, INC., A FLORIDA CORPORATION** of the County of **Alachua,** State of **Florida,** **grantor,** and **MALLARD CONSTRUCTION & ELECTRIC, LLC, A FLORIDA LIMITED LIABILITY COMPANY** whose address is: **9310 NW 188th Way, Alachua, FL 32615** of the County of **Alachua,** State of **Florida,** **grantees.**

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

A tract of land situated in Section 8, Township 8 South, Range 18 East, Alachua County, Florida, said tract of land being more particularly described as follows:

Commence at the Southwest corner of Lot 7 of Oakmont Estates, a subdivision as per plat recorded in Plat Book "E", page 64 of the Public Records of Alachua County, Florida for the point of reference and run Westerly, along the North right of way line of State Road No's. 20 and 25 (200 feet right of way) also known as U. S. Highway No. 441, a distance of 20 feet more or less to the intersection of said North right of way line with the Westerly line of a State Road Department Drainage right of way and the True Point of Beginning; thence continue Westerly, along said North right of way line, a distance of 210.00 feet; thence run Northwesterly, parallel with the aforementioned Westerly right of way line of the State Road Department Drainage right of way, a distance of 286 feet more or less to the South right of way line of Old State Road No's. 20 and 25; thence run Easterly, along said South right of way line, a distance of 210 feet more or less to the intersection of said South right of way line with the aforementioned Westerly line of the State Road Department Drainage right of way; thence run Southeasterly, along said Westerly line, a distance of 270 feet more or less to the True Point of Beginning.

SUBJECT TO THE FOLLOWING:

A. Zoning restrictions, prohibitions and other requirements imposed by governmental authority;
B. Restrictions and matters appearing on the plat and/or in the public records of Alachua County, Florida; provided, however, the reference herein shall not be deemed to reimpose same;
C. Taxes for the year 2023 and subsequent years.

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

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

Signed, sealed and delivered in our presence:

North Florida Water Systems, Inc. a/k/a
North Florida Water System, Inc., a Florida Corporation

By: _____
Robert L. McMillan, Jr., President
Address: 11814 NW 202nd Street, Alachua, FL 32615

_____
Printed Name: Darryl J. Tompkins
Witness

_____
Printed Name: Sandra E. Howe
Witness

State of Florida
County of Alachua

The foregoing instrument was acknowledged before me by means of [X] physical presence or [ ] online notarization, this **11th** day of **May, 2023**, by **Robert L. McMillan, Jr., President of North Florida Water Systems, Inc. a/k/a North Florida Water System, Inc., a Florida Corporation on behalf of the corporation** who has produced his **Florida's driver license** as identification.

_____
Notary Public
Printed Name: Sandra E. Howe
My Commission No.: HH 156028
My Commission Expires: 11/15/2025

Notary Public State of Florida
Sandra E Howe
My Commission HH 156028
Expires 11/15/2025

Storm / Calamity Damage Form

Storm / Calamity Damage Form

If you have experienced storm damage to your house, building or other structure we need to know about it.

Sign up for Title Alert

Parcel Summary

Parcel ID	03046-004-000
Prop ID	12623
Location Address	UNASSIGNED LOCATION RE
Neighborhood/Area	233200.00
Subdivision	
Legal Description	COM INT E LINE NE1/4 OF SW1/4 & NLY R/W US 441 POB NWLY ALONG SAID R/W 210 FT N 286 FT TO SLY R/W LINE OLD SR 20 & 25 SELY ALONG R/W OLD SR 20 & 25 210 FT M/L TO E LINE NE1/4 OF SW1/4 S ALONG SAID LINE 270 FT M/L TO POB OR 1283/409 (LESS MINERAL RIGHTS) O (Note: *The Description above is not to be used on legal documents.)
Property Use Code	VACANT (00000)
Sec/Twp/Rng	08-08-18
Tax Area	ALACHUA (1700)
Acres	1.35
Homesteaded	False

Click Here to Open Cyclomedia Viewer in a New Tab



View Map

Millage Rate Value

Millage Rate: 21.5726

MALLARD CONSTRUCTION & ELECTRIC LLC
9310 NW 188TH WAY
ALACHUA, FL 32615

Valuation

	2024 Certified Values	2023 Certified Values	2022 Certified Values	2021 Certified Values	2020 Certified Values
Improvement Value	$5,593	$5,367	$5,423	$4,401	$4,401
Land Value	$29,403	$29,403	$29,403	$29,403	$29,403
Land Agricultural Value	$0	$0	$0	$0	$0
Agricultural (Market) Value	$0	$0	$0	$0	$0
Just (Market) Value	**$34,996**	**$34,770**	**$34,826**	**$33,804**	**$33,804**
Assessed Value	$34,996	$34,728	$34,244	$33,804	$33,804
Exempt Value	$0	$0	$0	$0	$0
Taxable Value	$34,996	$34,728	$34,244	$33,804	$33,804
Maximum Save Our Homes Portability	$0	$42	$582	$0	$0

"Just (Market) Value" description - This is the value established by the Property Appraiser for ad valorem purposes. This value does not represent anticipated selling price.

TRIM Notice

2024 TRIM Notice (PDF)

2023 TRIM Notice (PDF)

Land Use	Land Use Desc	Acres	Square Feet	Eff. Frontage	Depth	Zoning
1020	COMMERCIAL HIGHWAY	1.35	58806	0	0	A-RB

Type	SOH MISC	**Heat**	
Total Area	4,533	**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**	1985

Sub Area

Type	Description	Sq. Footage	Act Year	Eff Year	Quality	Imprv Use	Imprv Use Descr
1680	PAVING 1	3,200	1985	1985		R1	RES
2221	STG 1	240	1990	1990		R2	RES
2420	WELL/SEPT	1	1985	1985		R5	RES
3883	FENCE CL	1,092	2015	2015		C1	COMM

Sales

Sale Date	Sale Price	Instrument	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee	Link to Official Records
5/11/2023	$90,000	WD	5090	1596	Unqualified (U)	Improved	NORTH FLA WATER SYSTEM INC	MALLARD CONSTRUCTION & ELECTRI	Link (Clerk)
11/30/1998	$100	DD	2207	1464	Unqualified (U)	Improved	* NORTH FLA WATER SYSTEM INC /	NORTH FLA WATER SYSTEM INC	Link (Clerk)
8/1/1990	$37,500	WD	1794	79	Qualified (Q)	Improved		* NORTH FLA WATER SYSTEM INC	Link (Clerk)
3/13/1990	$100	QD	1765	2628	Unqualified (U)	Improved		* UNASSIGNED	Link (Clerk)
6/1/1980	$14,000	WD	1283	409	Qualified (Q)	Vacant		* UNASSIGNED	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
95030022	SIGN PERMIT	Yes	No	3/3/1995	$1,500
000079995	SERVICE CHANGE	Yes	No	7/6/1994	$500

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.

Map



Photos



Print Photos

No data available for the following modules: Working in Progress Parcel, Extra Features, Sketches.

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: 6/5/2025, 8:02:18 AM

Contact Us

Developed by
SCHNEIDER GEOSPATIAL

John Power TAX COLLECTOR Serving Alachua County
FLORIDA STERLING AWARD RECIPIENT

2024 PAID REAL ESTATE
NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

ACCOUNT NUMBER	PROPERTY ADDRESS	MILLAGE CODE
03046 004 000	16539 NW US HWY 441	1700

MALLARD CONSTRUCTION & ELECTRIC
LLC
9310 NW 188TH WAY
ALACHUA, FL 32615

EXEMPTIONS:

SCAN TO PAY ONLINE

AD VALOREM TAXES

TAXING AUTHORITY	MILLAGE RATE	ASSESSED VALUE	EXEMPTION(S)	TAXABLE VALUE	TAXES LEVIED
COUNTY GENERAL	7.6180	34,996	0	34,996	266.60
LIBRARY GENERAL	1.0000	34,996	0	34,996	35.00
SCHOOL CAP PROJECT	1.5000	34,996	0	34,996	52.49
SCHOOL DISCRNRY & CN	0.7480	34,996	0	34,996	26.18
SCHOOL GENERAL	3.0130	34,996	0	34,996	105.44
SCHOOL VOTED	1.0000	34,996	0	34,996	35.00
CHILDREN'S TRUST	0.4500	34,996	0	34,996	15.75
SUWANNEE RIVER WATER MGT DIST	0.2936	34,996	0	34,996	10.27
CITY OF ALACHUA	5.9500	34,996	0	34,996	208.23
TOTAL MILLAGE	21.5726			AD VALOREM TAXES	$754.96

LEGAL DESCRIPTION

COM INT E LINE NE1/4 OF SW1/4 & NLY R/W US 441 POB NWLY ALONG SAID R/W 210 FT N
See Additional Legal on Tax Roll

NON-AD VALOREM ASSESSMENTS

LEVYING AUTHORITY	UNIT	RATE	AMOUNT
550 COUNTY FIRE SERVICES	1.000	Varies	99.00
NON-AD VALOREM ASSESSMENTS			$99.00

PAY ONLY ONE AMOUNT.

COMBINED TAXES AND ASSESSMENTS	$853.96

IF PAID BY PLEASE PAY	Nov 30, 2024 $0.00				

Please Retain this Portion for your Records. Receipt Available Online.

JOHN POWER, CFC
ALACHUA COUNTY TAX COLLECTOR

2024 PAID REAL ESTATE
NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

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

ACCOUNT NUMBER	PROPERTY ADDRESS
03046 004 000	16539 NW US HWY 441

MALLARD CONSTRUCTION & ELECTRIC
LLC
9310 NW 188TH WAY
ALACHUA, FL 32615

PAY ONLY ONE AMOUNT

	IF PAID BY	PLEASE PAY
☐	Nov 30, 2024	$0.00
☐		
☐		
☐		
☐		

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

Receipt # 24-0042239 $819.80 Paid 11/26/2024

Application Package
Table of Contents

1. Cover Letter
2. Rezoning Application
3. Property Owner Affidavits
4. Deed(s), Property Appraiser Datasheet(s), and Tax Record(s)
5. **Legal Description**
6. Student Generation Form
7. Neighborhood Meeting Package
8. Justification Report
9. Map Set

Parcel ID: 03046-004-000

Legal Description:

Commence at the Southwest corner of Lot 7 of Oakmont Estates, a subdivision as per plat recorded in Plat Book “E”, page 64 of the Public Records of Alachua County, Florida for the point of reference and run Westerly, along the North right of way line of State Road No’s. 20 and 25 (200 feet right of way) also known as U.S. Highway No. 441, a distance of 20 feet more or less to the intersection of said North right of way line with the Westerly line of a State Road Department Drainage right of way and the True Point of Beginning; thence continue Westerly, along said North right of way line, a distance of 210.00 feet; thence run Northwesterly, parallel with the aforementioned Westerly right of way line of the State Road Department Drainage right of way, a distance of 286 feet more or less to the South right of way line of Old State Road No’s. 20 and 25; thence run Easterly, along said South right of way line, a distance of 210 feet more or less to the intersection of said South right of way line with the aforementioned Westerly line of State Road Department Drainage right of way; thence run Southeasterly, along said Westerly line, a distance of 270 feet more or less to the True Point of Beginning.

Application Package
Table of Contents

1. Cover Letter
2. Rezoning Application
3. Property Owner Affidavits
4. Deed(s), Property Appraiser Datasheet(s), and Tax Record(s)
5. Legal Description
6. **Student Generation Form**
7. Neighborhood Meeting Package
8. Justification Report
9. Map Set

City of Alachua

PUBLIC SCHOOL STUDENT GENERATION CALCULATION FORM

PROJECT # | **APPLICATION DATE**

NAME & DESCRIPTION OF PROJECT Mallard Construction SsCPA Application and Rezoning application

PROJECT ADDRESS (Contact 911 Addressing @ 352.338.7361)

North of US Highway 441 and West of NW 164th Lane

Tax Parcel Numbers 03046-004-000

Acreage ±1.35

DEVELOPMENT DATA (check all that apply)

- [ ] Single Family — Number of Units
- [x] Multi Family — Number of Units 15
- [ ] Exempt (See exemptions on page 2)

Level of Review

- [ ] Pre-Application Conference
- [x] 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		**units X 0.12 Elementary School Multiplier**		**Student Stations**
MIDDLE		**units X 0.06 Middle School Multiplier**		**Student Stations**
HIGH		**units X 0.09 High School Multiplier**		**Student Stations**

MULTI FAMILY RESIDENTIAL DEVELOPMENT STUDENT GENERATION CALCULATIONS

ELEMENTARY	15	**units X 0.06 Elementary School Multiplier**	0.9	**Student Stations**
MIDDLE	15	**units X 0.03 Middle School Multiplier**	0.45	**Student Stations**
HIGH	15	**units X 0.03 High School Multiplier**	0.45	**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: Romy Garraud
Mailing Address: 11801 Research Drive,
Alachua, FL 32615
Phone: 352-331-1976
Email: romy.garraud@nv5.com

PROPERTY OWNER

Name: Mallard Construction & Electric LLC
Mailing Address 9310 NW 188th Way
Alachua, FL 32615
Phone: 352-258-3148
Email jmallard@mcefl.com

CERTIFICATION

PROJECT NAME : _____ **PROJECT #:** _____

This application for a determination of the adequacy of public schools to accommodate the public school students generated by the subject development has been reviewed for compliance with the school concurrency management program and in accordance with the ILA. The following determinations have been made:

☐ **Approved** based upon the following findings (see 09.14.2022 Capacity Table)

Elementary SCSA _____ Capacity Required _____

☐ Capacity Available — Available Capacity _____
☐ Capacity Available in 5 yrs* — Available Capacity _____
☐ Capacity Available in Adjacent SCSA — Available Capacity _____

Middle SCSA _____ Capacity Required _____

☐ Capacity Available — Available Capacity _____
☐ Capacity Available in 5 yrs* — Available Capacity _____
☐ Capacity Available in Adjacent SCSA — Available Capacity _____

High SCSA _____ _____

☐ Capacity Available — Available Capacity _____
☐ Capacity Available in 5 yrs* — Available Capacity _____
☐ Capacity Available in Adjacent SCSA — Available Capacity _____

☐ **Denial** for reasons stated _____

_____

Approved by

School Board Staff Certification

_____

Suzanne M. Wynn
Director, Facilities Planning and Construction
Alachua County Public Schools
352.955.7400 x 1445

Date: _____

City of Alachua Staff

A complete application for the development project was accepted on

Date: _____

Signed: _____

Printed Name: _____

*163.3180(6)(g), F.S. (2023)

Application Package
Table of Contents

1. Cover Letter
2. Rezoning Application
3. Property Owner Affidavits
4. Deed(s), Property Appraiser Datasheet(s), and Tax Record(s)
5. Legal Description
6. Student Generation Form
7. **Neighborhood Meeting Package**
8. Justification Report
9. Map Set

Mailed Memorandum

NEIGHBORHOOD MEETING PUBLIC NOTICE

Mallard Construction

25-0093

To:	Neighbors of NW 164th Lane and NW US Highway 441
From:	Romy Garraud, Project Planner
Date:	September 15th, 2025
RE:	Mallard Construction – Neighborhood Meeting Public Notice

A Neighborhood Meeting will be held to discuss a Small-scale Comprehensive Plan Amendment (SsCPA) and Rezoning Application, on ±1.35-acres in the City of Alachua on Alachua County Tax Parcel #03046-004-000.

The SsCPA Application is requesting to amend the Future Land Use (FLU) designation from Agriculture to Community Commercial. The Rezoning Application is requesting to amend the zoning district from Agricultural (A) to Community Commercial (CC).

The property is located west of NW 164th Lane and north of NW US Highway 441.

Date:	September 29, 2025
Time:	6:00 PM
Location:	NV5 Office, 11801 Research Drive, Alachua, FL, 32615
Contact:	Romy Garraud, Project Planner (352)-331-1976 11801 Research Drive, Alachua, FL 32615 Romy.Garraud@NV5.com

This is not a public hearing. The purpose of this workshop 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 NV5 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.

Mailing Labels

Neighborhood Meeting Notice
ALLEN & REED
420 NE 3RD ST
LAKE BUTLER, FL 32054

Neighborhood Meeting Notice
COX IV WILLIAM REID
10732 SW 34TH RD
GAINESVILLE, FL 32608

Neighborhood Meeting Notice
PULLIAM RUFUS L
18021 NW 164TH LN
ALACHUA, FL 32615

Neighborhood Meeting Notice
ECHEVERRY & GRAJALES W/H
16515 NW US 441
ALACHUA, FL 32615

Neighborhood Meeting Notice
MALLARD CONSTRUCTION & ELECTRIC LLC
9310 NW 188TH WAY
ALACHUA, FL 32615

Neighborhood Meeting Notice
BRYAN TAMMY D
5560 EMERALD RIDGE BLVD
LAKELAND, FL 33813

Neighborhood Meeting Notice
FLORIDA TIMBER CO
PO BOX 357133
GAINESVILLE, FL 32635

Neighborhood Meeting Notice
FLORIDA TIMBER CO
PO BOX 357133
GAINESVILLE, FL 32635

Neighborhood Meeting Notice
GONZALES ROSA LEE HEIRS
16806 NW 175TH TER
ALACHUA, FL 32615

Neighborhood Meeting Notice
JTFA LLC
C/O KIETH LERNER
14276 SW 4TH PL
NEWBERRY, FL 32669

Neighborhood Meeting Notice
QUEEN LOIS L
16503 NW US HWY 441
ALACHUA, FL 32615

Neighborhood Meeting Notice
JACK'S SMALL ENGINE REPAIR LLC
16530 NW US HIGHWAY 441
ALACHUA, FL 32615

Neighborhood Meeting Notice
PARKER JOY A TRUSTEE
PO BOX 357133
GAINESVILLE, FL 32635

Neighborhood Meeting Notice
PARKER JOY A TRUSTEE
PO BOX 357133
GAINESVILLE, FL 32635

Neighborhood Meeting Notice
FIRST COAST ROAD RANGERS LLC
11461 BOOTE BLVD
JACKSONVILLE, FL 32218

Neighborhood Meeting Notice
AYLA LLC
C/O KIETH LERNER
14276 SW 4TH PL
NEWBERRY, FL 32669

Neighborhood Meeting Notice
ROBINSON & ROBINSON
16527 NW US HIGHWAY 441
ALACHUA, FL 32615

Neighborhood Meeting Notice
FLORIDA TIMBER CO
PO BOX 357133
GAINESVILLE, FL 32635

Neighborhood Meeting Notice
Michele L. Lieberman
12 SE 1st Street
Gainesville FL 32601

Neighborhood Meeting Notice
Antoinette Endelicato
5562 NW 93rd Avenue
Gainesville FL 32653

Neighborhood Meeting Notice
Linda Dixon, AICP
PO Box 115050
Gainesville FL 32611

Neighborhood Meeting Notice
Tamara Robbins
PO Box 2317
Alachua FL 32616

Neighborhood Meeting Notice
Lynda Coon
7216 NW 126 Avenue
Alachua FL 32615

Neighborhood Meeting Notice
Joseph & Phyllis Strickland
14103 NW 156th Place
Alachua FL 32615

Neighborhood Meeting Notice
Jean Calderwood
14095 NW 174th Ave
Alachua FL 32615

Neighborhood Meeting Notice
Lynn Horton
19005 NW 138th Avenue
Alachua FL 32615

Neighborhood Meeting Notice
Stephen Hofstetter
14 NE 1st Street
Gainesville FL 32601

Neighborhood Meeting Notice
Soorya Lindberg
16630 NW 173rd Terrace
Alachua FL 32615

Neighborhood Meeting Notice
Constance Meyer
4720 NW 104th Lane
Gainesville FL 32653

Neighborhood Meeting Notice
Planning & Community Development
PO Box 9
Alachua FL 32615

Newspaper Advertisement

U.S. moves to repeal 'Roadless Rule'

Trump plan would open areas to development

John Leos
Arizona Republic
USA TODAY NETWORK



The majority of the lands covered by the "Roadless Rule" are located in Alaska and Western states, like Arizona's Tonto National Forest, pictured. JOSEPH RONDONE/ARIZONA REPUBLIC FILE

PHOENIX – The Trump administration is moving ahead with plans to rescind a 2001 rule that limits the construction of new roads on millions of acres of U.S. Forest Service land, and environmental advocacy groups are urging the public to speak out to keep the public lands undeveloped.

The Interior Department has also announced plans to repeal a Joe Biden-era policy that elevated conservation as an official use of public lands, on equal footing with mining, grazing, energy extraction and other consumptive activities. The repeal would open areas to new development.

The 2001 Roadless Area Conservation Rule, or Roadless Rule, prohibits the new construction of roads and timber harvesting on nearly 45 million acres of national forests and grasslands. The majority of these lands are located in Western states and Alaska.

On Aug. 29, the U.S. Department of Agriculture, the parent agency of the Forest Service, published a notice in the Federal Register stating the administration's intention of rescinding the rule and beginning an environmental review.

The notice initiated a three-week public comment period, which will remain open until Sept. 19. Public comments can be submitted through an online portal on the Federal Register website.

"This administration is dedicated to removing burdensome, outdated, one-size-fits-all regulations that not only put people and livelihoods at risk but also stifle economic growth in rural America," Agriculture Secretary Brooke Rollins said in a news release.

Rollins said repealing the Roadless Rule would align with an executive order signed by President Donald Trump in January that called for a review of regulations across government agencies.

Environmental advocacy groups and tribes are among those calling the move an attack on protected public lands and a giveaway to the timber industry. The groups also point to the widespread support the rule received when it was first implemented.

The process of creating the 2001 rule included 600 public meetings, and it received more than 1.6 million public comments, with 95% in support, according to Backcountry Hunters and Anglers.

"The Roadless Rule has protected priceless forests across America for a quarter century. These national forests belong to all Americans, not to the timber industry, which wants them sold to the highest bidder," Drew Caputo, vice president of litigation at Earthjustice, a nonprofit environmental law organization, said in a news release.

More than 28 million acres covered by the Roadless Rule are in areas of high or very high wildfire risk, according to the USDA. Federal officials have said that repealing the rule would allow for more flexible management for local land managers and aid in preventing destructive wildfires.

"For nearly 25 years, the Roadless Rule has frustrated land managers and served as a barrier to action – prohibiting road construction, which has limited wildfire suppression and active forest management," Forest Service Chief Tom Schultz said in a news release.

But opponents of the proposal say rolling back the rule may cause higher wildfire risk, citing an analysis by The Wilderness Society that found that wildfires are more likely to ignite in forested areas with roads than those without roads.

Approximately 85% of wildfires are human-caused, according to the National Interagency Fire Center.

Additionally, on national forests across the Western United States, 1 in 5 acres treated to reduce the risk of wildfire has been in roadless areas, according to Trout Unlimited, an environmental advocacy group.

"For nearly 25 years, the Roadless Rule has safeguarded America's backcountry – lands that are home to 70% of our native trout and salmon, that protect drinking water for millions, and that offer some of the finest hunting and fishing opportunity in the world," said Chris Wood, president and CEO of Trout Unlimited.

"Rather than rescinding the Roadless Rule and allowing that chaos to unfold, we encourage the Forest Service to work with stakeholders to develop solutions that continue to protect roadless areas and intact fish and wildlife habitat," Wood said in a written statement.

The proposed rule and draft environmental impact statement are expected in March 2026, which will open another public comment period. The final decision on the Roadless Rule is expected to be issued in late 2026, according to the USDA.

Meanwhile, the Trump administration is moving ahead with more changes to longstanding public land management policies.

On Sept. 10, the Department of Interior announced plans to rescind the Public Lands Rule, a Bureau of Land Management policy that made environmental conservation an official use of public lands overseen by the bureau.

Finalized in 2024, the Public Lands Rule placed conservation on equal footing as livestock grazing, energy development and outdoor recreation under the BLM's multiple-use mandate.

"The previous administration's Public Lands Rule had the potential to block access to hundreds of thousands of acres of multiple-use land – preventing energy and mineral production, timber management, grazing and recreation across the West," Interior Secretary Doug Burgum said in a news release.

But environmental groups say the move is a part of a coordinated effort by the Trump administration to prioritize private industry at the expense of the environment and public lands conservation.

"With this announcement, the administration is saying that public lands should be managed primarily for the good of powerful drilling, mining and development interests," Alison Flint, senior legal director at The Wilderness Society, said in a written statement.

"They're saying that public lands' role in providing Americans the freedom to enjoy the outdoors, and conserve beloved places for future generations, is a second-class consideration."

Environmental coverage in The Arizona Republic is supported by a grant from the Nina Mason Pulliam Charitable Trust.

PUBLIC NOTICE

A Neighborhood Meeting will be held to discuss a Small-scale Comprehensive Plan Amendment (SsCPA) and Rezoning Application, on ±1.35-acres in the City of Alachua on Alachua County Tax Parcel #03046-004-000.

The SsCPA Application is requesting to amend the Future Land Use (FLU) designation from Agriculture to Community Commercial. The Rezoning Application is requesting to amend the zoning district from Agricultural (A) to Community Commercial (CC).

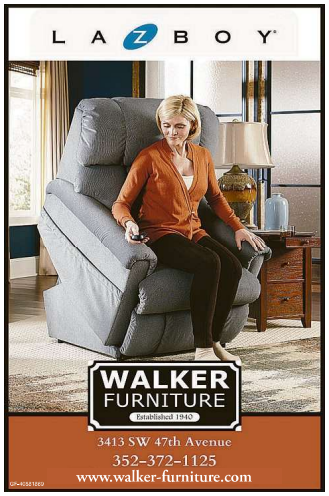
The property is located west of NW 164th Lane and north of NW US Highway 441.

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 Monday, September 29th, 2025
Location: NV5 Office, 11801 Research Drive, Alachua, FL, 32615

Contact: Romy Garraud, Project Planner
Phone Number: (352) 331-1976
Email: Romy.Garraud@NV5.com

NV5



Mercedes-Benz

Which Mercedes-Benz is right for you?



Everyone gets complimentary 90-day roadside assistance provided by Drive America just for taking the quiz.

Take the Quiz

askottomercedes-benz.com/home

PUBLIC NOTICE

A Neighborhood Meeting will be held to discuss a Small-scale Comprehensive Plan Amendment (SsCPA) and Rezoning Application, on ±1.35-acres in the City of Alachua on Alachua County Tax Parcel #03046-004-000.

The SsCPA Application is requesting to amend the Future Land Use (FLU) designation from Agriculture to Community Commercial. The Rezoning Application is requesting to amend the zoning district from Agricultural (A) to Community Commercial (CC).

The property is located west of NW 164th Lane and north of NW US Highway 441.

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 Monday, September 29th, 2025
Location: NV5 Office, 11801 Research Drive, Alachua, FL, 32615

Contact: Romy Garraud, Project Planner
Phone Number: (352) 331-1976
Email: Romy.Garraud@NV5.com

NV5

Workshop Presentation

Mallard Construction & Electric

Small-scale Comprehensive Plan Amendment and Rezoning Applications

City of Alachua
Neighborhood Meeting
September 29th, 2025

NV5

PN: 25-0093



TYPE OF APPLICATIONS:

- **Small-scale Comprehensive Plan Amendment (SsCPA)**
- **Rezoning**

APPLICATION INTENT:

- Support the growth of a locally owned small business.
- **SsCPA Application:** Amend the FLU designation from Agriculture to Community Commercial.
- **Rezoning Application:** Amend the Zoning District from Agricultural (A) to Community Commercial (CC).

The purpose of a Neighborhood Meeting:

The City of Alachua requires SsCPA and Rezoning applicants to host a neighborhood workshop prior to application submittal.

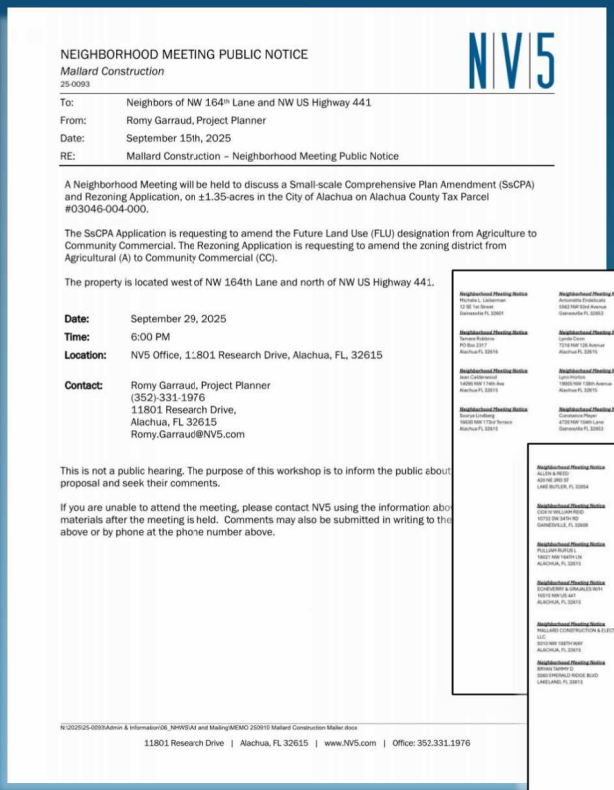
The purpose is **to inform neighbors** of the proposed action's nature.

This workshop provides an opportunity to **ask questions and learn information** regarding the application purpose.



PUBLIC NOTIFICATION

- Notification letters were sent out to 18 property owners within a 400-foot radius of the subject property. Additionally, 12 letters were sent out to addresses on the Public Notification Lists for Neighborhood Meetings.



NEIGHBORHOOD MEETING PUBLIC NOTICE

Mallard Construction

25-0093

NV5

To: Neighbors of NW 164th Lane and NW US Highway 441

From: Romy Garraud, Project Planner

Date: September 15th, 2025

RE: Mallard Construction – Neighborhood Meeting Public Notice

A Neighborhood Meeting will be held to discuss a Small-scale Comprehensive Plan Amendment (SsCPA) and Rezoning Application, on ±1.35-acres in the City of Alachua on Alachua County Tax Parcel #03046-004-000.

The SsCPA Application is requesting to amend the Future Land Use (FLU) designation from Agriculture to Community Commercial. The Rezoning Application is requesting to amend the zoning district from Agricultural (A) to Community Commercial (CC).

The property is located west of NW 164th Lane and north of NW US Highway 441.

Date: September 29, 2025

Time: 6:00 PM

Location: NV5 Office, 11801 Research Drive, Alachua, FL, 32615

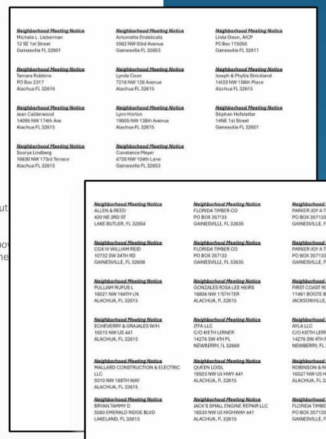
Contact: Romy Garraud, Project Planner
(352)-331-1976
11801 Research Drive,
Alachua, FL 32615
Romy.Garraud@NV5.com

This is not a public hearing. The purpose of this workshop is to inform the public about proposal and seek their comments.

If you are unable to attend the meeting, please contact NV5 using the information abo materials after the meeting is held. Comments may also be submitted in writing to the above or by phone at the phone number above.

N:\2025\25-0093\Admin & Information\06_NHWS\Art and Mailing\MEMO 250910 Mallard Construction Mailer.docx

11801 Research Drive | Alachua, FL 32615 | www.NV5.com | Office: 352.331.1976



Neighborhood Meeting Notice

Michele L. Listerman
12 SE 1st Street
Gainesville FL 32601

Antonietta Eredelcato
5962 NW 53rd Avenue
Gainesville FL 32653

Linda Dixon, AICP
PO Box 115050
Gainesville FL 32611

Tamara Robbins
PO Box 2317
Alachua FL 32616

Lynda Coxon
7216 NW 13th Avenue
Alachua FL 32615

Joseph & Phyllis Strickland
14033 NW 156th Place
Alachua FL 32615

Ivan Calderwood
14266 NW 174th Ave
Alachua FL 32615

Lynn Horton
13655 NW 139th Avenue
Alachua FL 32615

Stephen Hofstetter
14NE 1st Street
Gainesville FL 32601

Sonya Lindberg
16630 NW 173rd Terrace
Alachua FL 32615

Constance Meyer
4720 NW 154th Lane
Gainesville FL 32653



Neighborhood Meeting Notice

CDR IV WILLIAM REID
10722 SW 54TH RD
GAINESVILLE, FL 32608

PO BOX 357133
GAINESVILLE, FL 32635

PARKER JOY A TRUSTEE
PO BOX 357133
GAINESVILLE, FL 32635

PULLUM RUFUS L
18527 NW 156TH LN
ALACHUA, FL 32615

GONZALES ROSA LEE HEIRS
18656 NW 170TH TER
ALACHUA, FL 32615

FIRST COAST ROAD RANGERS LLC
11481 BOOTS BLVD
JACKSONVILLE, FL 32218

ECHEVERRY & CIRUALES III MVH
16515 NW US 441
ALACHUA, FL 32615

JTFA LLC
C/O KEITH LERNER
14276 SW 4TH PL
NEWBERRY, FL 32669

AFLA LLC
C/O KEITH LERNER
14276 SW 4TH PL
NEWBERRY, FL 32669

MALLARD CONSTRUCTION & ELECTRIC LLC
16713 NW 156TH WAY
ALACHUA, FL 32615

QUEEN LOGL
16503 NW US HWY 441
ALACHUA, FL 32615

ROBINSON & ROBINSON
16527 NW US HIGHWAY 441
ALACHUA, FL 32615

BRIAN TAPPIO
5360 EMERALD RIDGE BLVD
LAKELAND, FL 33813

JACK'S SMALL ENGINE REPAIR LLC
16520 NW US HIGHWAY 441
ALACHUA, FL 32615

FLORIDA TIMBER CO
PO BOX 357133
GAINESVILLE, FL 32635



GAINESVILLE.COM | SUNDAY, SEPTEMBER 14, 2025 | 5A

U.S. moves to repeal 'Roadless Rule'

Trump plan would open areas to development

John Lees
Gainesville Sun

The majority of the lands covered by the "Roadless Rule" are located in Alaska and Western states, like Arizona's Toms National Forest, pictured.

PUBLIC NOTICE

A Neighborhood Meeting will be held to discuss a Small-scale Comprehensive Plan Amendment (SsCPA) and Rezoning Application, on ±1.35-acres in the City of Alachua on Alachua County Tax Parcel #03046-004-000.

The SsCPA Application is requesting to amend the Future Land Use (FLU) designation from Agriculture to Community Commercial. The Rezoning Application is requesting to amend the zoning district from Agricultural (A) to Community Commercial (CC).

The property is located west of NW 164th Lane and north of NW US Highway 441.

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 Monday, September 29th, 2025
Location: NV5 Office, 11801 Research Drive, Alachua, FL, 32615

Contact: Romy Garraud, Project Planner
Phone Number: (352) 331-1976
Email: Romy.Garraud@NV5.com

NV5

LA-Z-BOY

WALKER FURNITURE

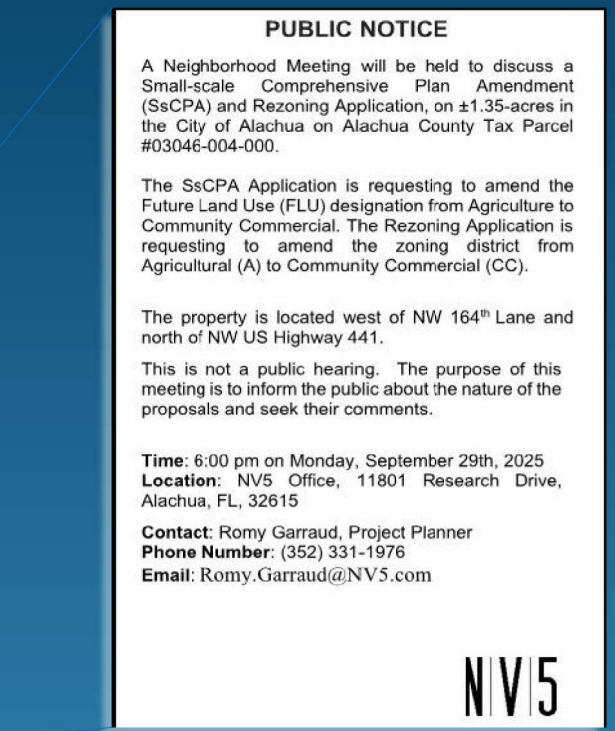
Mercedes-Benz

Which Mercedes-Benz is right for you?

Everyone gets complimentary 90-day roadside assistance provided by Drive America just for taking the quiz.

Take the Quiz

askottomercedes-benz.com/home



PUBLIC NOTICE

A Neighborhood Meeting will be held to discuss a Small-scale Comprehensive Plan Amendment (SsCPA) and Rezoning Application, on ±1.35-acres in the City of Alachua on Alachua County Tax Parcel #03046-004-000.

The SsCPA Application is requesting to amend the Future Land Use (FLU) designation from Agriculture to Community Commercial. The Rezoning Application is requesting to amend the zoning district from Agricultural (A) to Community Commercial (CC).

The property is located west of NW 164th Lane and north of NW US Highway 441.

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 Monday, September 29th, 2025
Location: NV5 Office, 11801 Research Drive, Alachua, FL, 32615

Contact: Romy Garraud, Project Planner
Phone Number: (352) 331-1976
Email: Romy.Garraud@NV5.com

NV5

- Public Notice was posted in the Gainesville Sun on Sunday, September 14th.

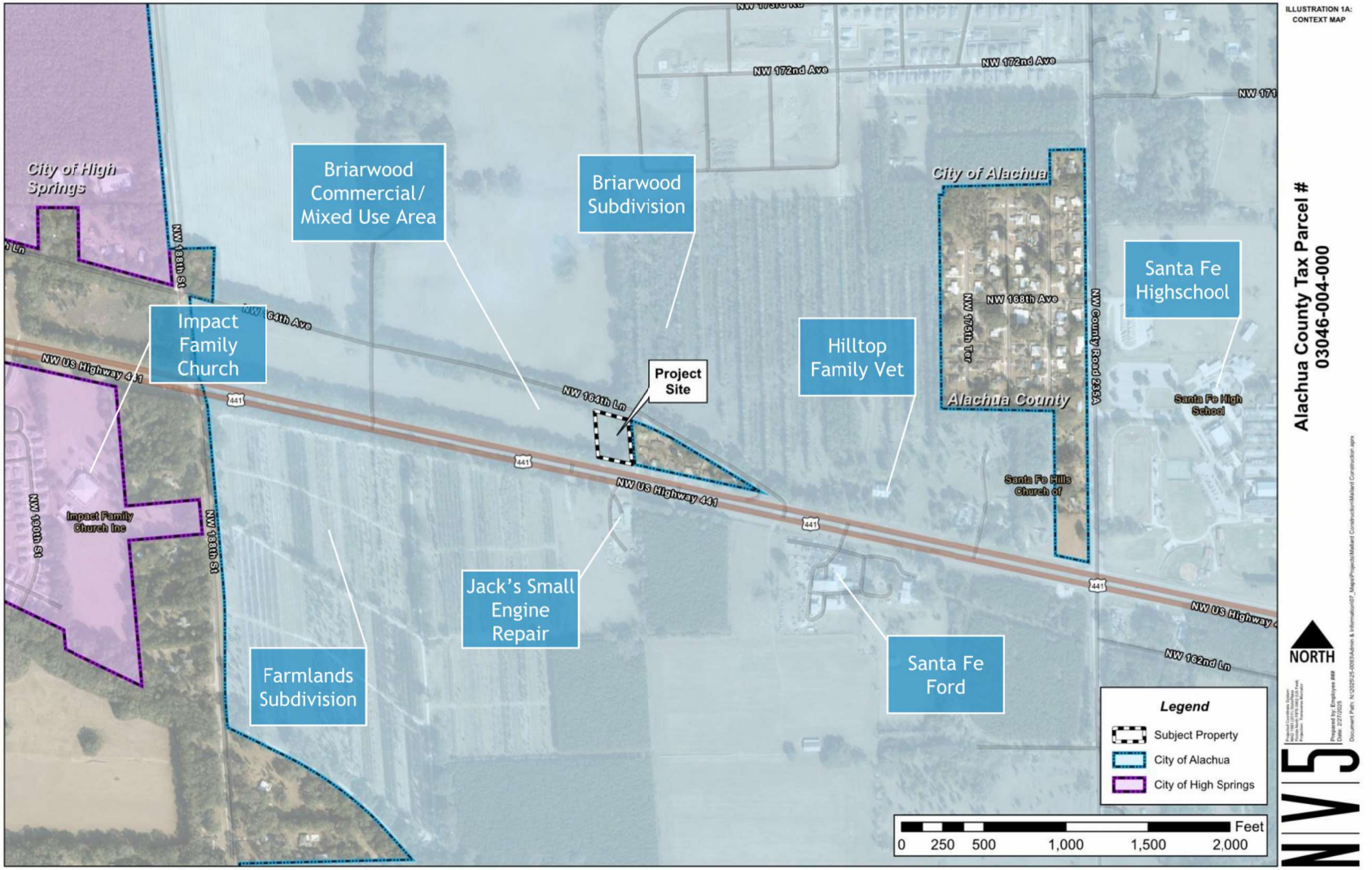
ESTIMATED TIMELINE
SsCPA AND REZONING



CONTEXT MAP

The site is bound by:

- US Highway 441
- NW 164th Ln



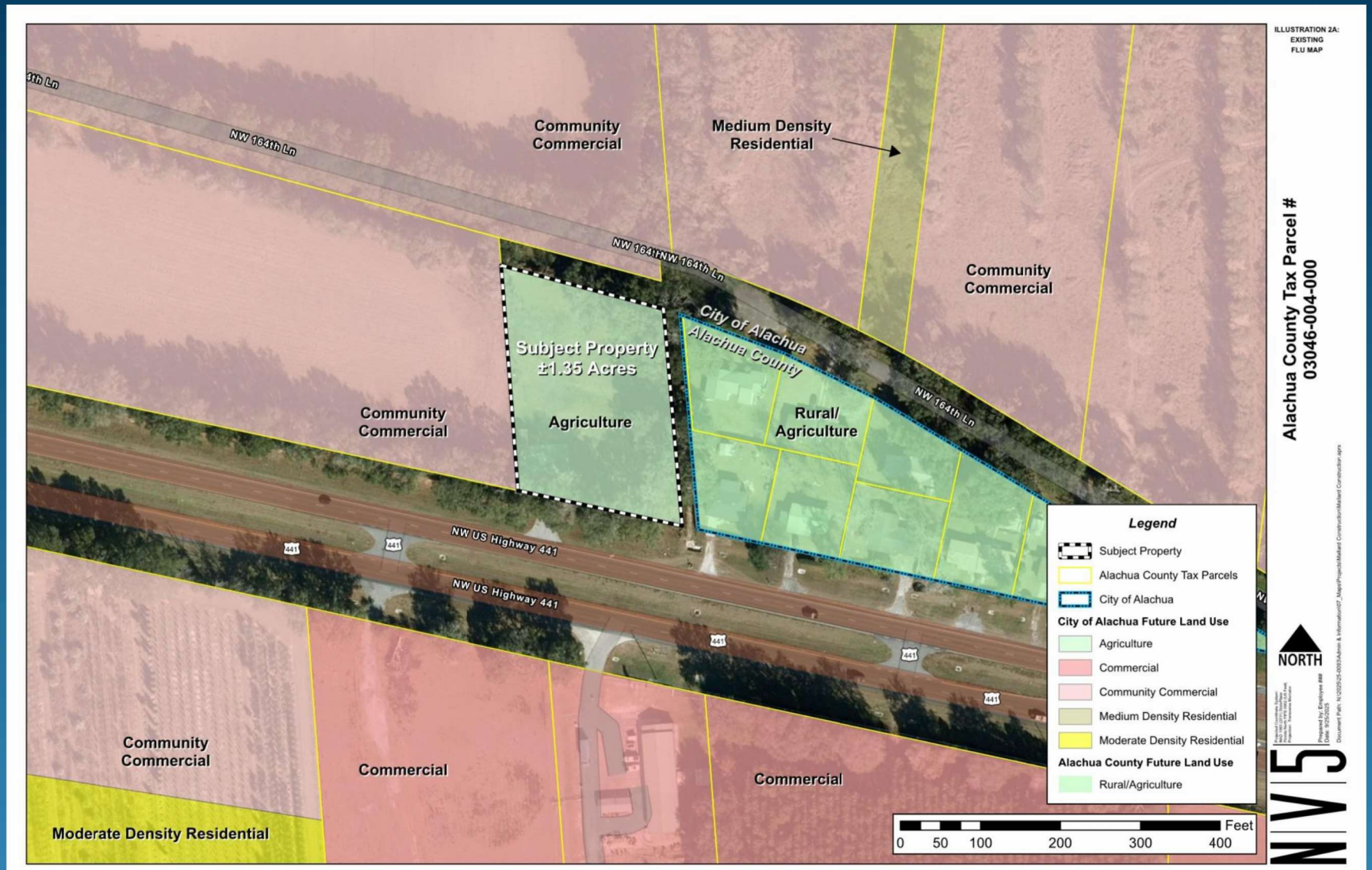
AERIAL MAP


FUTURE HOME OF
UASC
UASC
Google Earth


ILLUSTRATION 1B:
AERIAL MAP
Alachua County Tax Parcel #
03046-004-000
NW 164th Ln
NW 164th Ln
NW 164th L
City of Alachua
Alachua County
NW US Highway 441
441
441
441
NORTH
Legend
Subject Property
Alachua County Tax Parcels
City of Alachua
Feet
0
25
50
100
150
200
NV5

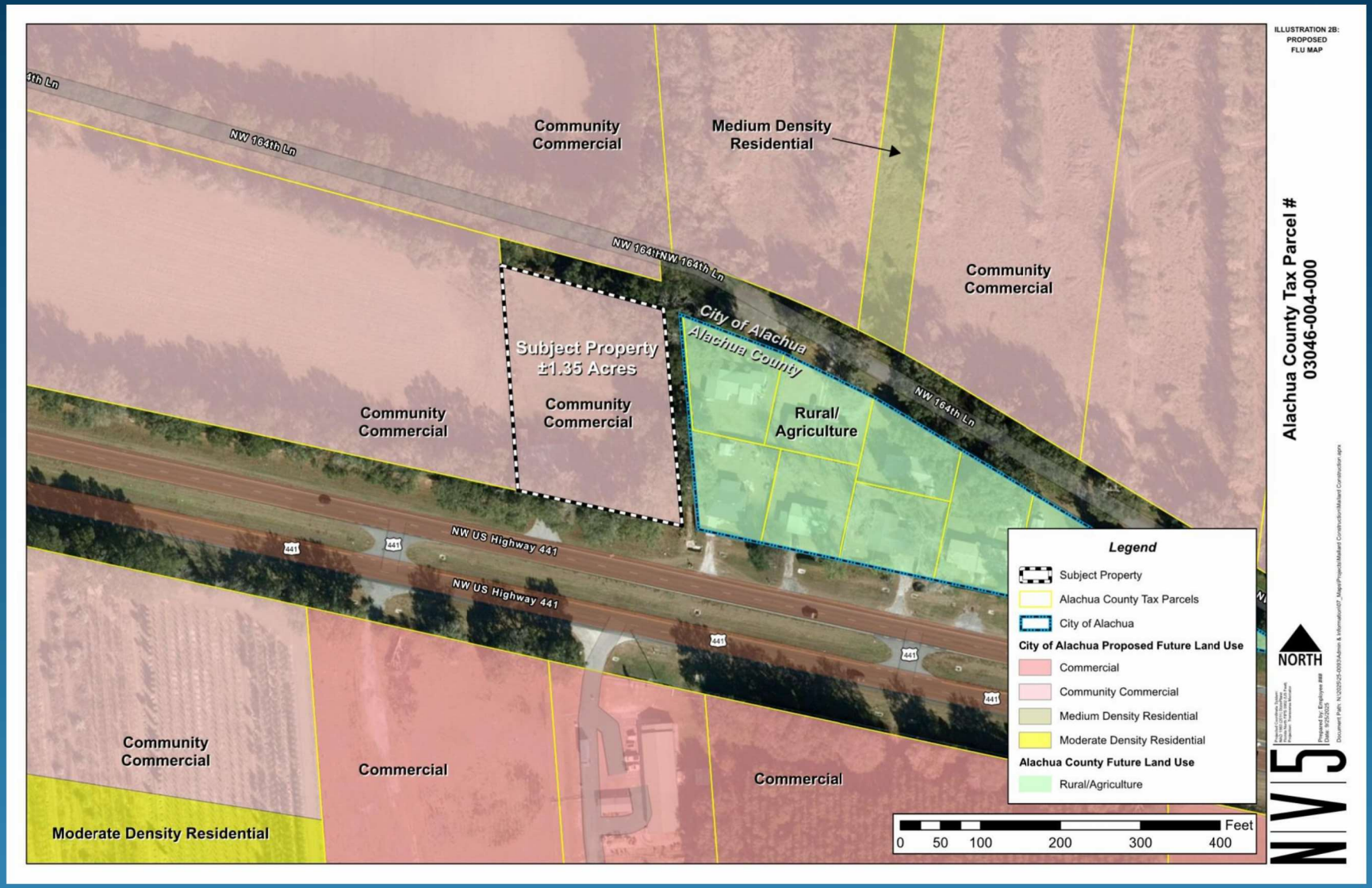
EXISTING FUTURE LAND USE MAP (FLUM)

FLU: Agriculture



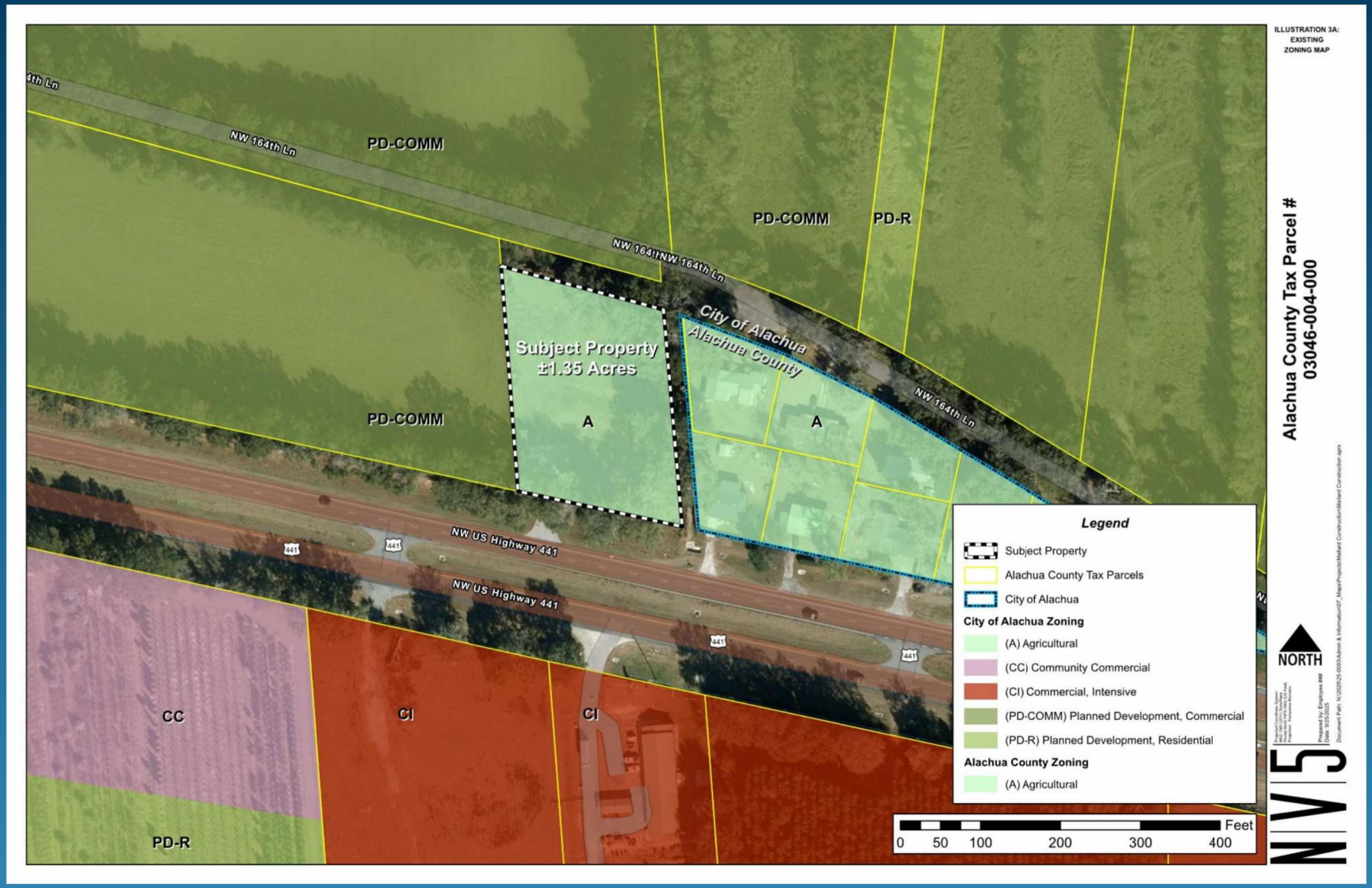
PROPOSED FUTURE LAND USE MAP (FLUM)

FLU: Community Commercial



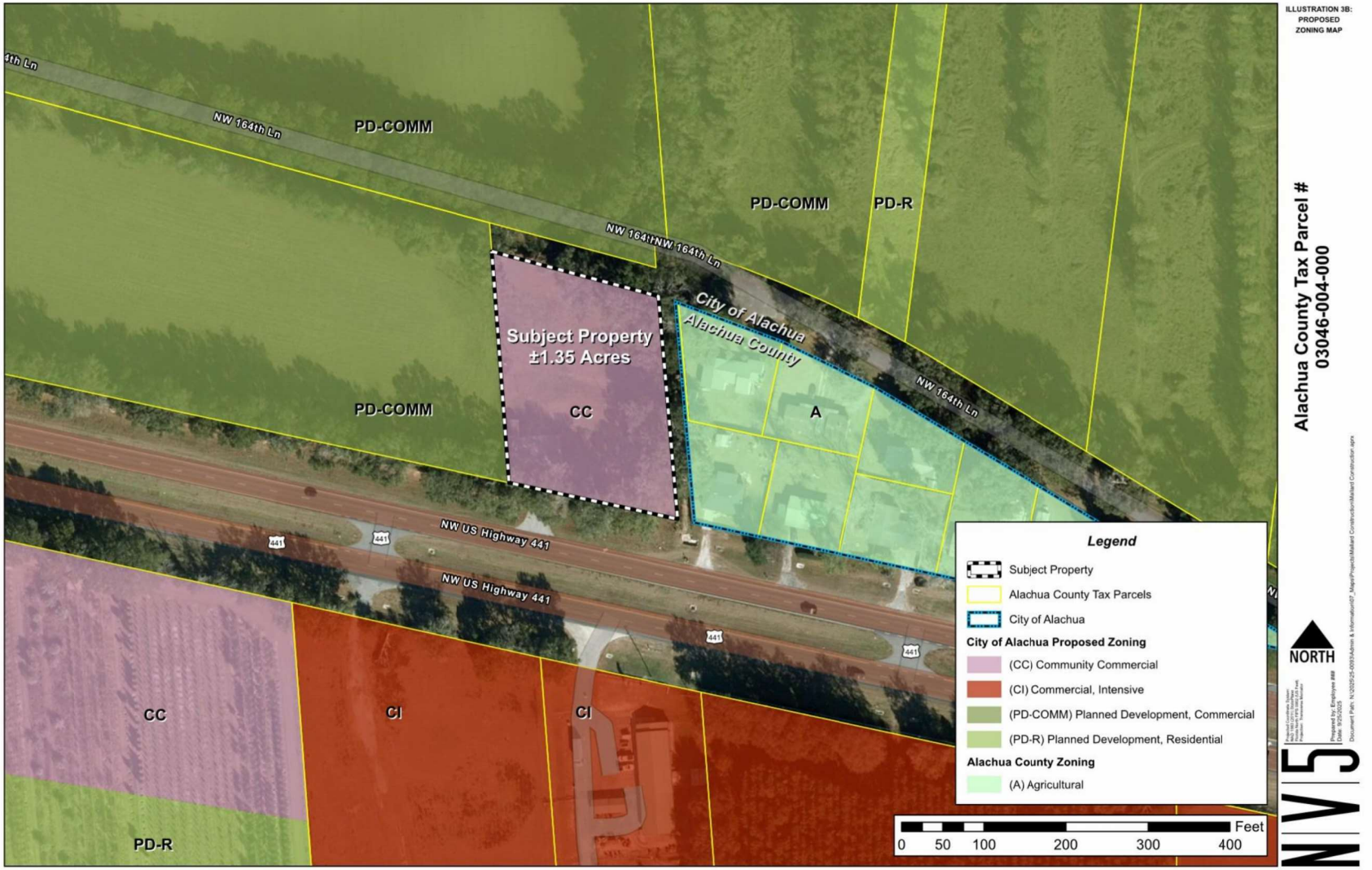
EXISTING ZONING MAP

ZON: Agricultural (A)



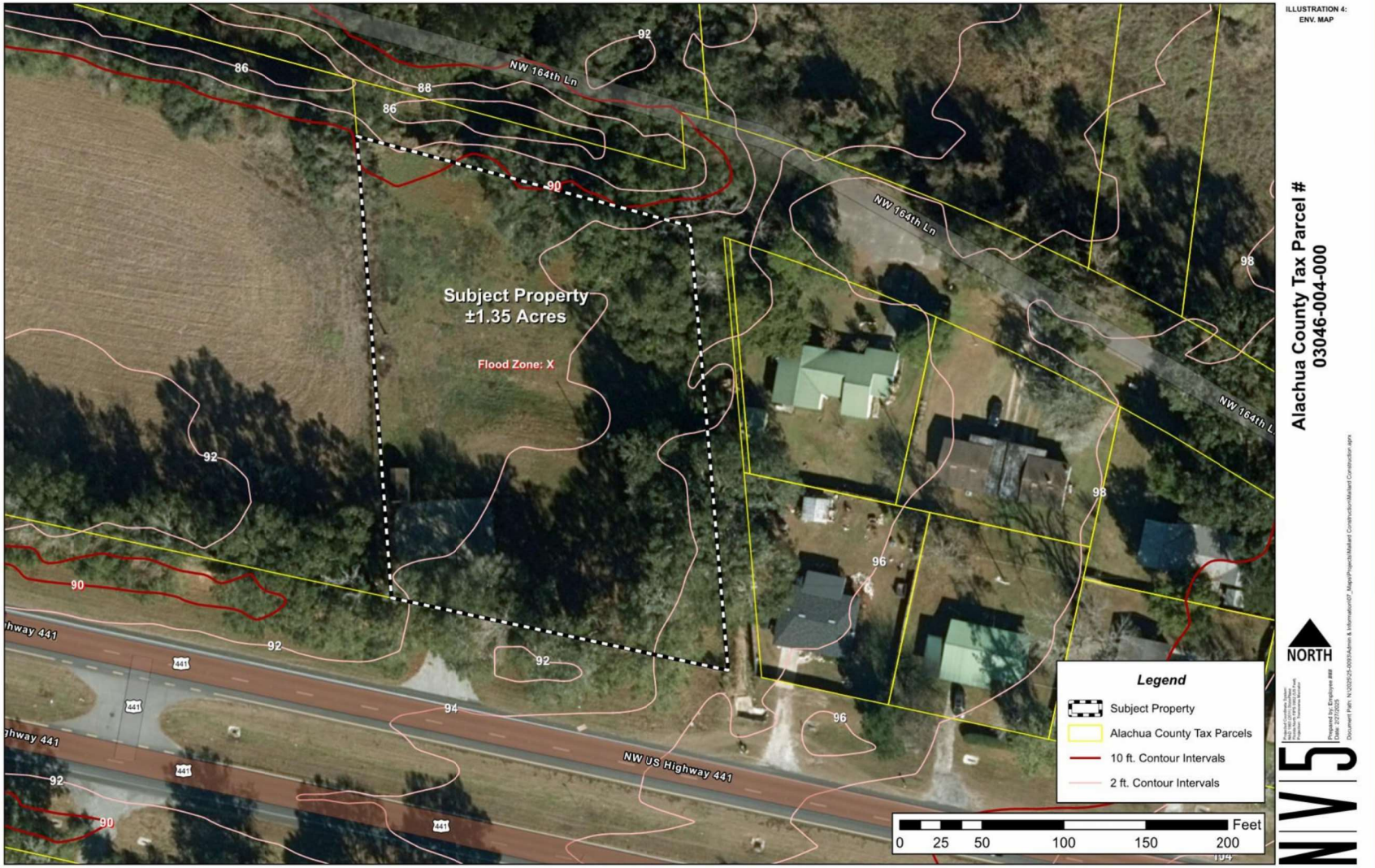
PROPOSED ZONING MAP

Zoning: Community Commercial (CC)



ENVIRONMENTAL MAP

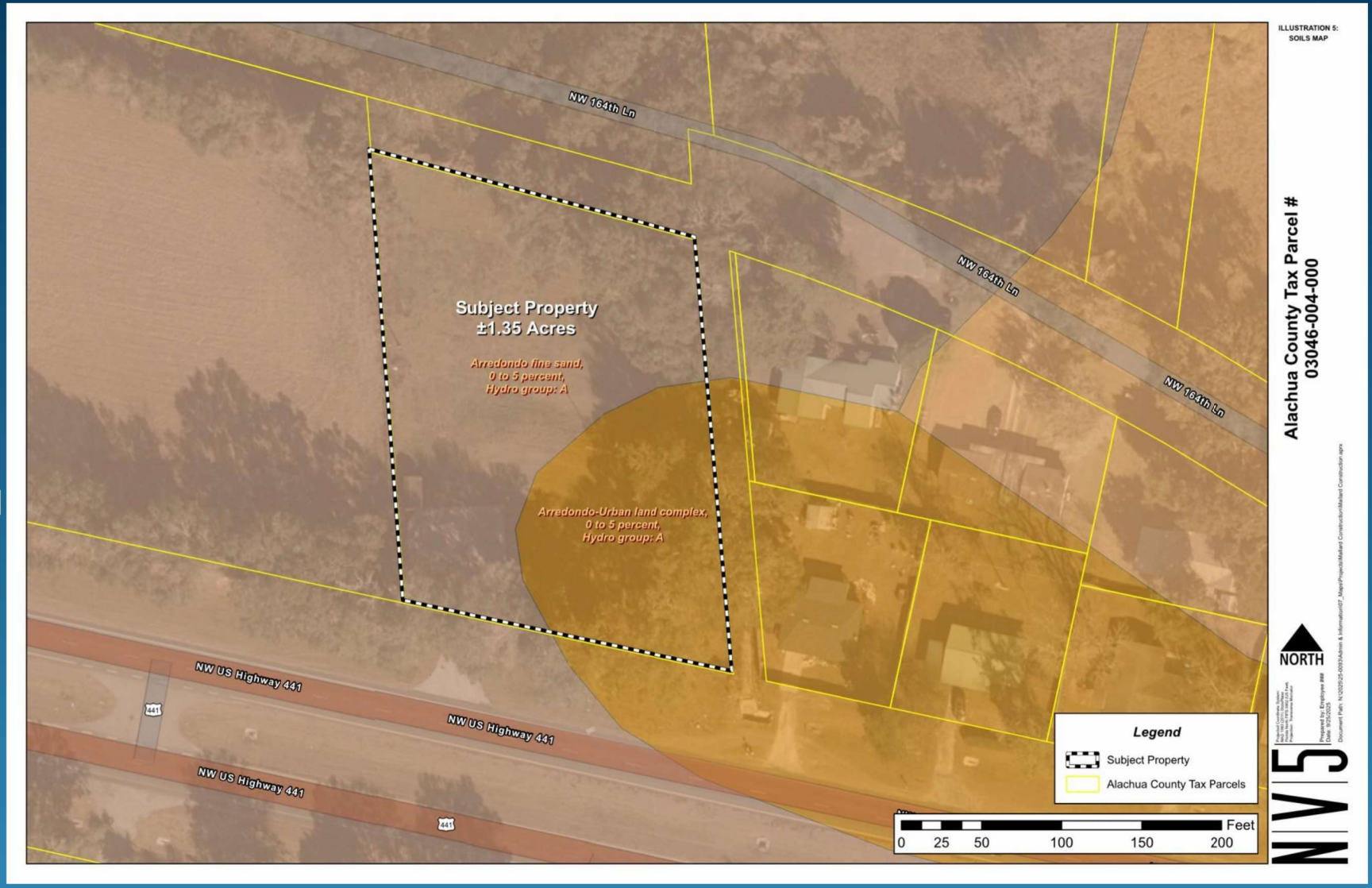
Flood Zone: X



SOILS MAP

Soils:
Arredondo fine sand,
0 to 5 percent,
Hydro group: A

Arrendo-Urban land complex,
0 to 5 percent,
Hydro group: A



Contact Information:
Romy Garraud, Project Planner
Romy.Garraud@NV5.com
352.331.1976

NV5
INFRASTRUCTURE FLORIDA

Sign-in Sheet

SIGN-IN SHEET

Mallard Construction & Electric

25-0093

Event: Neighborhood Meeting

Date/Time: September 29, 2025 @ 6:00 PM

Place: NV5 Office, 11801 Research Drive, Alachua, FL, 32615

Re: Small-scale Comprehensive Plan Amendment and Rezoning Application

	Print Name	Street Address	Signature
1	None in Attendance		
2			
3			
4			
5			
6			
7			
8			
9			
10			
11			
12			
13			

Workshop Minutes

NEIGHBORHOOD MEETING MINUTES

Mallard Construction & Electric

25-0093

Event:	Neighborhood Workshop
Date/Time:	September 29, 2025 @ 6:00 PM
Place:	11801 Research Drive, Alachua, FL, 32615
Re:	Small-scale Comprehensive Plan Amendment (SsCPA) & Rezoning Application

NV5 (Agent) Attendees: Romy Garraud; Grace MacEwan; Craig Brashier, AICP
Public Attendees: 0

NV5, on behalf of Mallard Construction & Electric, LLC, hosted the required Neighborhood Meeting and presented the following: the meeting's purpose; the application's request and intent; maps illustrating the site's regulatory and physical characteristics. No members of the public attended the meeting. After a fifteen-minute grace period, the **meeting was adjourned at approximately 6:15 PM**

Application Package
Table of Contents

1. Cover Letter
2. Rezoning Application
3. Property Owner Affidavits
4. Deed(s), Property Appraiser Datasheet(s), and Tax Record(s)
5. Legal Description
6. Student Generation Form
7. Neighborhood Meeting Package
8. **Justification Report**
9. Map Set

Mallard Construction & Electric

Rezoning Application Justification Report

City of Alachua, Florida

September 30, 2025

Prepared for:

City of Alachua Planning and Zoning Department

Prepared on behalf of:

Mallard Construction & Electric, LLC

N:\2025\25-0093\Departments\02_Planning\Reports\Justification\RPT 250903 Mallard Construction-ScCPA Application.docx

NV5

11801 Research Drive, Alachua, Florida 32615
(352) 331-1976
www.nv5.com

Table of Contents

1. Executive Summary 2
2. Statement of Proposed Change 3
3. Impact Analysis 6
4. Comprehensive Plan Consistency 10
5. Land Development Regulations Consistency 18

List of Figures

Figure 1: Aerial Map 3
Figure 2: Existing Future Land Use Map 4
Figure 3: Existing Zoning Map 4
Figure 4: Proposed Future Land Use Map 5
Figure 5: Proposed Zoning Map 5
Figure 6: City of Alachua Roadway Segment Concurrency Map 7
Figure 7: City of Alachua Water System Map 8
Figure 8: City of Alachua Wastewater Map 9
Figure 9: Soils Map 15

List of Tables

Table 1 Surrounding Future Land and Zoning Designations 3
Table 2: Projected Trip Generation 6
Table 3: Projected Impacts on Roadways 6
Table 4: Potential Potable Water Impact 8
Table 5: Potential Solid Waste Impact 9

1. Executive Summary

To: Bryan Thomas, Director of Planning & Community Development

From: Romy Garraud, Project Planner

Date: September 30, 2025

RE: Mallard Construction –Rezoning Application

Jurisdiction: City of Alachua	**Application Intent:** Amend the Zoning District of the site from Agricultural (A) to Community Commercial (CC) for a small office building for a locally owned business.
Location Description/Address: North of NW US Highway 441 and west of NW 164th Lane	
Parcel Number: 03046-004-000	**Site Acreage:** ±1.35-acres (Source: Alachua County Property Appraiser)
Existing Future Land Use: *Agriculture* Agriculturally classified lands are intended to maintain agriculture operations within the city limits as well as preserve the rural character and small-town charm of Alachua.	**Proposed Future Land Use:** *Community Commercial* The Community Commercial land use category is a mixed-use land use category established to provide neighborhood and community scale goods and services to adjacent neighborhood and residential areas while allowing for the development of a diverse and affordable housing stock. The Community Commercial land use category between residential and commercial land use categories.
Existing Zoning District: *Agriculture (A)* This district is intended to provide for areas primarily consisting of agriculture uses and agriculture support and also allow low-density single-family residential development.	**Proposed Zoning District:** *Community Commercial (CC)* This district is intended to provide lands for business uses that provide goods and services to residents of the entire community. Because these commercial uses are subject to public view, they should provide appropriate appearance, adequate parking, controlled traffic movement, suitable landscaping, appropriate pedestrian facilities, and protect abutting residential areas from adverse impacts. The CC district should typically be located along major arterials or at the intersection of an arterial and highway.
Max. Development Potential Agriculture FLU FAR: Max. Lot Coverage: 20% Max. Gross Density: None	**Max. Development Potential** Community Commercial FLU Intensity: Floor area ratios for business districts are as follows: 0.5 FAR for parcels five acres or greater; **0.75 FAR for parcels less than five acres, but greater than one acre**; 1.0 FAR for parcels one acre or less.

2. Statement of Proposed Change

This Rezoning application requests approval of a rezoning from Agricultural (A) to Community Commercial (CC) on ±1.35 acres of Alachua County Tax Parcel 03046-004-000. The subject property is located west of NW 164th Lane and North of NW US Highway 441. The site is situated within the City of Alachua, and borders a residential neighborhood situated just east of the site in unincorporated Alachua County. It is bordered by the future site of the Briarwood Planned Development to the west and north. **Figure 1**, an aerial map, shows the site's location and existing conditions.



Figure 1: Aerial Map

The existing FLU of the site is Agriculture and the existing Zoning District is Agricultural (A). This Rezoning application requests approval to amend the Zoning District of the site from Agricultural (A) to Community Commercial (CC).

Table 1 and Figures 2 and 3 show the current FLU and Zoning designations adjacent to the site.

Figures 4 and 5 show the proposed FLU and Zoning designation of the subject property.

Table 1 Surrounding Future Land and Zoning Designations

Direction	Future Land Use Designation	Zoning Designation
North	Community Commercial (City of Alachua)	Planned Development, Commercial (PD-COMM) (City of Alachua)
East	Rural/Agriculture (Alachua County)	Agricultural (A) (Alachua County)
South	Commercial (City of Alachua)	Commercial, Intensive (CI (City of Alachua)
West	Community Commercial (City of Alachua)	Planned Development, Commercial (PD-COMM) (City of Alachua)

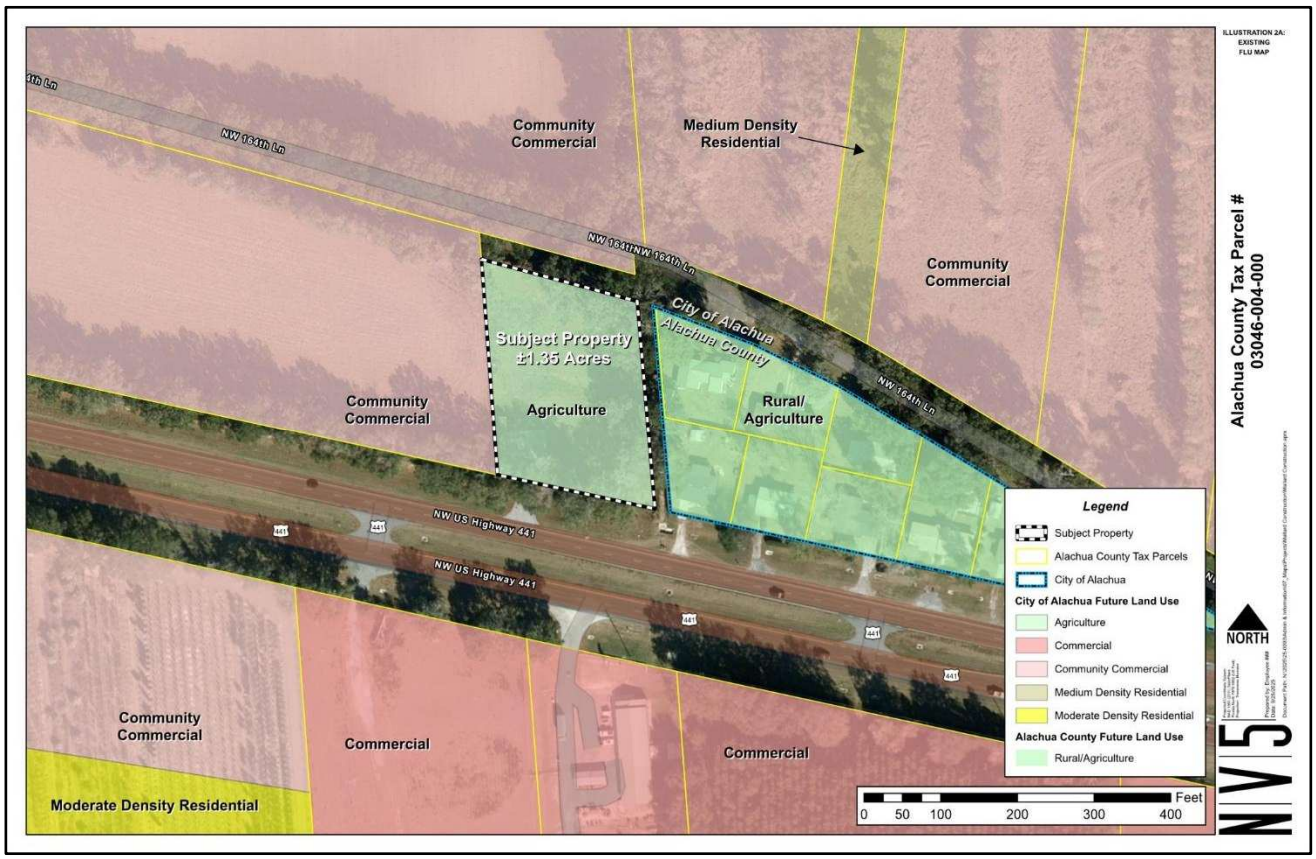


Figure 2: Existing Future Land Use Map

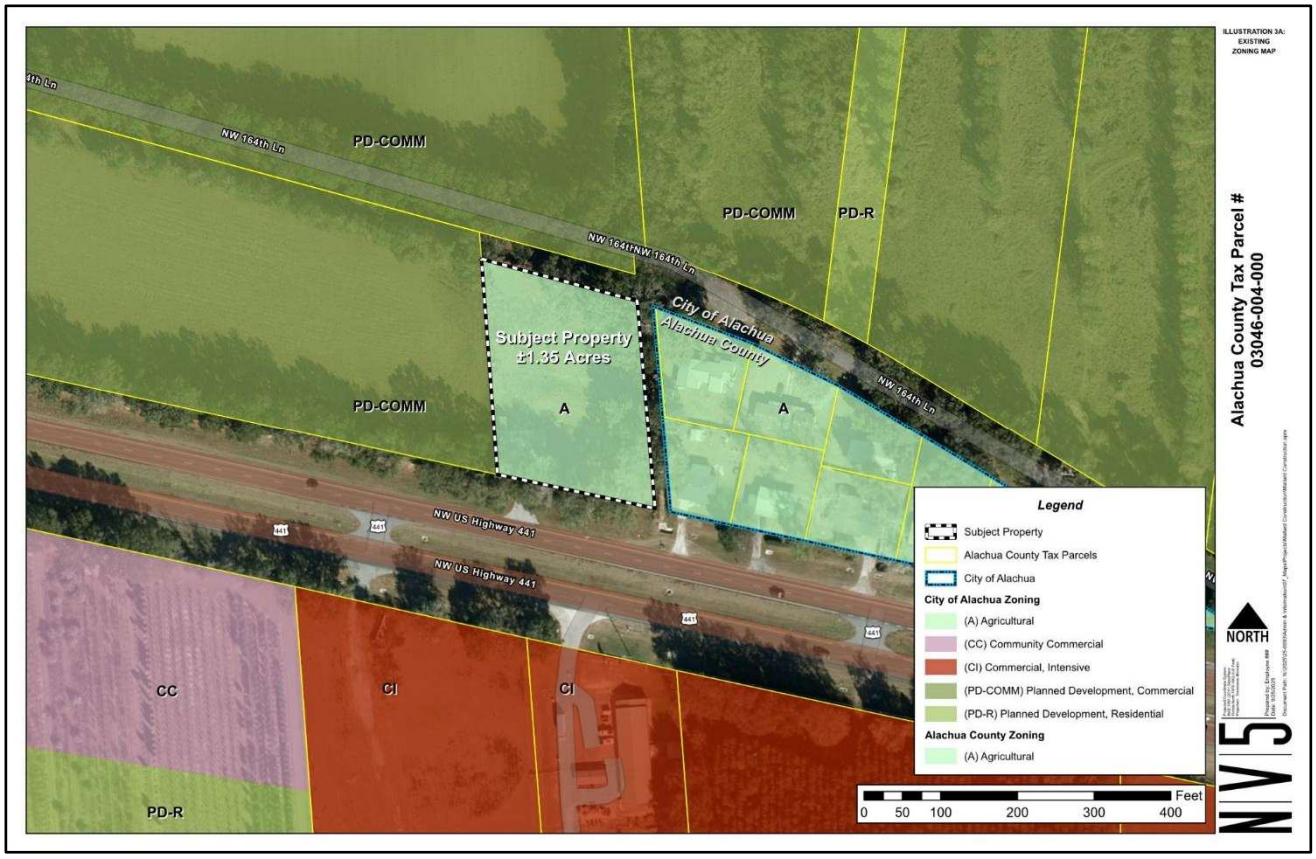


Figure 3: Existing Zoning Map

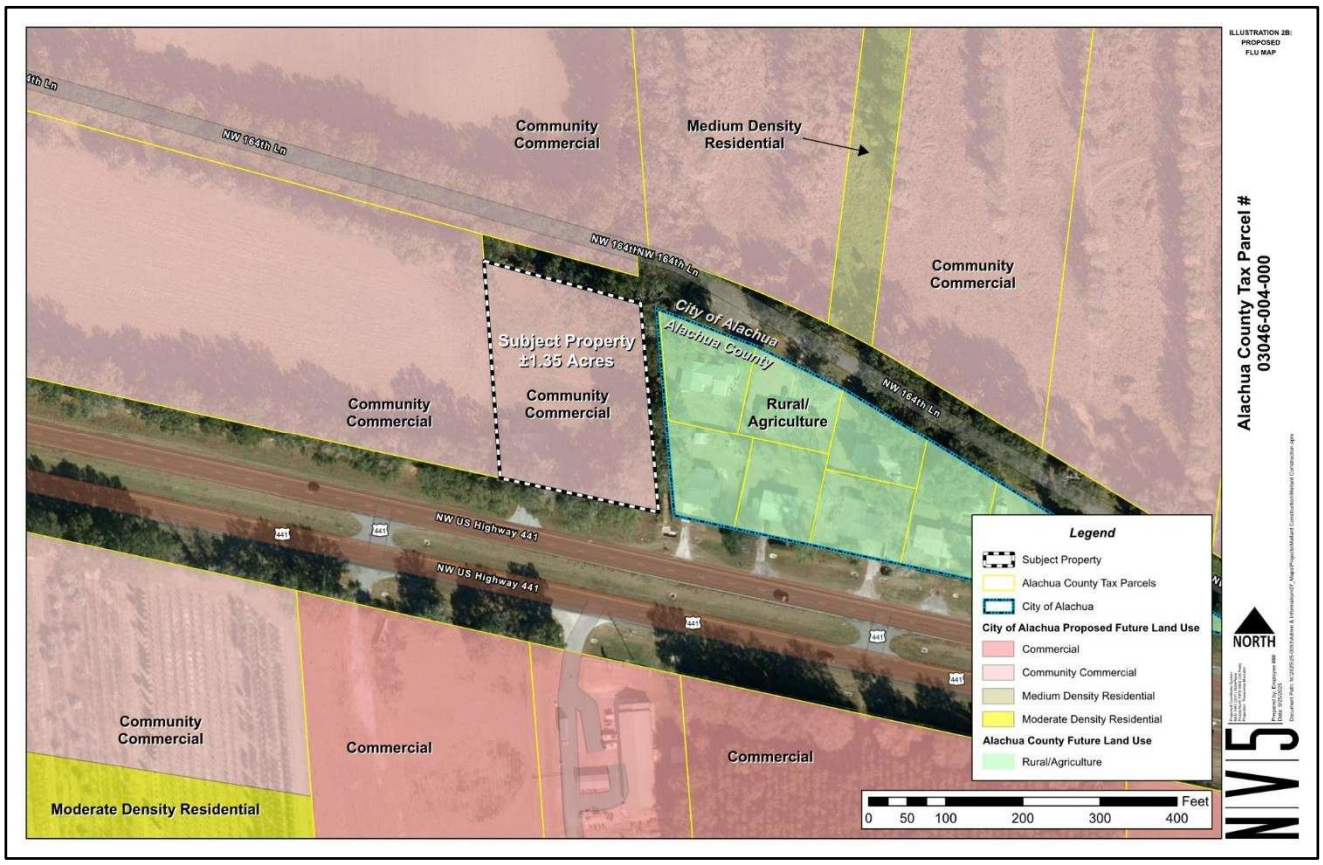


Figure 4: Proposed Future Land Use Map

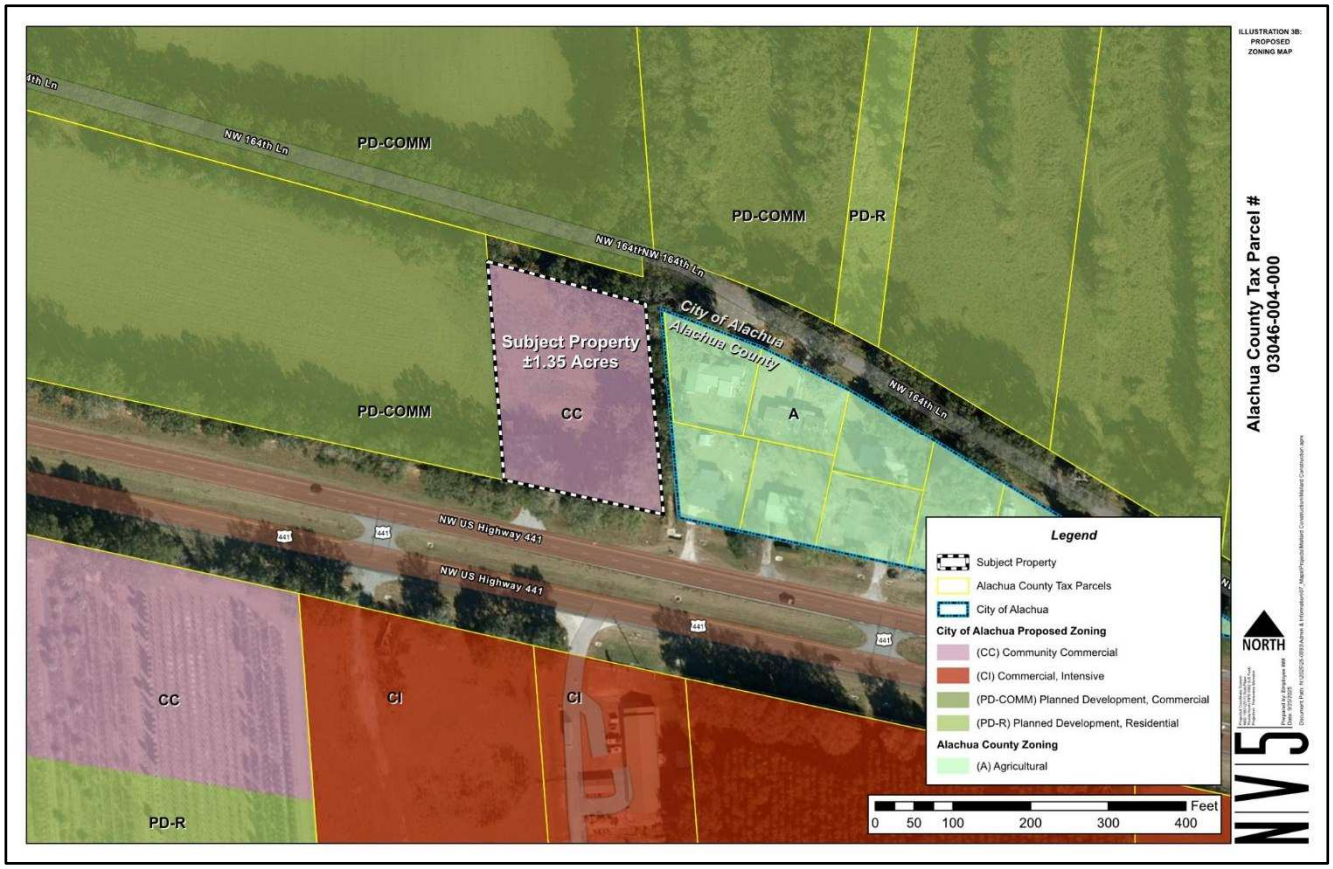


Figure 5: Proposed Zoning Map

3. Impact Analysis

LEVEL OF SERVICE (LOS) CONCURRENCY

This Rezoning application requests to amend the Zoning District from Agricultural (A) to Community Commercial (CC).The site would connect to the City of Alachua public water system and use a septic system for wastewater. Potential impacts on public services are based on the maximum development potential **44,104.5 square-feet** (SF) of nonresidential uses (±0.75 FAR * 1.35 ac).

Transportation

Projected trip generation is based on ITE Trip Generation Manual, 12th Edition average rates.

Table 2: Projected Trip Generation

Land Use	Land Use Code	Independent Variable	Independent Variable Units[1]	Daily	AM Peak	PM Peak
Existing Use-Agriculture	210 Single-Family Detached Housing	Dwelling Units	1	9	5	4
Proposed Use-Community Commercial	710 General Office Building	ksf	44	345	55	52
Net Trip Generation				**336**	**50**	**48**

1. *Site is currently vacant. Proposed use units based on maximum intensity allowed in the proposed Community Commercial FLU category and FAR of 0.75.*
2. *Trip generation figures are based on the Institute of Transportation Engineers (ITE) Trip Generation Manual, 12th Edition.*

Conclusion: Approval of this application *will* result in a net increase in vehicular trips on site. However, approval of this application *will not* negatively impact the adopted LOS for the adjacent US Highway 441 roadway.

Table 3: Projected Impacts on Roadways

	Segment 7		Segment 16		Segment 17		Segment 6	
Traffic System Category	CR 235A to NW 188th Street		From US 441 to North City Limit		From US 441 to CR 235		From I-75 to CR 235A	
	AADT	**PM**	**AADT**	**PM**	**AADT**	**PM**	**AADT**	**PM**
Maximum Service Volume[1]	43,000	3,870	15,120	1,359	15,120	1,359	39,000	3,510
Existing Demand[1]	25,000	2,241	2,080	185	6,048	536	34,000	2,819
Reserved Capacity[1]	4,548	441	2,840	288	4,373	447	5,513	508
Available Capacity	13,452	1,888	10,200	886	4,699	376	-513	183
Projected Trip Generation[2]	345	52	17	3	17	3	311	47
Available Capacity w/ Application approval	**13,107**	**1,836**	**10,183**	**883**	**4,682**	**373**	**-824**	**136**

1. Source: City of Alachua July 2025 Development Monitoring Report
2. NOTE: Projected trip distribution percentage is as follows:
   a. Segment 7: 100%
   b. Segment 16: 5%
   c. Segment 17: 5%
   d. Segment 6: 90%

Conclusion: Trip distribution percentages are shown in **Figure 6** below. The application will result in an increase in trips but will not result in a negative impact the LOS for any of the roadways except Segment 6, which is already above capacity. The maximum development potential on the site would not increase peak hour traffic above capacity. Additionally, the intended development on the site is significantly smaller than the maximum potential shown in this report.

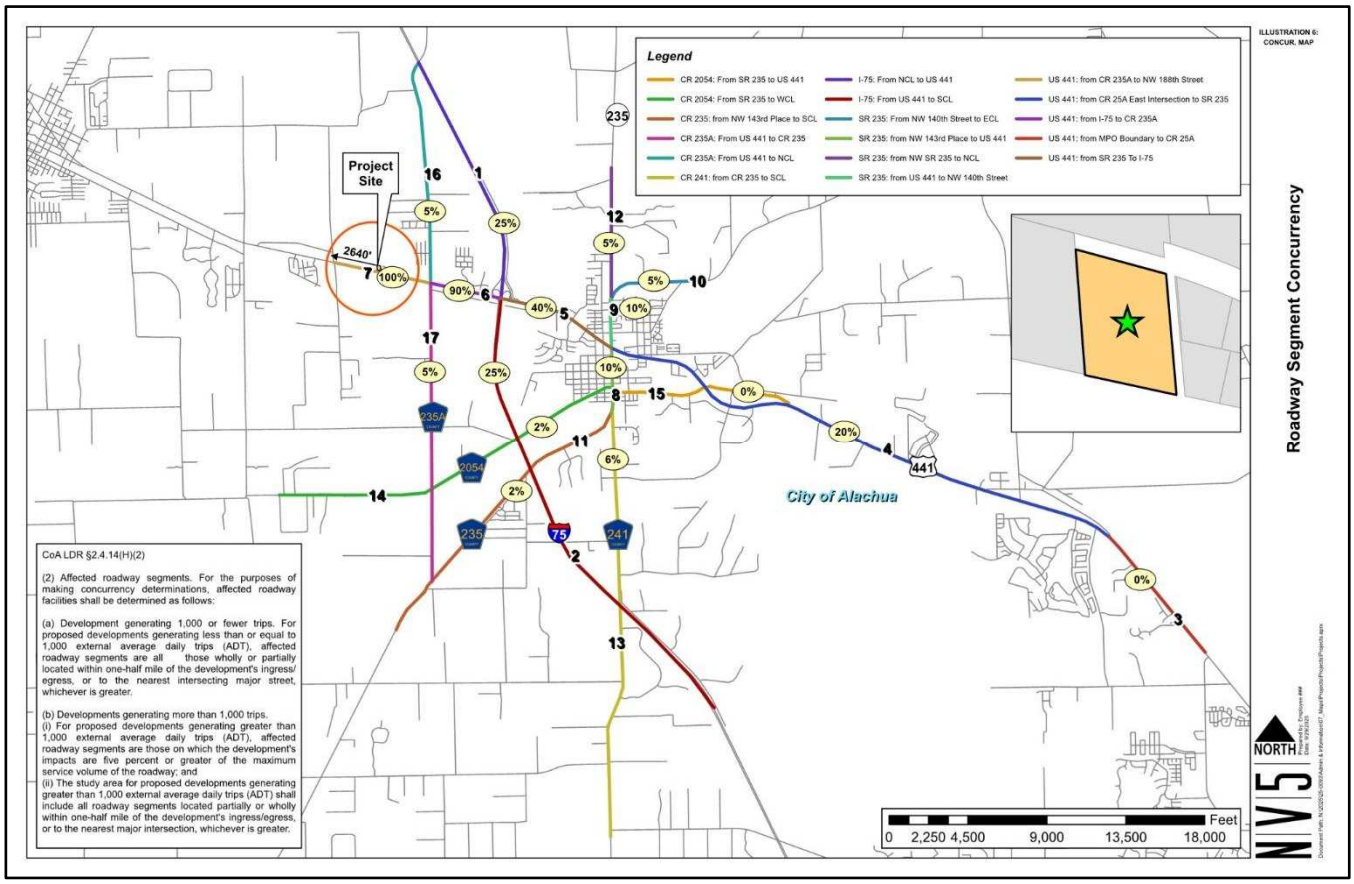


Figure 6: City of Alachua Roadway Segment Concurrency Map

As shown in **Figure 7** below, a water main is located ±2,600 feet away from the nearest connection point to the site.



Figure 7: City of Alachua Water System Map

Table 4: Potential Potable Water Impact

System Category	Gallons Per Day (GPD)
Current Permitted Capacity	2,300,000
Less actual Potable Water Flows	1,565,500
Reserved Capacity	394,967
Available Capacity	339,533
Percentage of Permitted Design Capacity Utilized	85.24%
Projected Potable Water Demand from Proposed Project	6,615
Residual Capacity after Proposed Project	**338,872**

1. *Source: Ch. 64E-6.008, F.A.C., City of Alachua July 2025 Development Monitoring Report, and City Comprehensive Plan*
2. *Source: City of Alachua July 2025 Development Monitoring Report*

Conclusion: Approval of this application *will* result in an increase in the site's theoretical impact on the City's potable water system. Capacity will not be reserved as part of this application. Concurrency shall not be guaranteed until the execution of a capacity agreement and/or wastewater development fees are paid to the City. Capacity is intended to increase prior to the development order stage of this project.

Sanitary Sewer Analysis

As shown in **Figure 8** below, though there are wastewater mains near the project site, none are available for connection. Land rights issues between the subject property and connection point to the north prevent connection at that location. Direct connection to the force main is unavailable, and the connection to the gravity main to the east is outside of a reasonable connection range. The site will utilize a septic system for upcoming development and will connect to City of Alachua utilities when they become available.



Figure 8: City of Alachua Wastewater Map

Solid Waste

Table 5: Potential Solid Waste Impact

System Category	Pounds Per Day	Tons Per Year
Existing Demand[1]	45,184.00	8,246.08
Reserved Capacity[1]	28,704.04	5,238.49
New River Solid Waste Facility Capacity[1]	30+ years	
Solid Waste Generated by Proposed Project[2]	**529.26**	**96.59**

1. *Source: City of Alachua July 2025 Development Monitoring Report*
2. *Formula for solid waste demand, Environmental Engineering: A Design Approach, Sincero and Sincero, Prentice Hall, New Jersey, 1996 and City Comprehensive Plan*

Conclusion: Approval of this application *will* increase the site's theoretical impact on the County's solid waste system but ***will not*** cause it to operate below the adopted LOS.

4. Comprehensive Plan Consistency

This section identifies specific City of Alachua Comprehensive Plan Goals, Objectives, and Policies and explains how this application is consistent with each. Text from City of Alachua is provided in normal font while consistency statements are provided in **bold**.

Future Land Use Element

Policy 1.3.a The Community Commercial land use category is a mixed-use land use category established to provide neighborhood and community scale goods and services to adjacent neighborhood and residential areas while allowing for the development of a diverse and affordable housing stock. The Community Commercial land use category also serves as a transitionary land use category between residential and commercial land use categories. The following uses are allowed within the Community Commercial land use category:

1. Neighborhood commercial establishments;
2. Residential/offices and live-work units;
3. Business and professional offices;
4. Personal services;
5. Financial institutions;
6. Retail sales and services that serve the community;
7. Eating establishments;
8. Indoor recreation/entertainment;
9. Single-family and multi-family residential above first floor commercial uses;
10. Visitor accommodations;
11. Supporting community services such as schools, houses of worship, parks, and community centers;
12. Traditional Neighborhood Planned Developments;
13. Single family attached units;
14. Apartments and townhomes; and,
15. Duplexes and quadplexes.

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

This application proposes to amend the zoning district of the site from Agricultural (A) to Community Commercial (CC), in companion with the SsCPA application that requests to change the FLU of the site from Agriculture to Community Commercial. The site is bordered by Planned Development, Commercial (CC) zoning to the north and west. The proposed change will make the site more compatible with the surrounding zoning districts and will allow the parcel to serve the future residents and employees within the Briarwood Planned Development, as well as surrounding City of Alachua residents.

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 driveways cuts and cross access between adjacent sites, including use of frontage roads and/or shared access;

The site has an existing access connection to US Highway 441. There is potential for cross access between this parcel and the future Briarwood Planned Development to the west, which can be explored at a later stage of development.

2. Buffering from adjacent existing/potential uses;

Required buffers will be designed in accordance with Table 6.2-2 in the City Land Development Regulations at the time of site plan permitting.

3. Open space provisions and balance of proportion between gross floor area and site size;

The site currently contains sufficient open space for a commercial development. Additionally, the intended office building will have a building footprint of less than 7,000 square feet, which is significantly lower than the maximum potential development of 44,104.5 square feet. This will leave plenty of land available to meet open space requirements. Open space and the proportion between gross floor area and site size will be reexamined at the time of site plan permitting.

4. Adequacy of pervious surface area in terms of drainage requirements;

The site currently contains sufficient pervious surface area in terms of drainage requirements. Additionally, the intended office building will have a building footprint of less than 7,000 square feet, which is significantly lower than the maximum potential development of 44,104.5 square feet. This will leave plenty of land available to meet pervious surface area requirements for drainage purposes. The drainage requirements in relation to pervious and impervious area will be reexamined at the time of site plan approval.

5. Placement of signage

Signage will be placed in accordance with the city's Land Development Regulations at the time of site permitting.

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;

No lighting changes are proposed with this Rezoning application. A lighting plan will be provided at the time of site plan permitting and will be designed in accordance with city Land Development Regulations.

7. Safety of on-site circulation patterns (patron, employee, and delivery vehicles), including parking layout, drive aisles, and points of conflict;

Detailed on-site circulation information will be provided at the time of site plan permitting.

8. Landscaping, as it relates to the requirements and goals of the Comprehensive Plan and Land Development Regulations;

No landscaping is proposed with this application. Landscaping plans related to site development will be provided at the time of site plan permitting.

9. Unique features and resources which may constrain site development such as soils, existing vegetation and historic significance; and,

No unique features and resources which may constrain site development have been identified on the site.

10. Performance based zoning requirements, which may serve as a substitute for or accompany land development regulations in attaining acceptable site design.

Performance based zoning requirements are not anticipated to be required or utilized for the purposes of development on this site.

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 and 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.

The applicant does not intend residential development on the site.

    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.

The site is ±1.35 acres, which allows for a maximum floor area ratio of 0.75 and a maximum development potential of 44,104.5 square feet. The applicant does not intend to develop to the extent of the allowed maximum potential build-out. Instead, the applicant envisions building a modestly-sized office building.

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.

Road widening and marginal access are not anticipated to be needed or appropriate for the proposed development.

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.

Due to the low anticipated traffic impact of the intended development, no additional access points or roadway improvements are proposed at this time. There is potential for cross access between this parcel and the future Briarwood Planned Development to the west.

3. Setbacks and landscaped or other appropriate buffers shall be established to mitigate the visual impacts of commercial development upon surrounding land uses.

The project will adhere to required setbacks as described in Table 5.1-3 and buffers as described in Table 6.2-2 in the City Land Development Regulations. Detailed plans will be provided at the time of site plan permitting.

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.

There are no existing sidewalks on or adjacent to the subject property.

Objective 2.4: Landscaping and Tree Protection Standard
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.a: Landscaping: General - The City shall require landscaping plans to be submitted with each nonresidential and multiple family residential site plan. The minimum landscaped area shall be 10% of the development site, not inclusive of any designated open space areas. Landscaping designs shall incorporate principles of xeriscaping, where feasible. The City shall develop a list of preferred planting materials to assist in the landscape design. Landscape plans shall include perimeter and internal site landscaping.

Landscape plans will be submitted at the time of site plan permitting, and at least 10% of the development site will be landscaped.

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.

The development plan for the site will comply with buffer yard requirements in relation to the surrounding uses.

Policy 2.4.c: Tree protection: Heritage Trees and Champion Trees – The City shall require the preservation of heritage trees and champion trees when possible. Standards shall be set

for determining the health and safety risks associated with heritage and champion trees both on individual residential lots, and existing and proposed developments.

If any heritage and/or champion trees are found on site, the development layout will be designed to avoid impacts to these trees to the highest extent possible.

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

The existing trees on site are all along the perimeter of the site, which leaves space for development internal to the site and away from the perimeter. This is a favorable condition to preserve existing trees on the site.

Policy 2.4.e: Tree Protection: Removal and Mitigation – Along with establishing standards for tree removal and mitigation, the City shall establish a tree banking program to provide flexibility for re-planting trees through the mitigation process. Funds within the tree bank may be utilized to plant landscaping on city-owned properties, public parks, and in road rights of way, where appropriate.

A formal tree survey and site development plan are not yet available. These will be provided at the time of site plan permitting, and tree removal and mitigation requirements will be determined at that time.

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.

A minimum of 10% open space will be provided on the site.

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

The site will contain a minimum of 10% usable and functional open space.

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.

The proposed FLU change and zoning will not negatively impact natural features or availability of facilities and services. Much of the site is already open, and preliminary desktop analysis of publicly available environmental data identified no environmental features on the site. Additionally, the applicant's intended development is much smaller than the maximum development potential in the Community Commercial FLU category. This minimizes impacts to both natural features and

availability of facilities and services. Further analysis of impacts to facilities and services can be found in Section 3 of 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.

The project site is relatively flat, and future development on the site will be designed to minimize topographic impacts.

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

As shown in Figure 9 below, the site consists of Arredondo fine sand and Arredondo-Urban land complex soils, both of which are considered favorable for small commercial development per the NRCS Soil Survey.

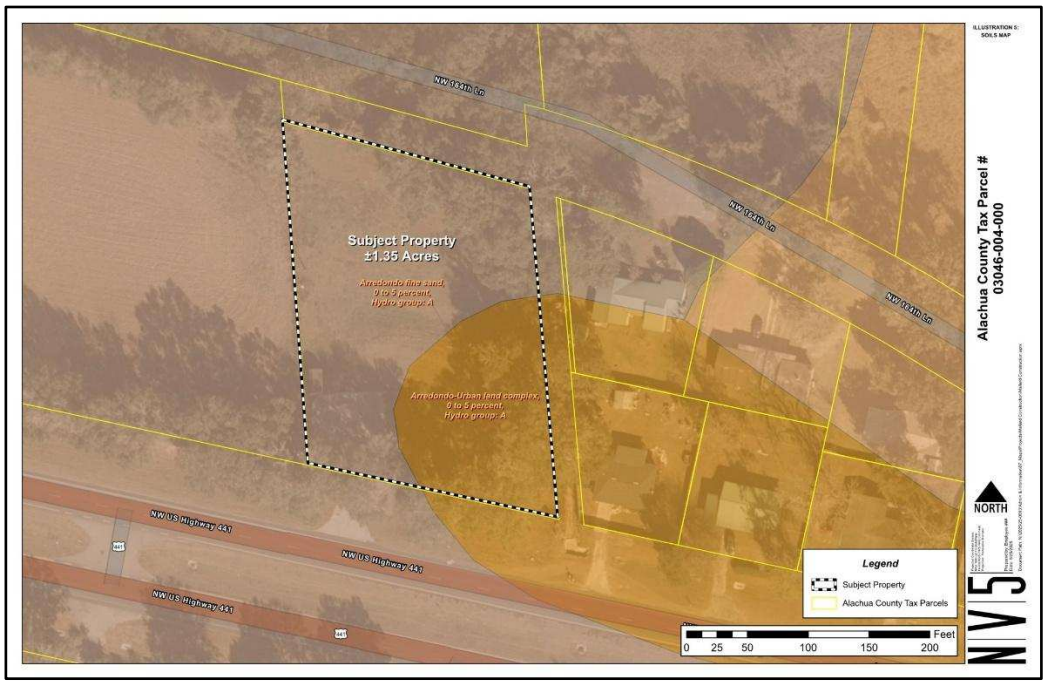


Figure 9: Soils Map

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.

Based on preliminary desktop analysis, the site does not contain a FEMA flood prone area.

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.

No wetlands were identified on site through preliminary analysis of National Wetland Inventory data.

Objective 5.2: Availability of facilities and services

The City shall utilize a concurrency management system to ensure that the adopted levels of service standards are maintained.

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

The proposed amendment to the zoning district will not negatively impact the City's ability to meet LOS standards. An in-depth impact analysis can be found in Section 3 of this report. Additionally, the applicant's development intent is a significantly less intense use than the maximum development potential for the Community Commercial (CC) zoning district.

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

Utility easements will be coordinated at the time of site plan permitting.

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.

The project site is within the corporate limits of the City of Alachua.

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.

The site consists of Arredondo fine sand and Arredondo-Urban land complex soils, both of which are considered favorable for small commercial development per the NRCS Soil Survey. Further analysis of erosion and sedimentation control will be determined at the time of site plan permitting.

Objective 1.2: Access Management.

The City shall establish access management standards and coordinate with Alachua County and the Florida Department of Transportation to maintain access management standards which promote safe and efficient travel.

Policy 1.2.a: The City shall control the number and frequency of connections and access points of driveways and streets to arterial and collector streets by requiring access points for state roads to be in conformance with Chapter 14-96 and 14-97, Florida Administrative Code, or subsequent provision.

The connection to US Highway 441 will be evaluated for conformance with Chapter 14-96 and 14-97 of the Florida Administrative Code at the time of site plan permitting, and improvements will be made if necessary to meet these requirements.

5. Land Development Regulations Consistency

This section identifies how this application is consistent with the City of Alachua's Land Development Regulations ("LDR's"). Language from the LDR is provided in normal font while consistency statements are provided in **bold**.

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) *Consistent with Comprehensive Plan*. The proposed amendment is consistent with and furthers the goals, objectives and policies of the Comprehensive Plan.

The proposed rezoning from Agricultural (A) to Community Commercial (CC) aligns with and supports the goals, objectives, and policies of the City of Alachua's Comprehensive Plan. This proposed amendment is being submitted concurrently with a SsCPA to change the FLU designation of the subject property to Community Commercial. The proposed zoning and FLU designation are compatible with the City's long-term vision for balanced growth, economic development, and appropriate land use transitions.

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

The proposed amendment is consistent with the City of Alachua's Land Development Regulations (LDRs) and Code of Ordinances. The rezoning will not conflict with any existing provisions and adheres to all applicable standards and requirements. This report includes a detailed analysis demonstrating compliance with the City's regulatory framework.

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

The proposed Community Commercial (CC) zoning district represents a logical and orderly extension of the existing development pattern. The site is bordered by a single-family residential neighborhood to the east and a Planned Development-Commercial (PD-COMM) district to the west, which is slated for future commercial development. The Community Commercial (CC) zoning district serves as transitional buffer between residential and commercial uses, consistent with the intent of the Community Commercial FLU designation.

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

The proposed amendment will not result in premature development. The site is located along a major arterial roadway (US Highway 441) and is surrounded by developed properties and parcels planned for imminent development.

(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 proposed Community Commercial (CC) zoning district is compatible with adjacent land uses and zoning classifications. The site is situated between residential and commercial districts, and a possible use, such as an office, is consistent with the character and function of the surrounding properties. The Community Commercial (CC) district along with the underlying Community Commercial FLU is specifically designed to facilitate harmonious transition between residential and more intense commercial land uses.

(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.

The proposed amendment will not adversely affect the character of the surrounding area. The site encompasses approximately ±1.35 acres, with a maximum development potential of 44,104.5 square feet under the Community Commercial (CC) zoning district. The applicant would propose a modest office building less than 7,000 square feet, which is well below the maximum allowable intensity. Traffic impacts are expected to be minimal, as detailed in Section 3: Impact Analysis. Future development will comply with the City's height limit of 65 feet, noise and lighting standards, and architectural guidelines, ensuring compatibility with the surrounding community.

(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 site is adjacent to a single-family residential neighborhood to the east, and the site is adjacent to a Planned Development-Commercial District to the west that is slated to be developed with a mix of uses. By amending the zoning district of this site to Community Commercial (CC), the site will act as a transitionary zoning district that connects the residential neighborhood and the large commercial area, which is in-line with the goals and intent behind the premise of this zoning district and the proposed Community Commercial FLU.

(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 contribute to urban sprawl. It does not promote strip or ribbon commercial development, leap-frog development, low density, single-use expansion. Instead, the

rezoning supports infill development within an area surrounded by existing and future development, reinforcing compact and efficient land use.

(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 does not constitute spot zoning. The subject property is surrounded by Commercial / Mixed-Use zoning districts. The Community Commercial (CC) zoning district is compatible with the surrounding zoning districts, such as Planned Development, Commercial to the west and north and Community Commercial and Commercial, Intensive to the south. These surrounding zoning districts all allow commercial uses of various intensities, thus creating a mixed but cohesive land use area.

(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.

A water main is located within ±2,600 feet of the site. At this time, there are force mains and gravity mains situated near the site. However, direct connection to the force main and gravity mains is not feasible and the property owner intends to use a septic system for future development. Please refer to Section 3. Impact Analysis for more information.

(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 is not anticipated to result in significant adverse environmental impacts. Future development will be subject to the City's LDRs, which include provisions for stormwater management, noise control lighting standards and protection of natural resources. Compliance with these standards will ensure that air, water, wildlife, vegetation, and the overall environmental integrity of the area is preserved to the greatest extent practical.

Sec. 3.5. – Business districts

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

(A) *Provide appropriately located lands for business uses consistent with Comprehensive Plan*. Provide appropriately located lands in areas served by water and sewer for the full range of business uses needed by Alachua's residents, businesses, and workers, consistent with the goals, objectives, and policies of the Comprehensive Plan;

Rezoning the subject property to Community Commercial (CC) will allocate land appropriately for business uses that meet the needs of Alachua's residents and workforce, which is consistent with the goals, objectives, and policies of the Comprehensive Plan.

(B) *Strengthen economic base.* Strengthen the City's economic base, and provide employment opportunities close to home for residents of the City and surrounding communities;

The proposed rezoning will support the City's economic development objectives by enabling the establishment of a locally owned business, Mallard Construction & Electric. The company's presence will contribute to the local economy, create jobs, and enhance service availability for residents and businesses in Alachua.

(C) *Provide suitable environment for business uses.* Create suitable environments for various types of business uses, and protect them from the adverse effects of incompatible uses; and

The site will be appropriate for the type of land use activity that the landowners envision operating on the site. The Community Commercial (CC) zoning district provides a regulatory framework that ensures appropriate appearances, adequate parking, landscaping, and pedestrian access. These standards will help create a functional and suitable environment for business operations that are permitted within the Community Commercial (CC) zoning district.

(D) *Minimize impact of business development on residential districts and uses.* Minimize the impact of business development on residential districts and uses.

Rezoning the property from Agricultural (A) to Community Commercial (CC) will help concentrate business development in designated commercial areas, reducing pressure on residential districts. The CC district's transitional nature ensures that commercial uses are appropriately buffered from residential neighborhoods, minimizing potential conflicts and preserving community character.

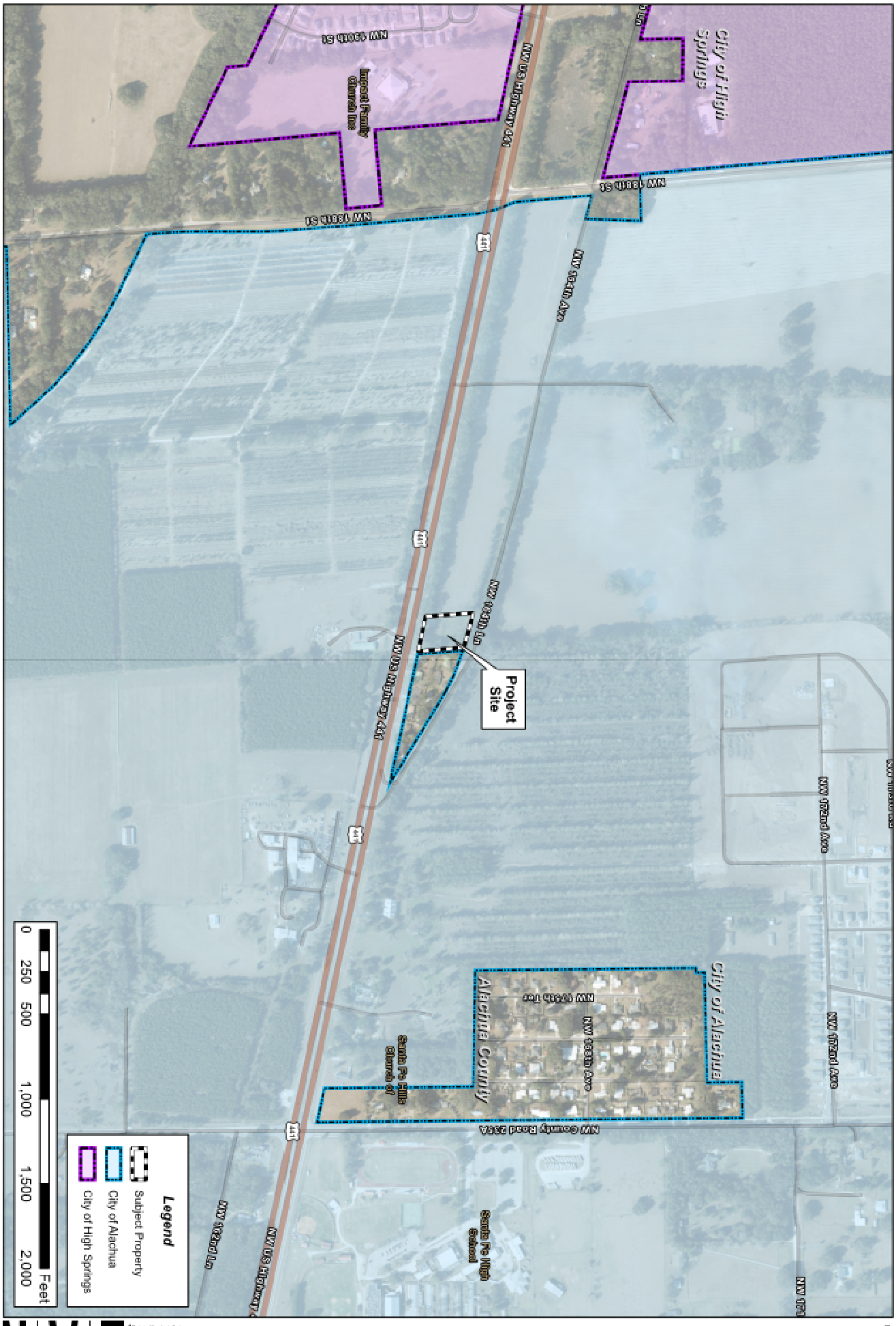
3.5.2 Business district specific purposes.

(C) CC, Community Commercial District. The CC district is established and intended to provide lands for business uses that provide goods and services to residents of the entire community. Because these commercial uses are subject to public view, they should provide appropriate appearance, adequate parking, controlled traffic movement, suitable landscaping, appropriate pedestrian facilities, and protect abutting residential areas from adverse impacts. The CC district should typically be located along major arterials or at the intersection of an arterial and highway.

The proposed amendment to rezone the property to Community Commercial (CC) is consistent with the district's intended purpose. The site's location along US Highway 441 makes it ideal for community-serving commercial uses. Future development will incorporate appropriate design elements, parking, landscaping, and pedestrian facilities, and will include measures to mitigate impacts on adjacent residential areas. The proposed contractor office and enclosed storage facility will provide valuable services to the community while maintaining compatibility with surrounding land uses.

Application Package
Table of Contents

1. Cover Letter
2. Rezoning Application
3. Property Owner Affidavits
4. Deed(s), Property Appraiser Datasheet(s), and Tax Record(s)
5. Legal Description
6. Student Generation Form
7. Neighborhood Meeting Package
8. Justification Report
9. **Map Set**



Alachua County Tax Parcel #
03046-004-000

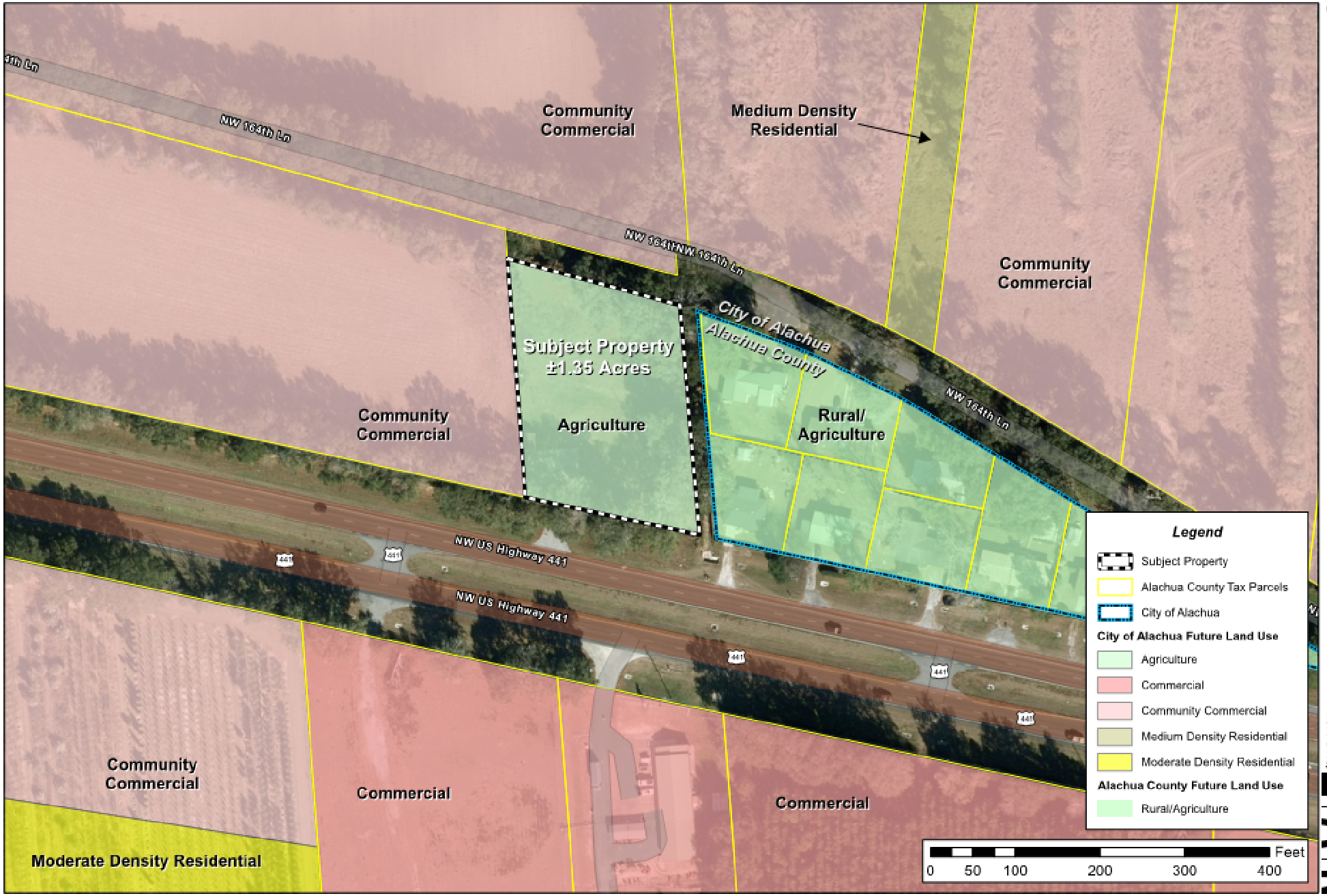
ILLUSTRATION 3
CONTEXT MAP

Alachua County Tax Parcel #
03046-004-000

ILLUSTRATION TITLE
AERIAL MAP

ILLUSTRATION 2
EXISTING
FLU MAP

Alachua County Tax Parcel #
03046-004-000

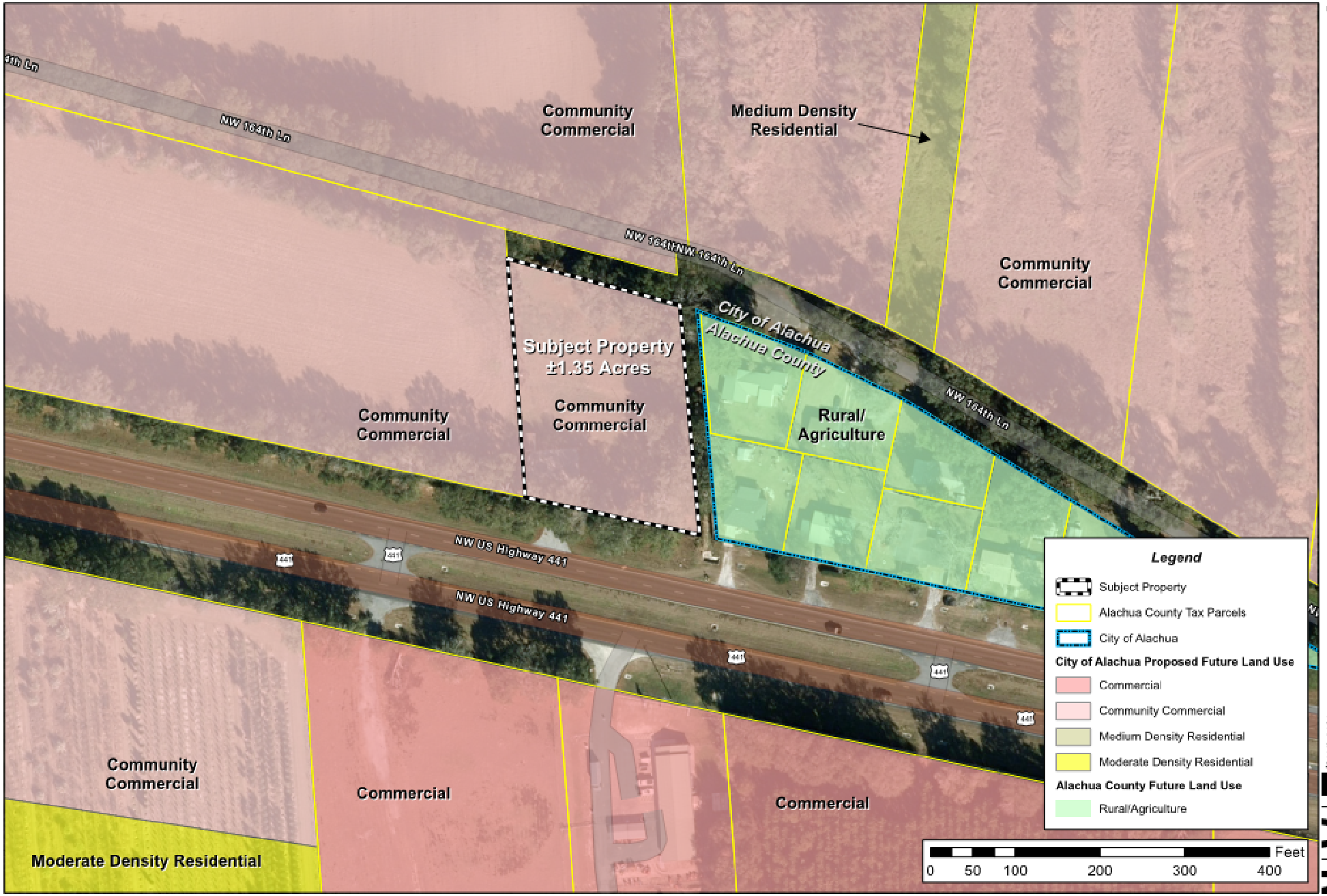


NORTH

NV5

ILLUSTRATION 2
PROPOSED
FLU MAP

Alachua County Tax Parcel #
03046-004-000

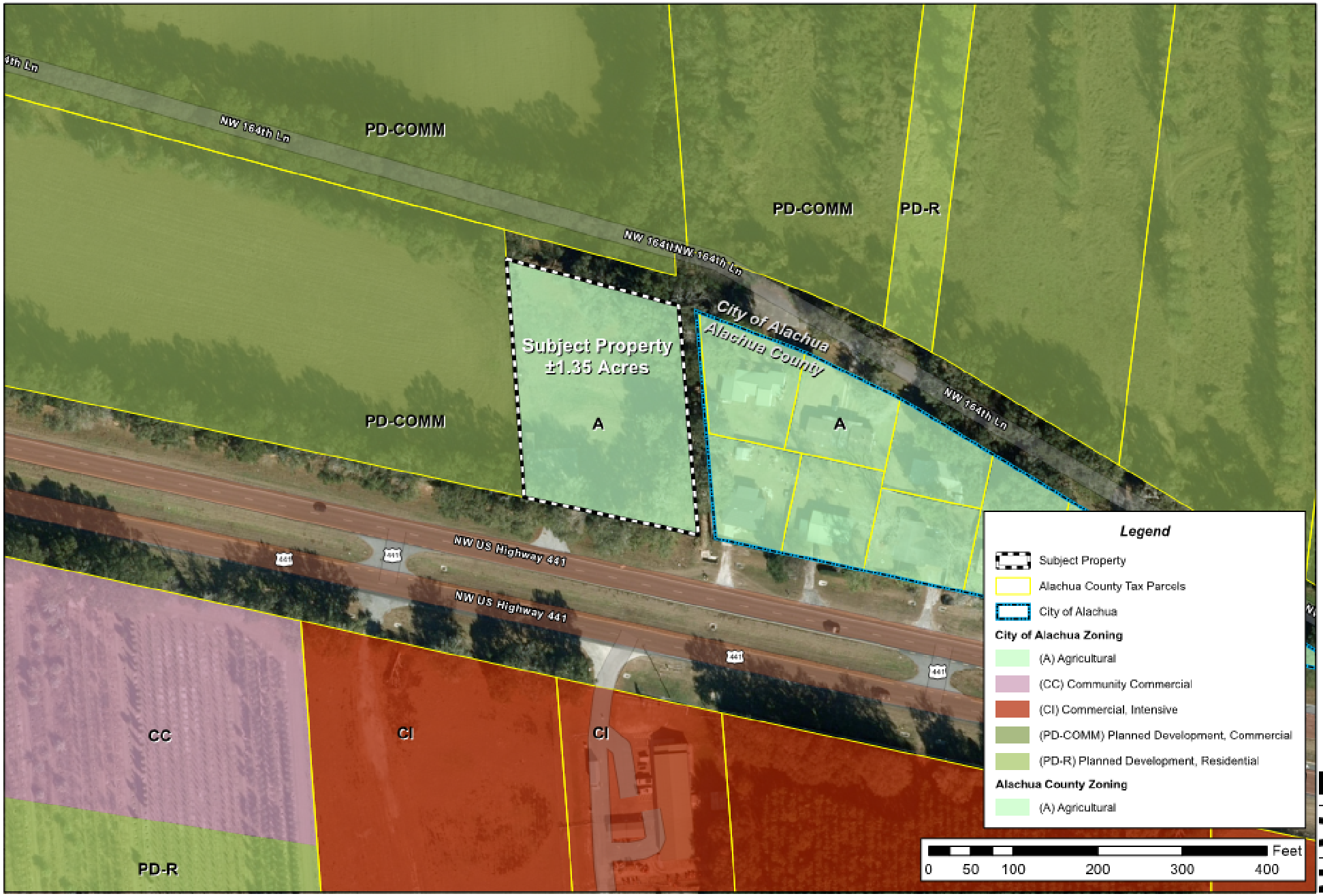


NORTH

NV5

ILLUSTRATION 2
EXISTING
ZONING MAP

Alachua County Tax Parcel #
03046-004-000



NORTH

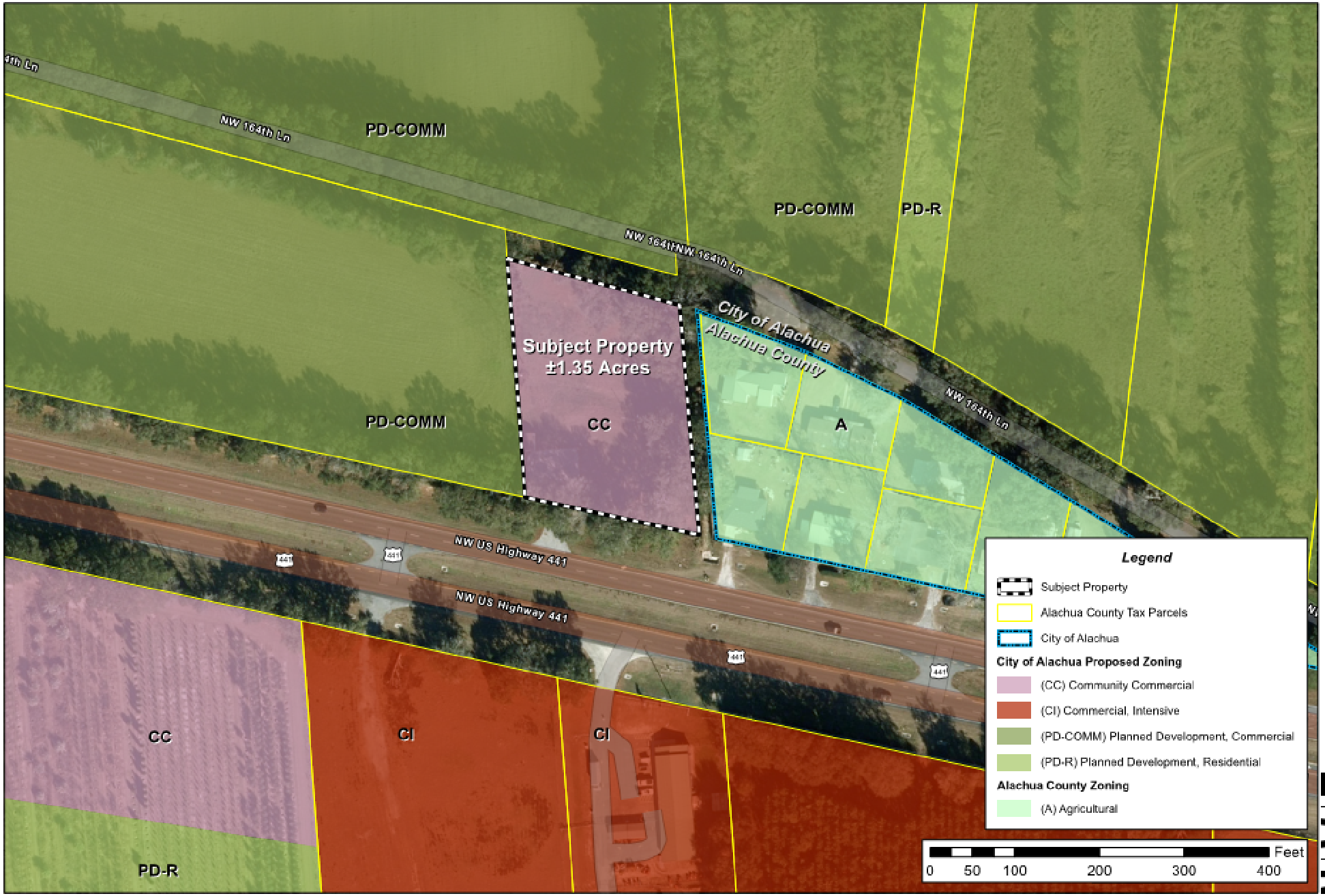
NV5

Property Analysis Map
Date: 9/30/2025

Document Path: G:\2025\25-0083\Work & Materials\07_Maps\Project\Mallard Construction\Mallard Construction.aprx

ILLUSTRATION 2
PROPOSED
ZONING MAP

Alachua County Tax Parcel #
03046-004-000



NORTH

NV5

Prepared by: [illegible]
Date: 9/30/2025

Document Path: [illegible]

Alachua County Tax Parcel #
03046-004-000

ILLUSTRATION 3
ERN MAP

Alachua County Tax Parcel #
03046-004-000

ILLUSTRATION 3
SOILS MAP

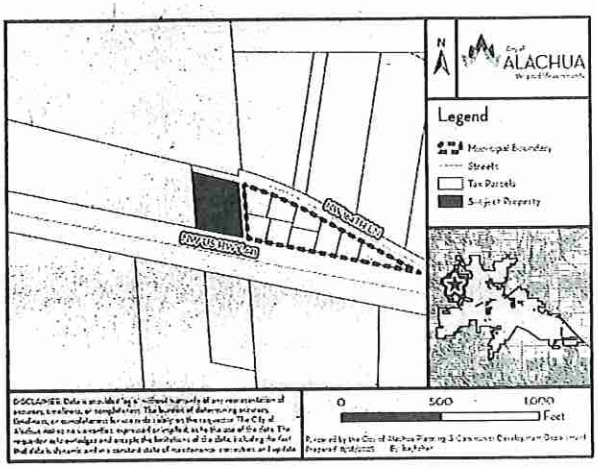
ALACHUA

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

Notice is hereby given that the City Commission of the City of Alachua will hold a public hearing on February 23, 2026 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 26-02

AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA, RELATING TO THE SMALL-SCALE AMENDMENT OF THE CITY OF ALACHUA COMPREHENSIVE PLAN FUTURE LAND USE MAP; AMENDING THE FUTURE LAND USE MAP CLASSIFICATION OF A ± 1.35-ACRE SUBJECT PROPERTY FROM AGRICULTURE TO COMMUNITY COMMERCIAL; LOCATED NORTHWEST OF 164TH LANE AND NORTH OF NW US HIGHWAY 441; TAX PARCEL NUMBER 03046-004-000; 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, staff report, and any related application materials 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., one week prior to the date of hearing. 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 - February 12, 2026)

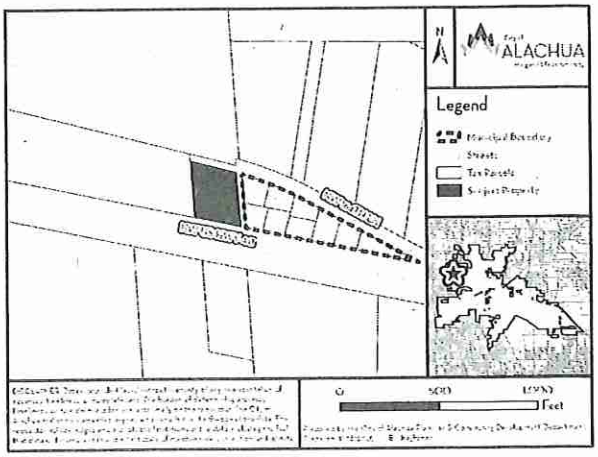
ALACHUA

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

Notice is hereby given that the City Commission of the City of Alachua will hold a public hearing on February 23, 2026 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 26-03

AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA, RELATING TO THE SITE-SPECIFIC AMENDMENT TO THE OFFICIAL ZONING ATLAS OF THE CITY OF ALACHUA; AMENDING THE OFFICIAL ZONING ATLAS FOR A ± 1.35-ACRE SUBJECT PROPERTY FROM AGRICULTURAL (A) TO COMMUNITY COMMERCIAL (CC); LOCATED NORTHWEST OF 164TH LANE AND NORTH OF NW US HIGHWAY 441; TAX PARCEL NUMBER 03046-004-000; 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, staff report, and any related application materials 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., one week prior to the date of hearing. 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 - February 12, 2026)

CITY O
LE
INVITA

The High Springs P
Justice Grant for I
Florida Departmen
City of High Sprin
qualified and exper
standard drones sp
operations.

The drones must
missions, includin
documentation, ta
fugitive apprehens

Proposals will be
proposal will be a
vendor list follov
Proposals for serv
requirements of Fl

Please review all
prior to submittin
found by visiting
com.

Electronic Bids n
centralbidding.con
bidding process, p

The Invitation to
or mailed to:
Bids must be subm
on March 2, 2026.

To be considered,
and three (3) copi
the Firm's or indiv
No. 2026-01 Dron
the Office of the

**LATE SUBM
AFOREMENTI
MAIL OR OTH
AND WILL BE
OF RECEIPT
RECEIVED IN
HALL—CITY
RESPONSIBILI
ASSURING TH**

Submissions wil
submission dead
in accordance wi
determined. City
reject any or all
or minor irregula
considered equal.

THE CITY O
OPPORTUNITY
PROVIDING HA

(Published:

City of ALACHUA
the good life community

MAILED
FEB 09 2026

RODOLFO VALLADARES
CITY MANAGER

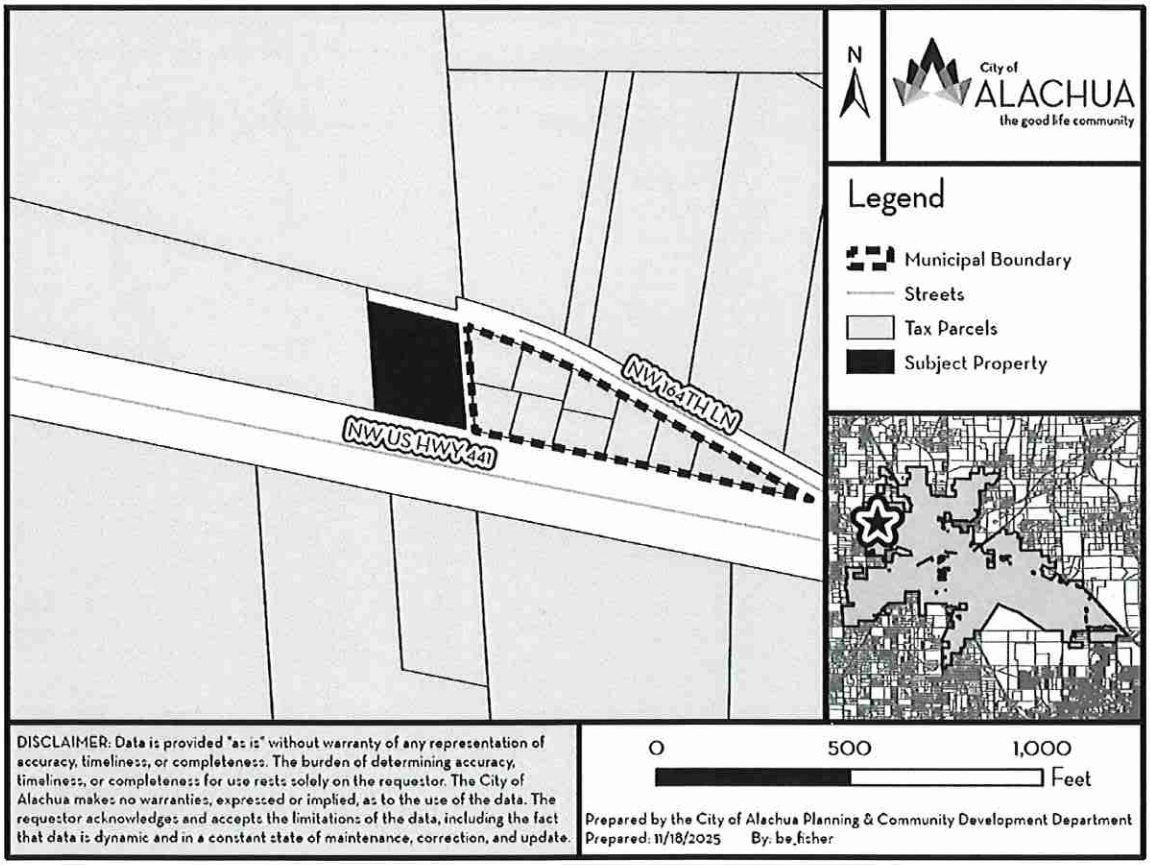
PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR BRYAN S. THOMAS, AICP

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

Notice is hereby given that the City Commission of the City of Alachua will hold a public hearing on February 23, 2026 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 26-03

AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA, RELATING TO THE SITE-SPECIFIC AMENDMENT TO THE OFFICIAL ZONING ATLAS OF THE CITY OF ALACHUA; AMENDING THE OFFICIAL ZONING ATLAS FOR A ± 1.35-ACRE SUBJECT PROPERTY FROM AGRICULTURAL (A) TO COMMUNITY COMMERCIAL (CC); LOCATED NORTHWEST OF 164TH LANE AND NORTH OF NW US HIGHWAY 441; TAX PARCEL NUMBER 03046-004-000; 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, staff report, and any related application materials 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., one week prior to the date of hearing. 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.

ALLEN & REED
420 NE 3RD ST
LAKE BUTLER, FL 32054

COX IV WILLIAM REID
10732 SW 34TH RD
GAINESVILLE, FL 32608

PULLIAM RUFUS L
18021 NW 164TH LN
ALACHUA, FL 32615

ECHEVERRY & GRAJALES W/H
16515 NW US 441
ALACHUA, FL 32615

MALLARD CONSTRUCTION & ELECTRIC LLC
9310 NW 188TH WAY
ALACHUA, FL 32615

BRYAN TAMMY D
5560 EMERALD RIDGE BLVD
LAKELAND, FL 33813

FLORIDA TIMBER CO
PO BOX 357133
GAINESVILLE, FL 32635

FLORIDA TIMBER CO
PO BOX 357133
GAINESVILLE, FL 32635

GONZALES ROSA LEE HEIRS
16806 NW 175TH TER
ALACHUA, FL 32615

JTFA LLC
C/O KIETH LERNER
14276 SW 4TH PL
NEWBERRY, FL 32669

QUEEN LOIS L
16503 NW US HWY 441
ALACHUA, FL 32615

JACK'S SMALL ENGINE REPAIR LLC
16530 NW US HIGHWAY 441
ALACHUA, FL 32615

PARKER JOY A TRUSTEE
PO BOX 357133
GAINESVILLE, FL 32635

MAILED
FEB 09 2026

PARKER JOY A TRUSTEE
PO BOX 357133
GAINESVILLE, FL 32635

FIRST COAST ROAD RANGERS LLC
11461 BOOTE BLVD
JACKSONVILLE, FL 32218

AYLA LLC
C/O KIETH LERNER
14276 SW 4TH PL
NEWBERRY, FL 32669

ROBINSON & ROBINSON
16527 NW US HIGHWAY 441
ALACHUA, FL 32615

FLORIDA TIMBER CO
PO BOX 357133
GAINESVILLE, FL 32635

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

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

Adam Hall, 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

AFFIDAVIT FOR POSTED LAND USE SIGN

I, Romy Garraud, POSTED THE LAND USE SIGN(S)
(Print Name)

ON 12/18/25 FOR THE PR25-0002 - Mallard, Zoning Map Amendment
(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)

Two (2)
(Number of signs)

CITY OF ALACHUA

NOTICE OF LAND USE DEVELOPMENT ACTION

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

PROJECT NAME: Mallard Construction & Electric **APPLICATION NO.:** PR25-0002

APPLICATION TYPE: Rezoning **CURRENT ZONING:** Agricultural (A)

NATURE/SCOPE OF PROPOSAL: Site-Specific Amendment to the Official Zoning Atlas (Rezoning) to amend the Official Zoning Atlas on ±1.35 acre subject property from Agricultural (A) to Community Commercial (CC)

DATE OF PUBLIC HEARING(S):

January 13, 2026 **AT** 6:00 **PM**

February 09, 2026 **AT** 6:00 **PM**

February 23, 2026 **AT** 6:00 **PM**

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

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

386-418-6121

planning@cityofalachua.com

ALL INTERESTED PARTIES MAY APPEAR AT THE PUBLIC HEARING(S) AND BE HEARD WITH RESPECT TO THE APPLICATION.COPIES OF THE APPLICATION, STAFF REPORT, AND RELATED MATERIALS ARE AVAILABLE FOR PUBLIC INSPECTION AT THE PLANNING & COMMUNITY DEVELOPMENT, 15100 NW 142ND TERRACE, ALACHUA, FLORIDA, ON ANY REGULAR BUSINESS DAY DURING NORMAL BUSINESS HOURS. WRITTEN COMMENTS MAY BE SENT TO: CITY OF ALACHUA, PLANNING & COMMUNITY DEVELOPMENT, P.O. BOX 9, ALACHUA FL 32616. NOTICE IS GIVEN PURSUANT TO SECTION 286.0105, FLORIDA STATUES, THAT, IN ORDER TO APPEAL ANY DECISION MADE AT THE PUBLIC HEARING(S), YOU WILL NEED A RECORD OF THE PROCEEDINGS, AND THAT, FOR SUCH PURPOSE, YOU MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS BASED. IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT, ANY PERSONS WITH A DISABILITY REQUIRING REASONABLE ACCOMMODATION IN ORDER TO PARTICIPATE IN THIS MEETING SHOULD CALL THE CITY CLERK AT (386) 418-6100 x 1501 AT LEAST 48 HOURS PRIOR TO THE PUBLIC HEARING(S).


PSSC25-0002/PR25-0002 Mallard
Small-Scale Future Land Use Map Amendment/Site-Specific Zoning Map Amendment
Legend
Post Signs
NW 164 Ln
PSSC25-0002/PR25-0002
Post Signs
PSSC25-0002/PR25-0002
Post Signs
20
N
Google Earth
200 ft

ORDINANCE 26-03

AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA, RELATING TO THE SITE-SPECIFIC AMENDMENT TO THE OFFICIAL ZONING ATLAS OF THE CITY OF ALACHUA; AMENDING THE OFFICIAL ZONING ATLAS FOR A ± 1.35-ACRE SUBJECT PROPERTY FROM AGRICULTURAL (A) TO COMMUNITY COMMERCIAL (CC); LOCATED NORTHWEST OF 164TH LANE AND NORTH OF NW US HIGHWAY 441; TAX PARCEL NUMBER 03046-004-000; REPEALING ALL ORDINANCES IN CONFLICT; PROVIDING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

RECITALS

WHEREAS, an application for a Site-Specific Amendment to the Official Zoning Atlas ("Amendment"), as described below, has been filed with the City; and,

WHEREAS, a duly advertised quasi-judicial public hearing was conducted on the proposed Amendment on January 13, 2026, by the Planning and Zoning Board, sitting as the Local Planning Agency ("LPA"), and the LPA reviewed and considered all comments received during the public hearing concerning the application and made its recommendation to the City Commission; and,

WHEREAS, the City Commission held a duly advertised public hearings on February 9, 2026 and February 23, 2026 on the proposed Amendment and provided for and received public participation; 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 herein as findings of fact, that the 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 PEOPLE 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 Amendment is consistent with the City of Alachua Comprehensive Plan and 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) to Community Commercial (CC) on a ± 1.35-acre subject property, consisting of Tax Parcel Number 03046-004-000, in accordance with the legal description found in Exhibit "A" and map found in Exhibit "B" attached hereto.

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

Section 5. Severability

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

Section 6. Effective Date

This ordinance shall take effect immediately after its passage and adoption. The effective date of this amendment shall be concurrent with the effective date of Ordinance 26-02. No development orders, development permit, or land uses dependent on this amendment may be issued or commenced before this amendment has become effective.

PASSED on first reading the 9th day of February, 2026.

PASSED and ADOPTED, in regular session, with a quorum present and voting, by the City Commission, upon second and final reading this 23 day of February, 2026.

CITY COMMISSION OF THE CITY OF ALACHUA, FLORIDA

Walter Welch, Mayor

SEAL

ATTEST:

Rodolfo Valladares, City Manager/Clerk

APPROVED AS TO FORM

Scott Walker, City Attorney

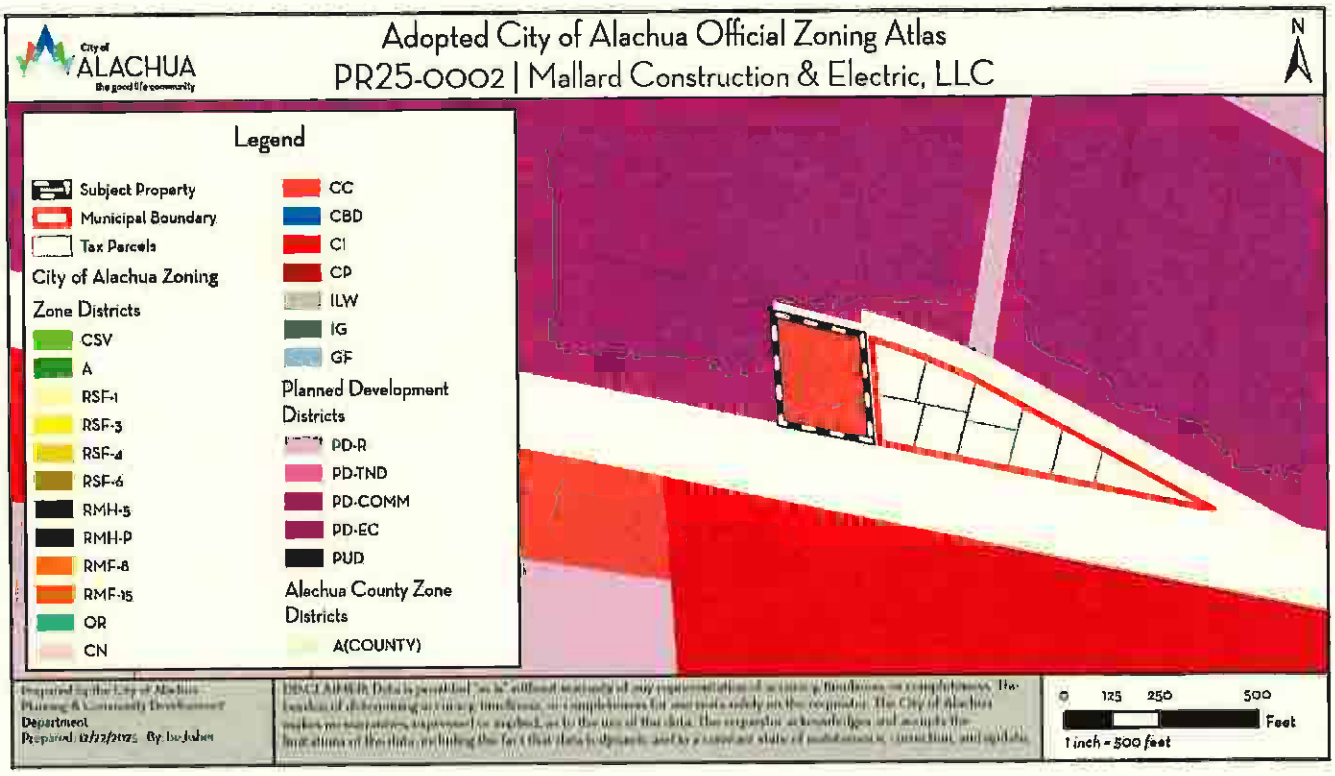
EXHIBIT "A"

LEGAL DESCRIPTION:

Tax Parcel 03046-004-000 Legal Description:

COMMENCE AT THE SOUTHWEST CORNER OF LOT 7 OF OAKMONT ESTATES, A SUBDIVISION AS PER PLAT RECORDED IN PLAT BOOK "E", PAGE 64 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA FOR THE POINT OF REFERENCE AND RUN WESTERLY, ALONG THE NORTH RIGHT OF WAY LINE OF STATE ROAD NO'S. 20 AND 25 (200 FEET RIGHT OF WAY) ALSO KNOWN AS U.S. HIGHWAY NO. 441, A DISTANCE OF 20 FEET MORE OR LESS TO THE INTERSECTION OF SAID NORTH RIGHT OF WAY LINE WITH THE WESTERLY LINE OF A STATE ROAD DEPARTMENT DRAINAGE RIGHT OF WAY AND THE TRUE POINT OF BEGINNING; THENCE CONTINUE WESTERLY, ALONG SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 210.00 FEET; THENCE RUN NORTHWESTERLY, PARALLEL WITH THE AFOREMENTIONED WESTERLY RIGHT OF WAY LINE OF THE STATE ROAD DEPARTMENT DRAINAGE RIGHT OF WAY, A DISTANCE OF 286 FEET MORE OR LESS TO THE SOUTH RIGHT OF WAY LINE OF OLD STATE ROAD NO'S. 20 AND 25; THENCE RUN EASTERLY, ALONG SAID SOUTH RIGHT OF WAY LINE, A DISTANCE OF 210 FEET MORE OR LESS TO THE INTERSECTION OF SAID SOUTH RIGHT OF WAY LINE WITH THE AFOREMENTIONED WESTERLY LINE OF STATE ROAD DEPARTMENT DRAINAGE RIGHT OF WAY; THENCE RUN SOUTHEASTERLY, ALONG SAID WESTERLY LINE, A DISTANCE OF 270 FEET MORE OR LESS TO THE TRUE POINT OF BEGINNING.

EXHIBIT "B"


Adopted City of Alachua Official Zoning Atlas
PR25-0002 | Mallard Construction & Electric, LLC
N
Legend
Subject Property
Municipal Boundary
Tax Parcels
City of Alachua Zoning
Zone Districts
CSV
A
RSF-1
RSF-3
RSF-4
RSF-6
RMH-5
RMH-P
RMF-8
RMF-15
OR
CN
CC
CBD
CI
CP
ILW
IG
GF
Planned Development Districts
PD-R
PD-TND
PD-COMM
PD-EC
PUD
Alachua County Zone Districts
A(COUNTY)
0 125 250 500
Feet
1 inch = 500 feet

Commission Agenda
Item

MEETING DATE: February 23, 2026
SUBJECT: Resolution 26-03: Amendments to the City Purchasing and Sales Policy and Regulations
PREPARED BY: Robert Bonetti
RECOMMENDED ACTION:
Adopt Resolution 26-03

Summary

The "Purchasing and Sales Policy and Regulations" was adopted by the City Commission on March 10, 2014. The Policy has since been amended three (3) previous times.

Section 4.03 (i) of the City Charter provides that "All purchases and sales shall conform to such regulations as the City Commission may from time to time prescribe."

Staff is bringing forth the revisions at this time, to provide for further clarity, conformity, and efficiency.

Proposed changes are:

1. Section 1.01(E) – provides for change order exception as per Section 6.09(D).
2. Section 1.03(A)(6) - provides for correction of prior auto numbering issue and splitting of paragraph. It includes the re-numbering of paragraphs that follow.
3. Section 6.09(D) – specifically clarifies and states that change orders shall conform to the same City Manager threshold outlined in Section 1.01(G)(4).

FINANCIAL IMPACT

ADDITIONAL FINANCIAL INFORMATION

COMMISSION GOALS

ATTACHMENTS

1. Resolution 26-03
2. Resolution 26-03 Exhibit A
3. Resolution 26-03 Presentation
4. RES 26-03

RESOLUTION 26-03

A RESOLUTION OF THE CITY OF ALACHUA, FLORIDA, PURSUANT TO CITY CHARTER SECTION 4.03, ADOPTING AMENDMENTS TO THE CITY PURCHASING AND SALES POLICY AND REGULATIONS; ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, City of Alachua Charter Section 4.03 (i) provides that "All purchases and sales shall conform to such regulations as the City Commission may from time to time prescribe"; and,

WHEREAS, the City Commission, on March 10, 2014, by Resolution 14-10, amended the "Purchasing and Sales Policy and Regulations" pursuant to and consistent with the authority and requirements of Charter Section 4.03 (i); and,

WHEREAS, the City Commission, on November 9, 2015, by Resolution 16-02, amended the "Purchasing and Sales Policy and Regulations" pursuant to and consistent with the authority and requirements of Charter Section 4.03 (i); and,

WHEREAS, the City Commission, on January 24, 2022, by Resolution 22-08, amended the "Purchasing and Sales Policy and Regulations" pursuant to and consistent with the authority and requirements of Charter Section 4.03 (i); and,

WHEREAS, the City Commission finds the proposed amendments to the "Purchasing and Sales Policy and Regulations" being presented enhance the purchasing and sales regulations as required by the City Charter;

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

1. The presented amendments to the "Purchasing and Sales Policy and Regulations" outlined in Exhibit A are hereby adopted.
2. Any and all policies, procedures or regulations previously adopted by the City Commission that are in conflict with the here adopted amendments to the "Purchasing and Sales Policy and Regulations" are, upon the effective date of adoption of this Resolution, rescinded and replaced.
3. This resolution shall take effect immediately upon its adoption.

DULY ADOPTED, in regular session, this 23rd day of February, 2026.

CITY COMMISSION OF THE
CITY OF ALACHUA, FLORIDA

_____
Walter Welch, Mayor

ATTEST:

Rodolfo Valladares, City Manager/Clerk

PURCHASING AND SALES POLICY AND REGULATIONS



City of ALACHUA
the good life community

P.O. Box 9, Alachua, Florida 32616
Phone: 386-418-6100
cityofalachua.com

FOREWORD

The purpose of this Purchasing and Sales Policies and Regulations (PSPR) Manual is to provide all departments with the policies and regulations adopted by the Alachua City Commission for the procurement of goods and services and the purchase and sale of real and personal property. The policy of the City Commission and directives contained in these regulations are designed to maximize the value of public funds and guarantee a transparent and uniform system based on quality, efficiency, fairness and integrity.

The terms purchasing and procurement are used interchangeably in this PSPR Manual and both defined as the studied and established process by which the city acquires goods, services and interests in real and personal property. Sale is defined as the disposing of city interests in real or personal property. Both functions are a part of the overall business of the city.

The voters of Florida in 1976 approved Article II, Section 8 of the Florida Constitution entitled "Ethics in Government". The Florida Legislature then enacted 112, Part III, of Florida Statutes (hereafter F.S.) entitled "Code of Ethics for Public Officers and Employees" that authorized and created the Commission on Ethics. The City of Alachua has since adopted and codified, as Secs. 2-65 through 2-100 of its Code of Ordinances, the Code of Ethical Standards specifically tailored to the conduct of city affairs.

The regulations set forth in this PSPR Manual are to be read and applied in a manner consistent with the ethical standards cited, applicable Florida law and the overall best interests of the public.

Sec. 4.03 of the City Charter provides that the City Manager is purchasing agent for the City and that all purchases and sales conform to such regulations as the City Commission may from time to time prescribe. This PSPR Manual is adopted by the City Commission to meet the requirements of the Charter and to inform the public and all those involved in carrying out the business of the City of the regulations in place. The City Commission reserves the right to amend, revise or replace these regulations from time to time and to waive any requirement or process herein as the Commission deems appropriate.

The City Manager, as set forth in Sec. 4.03 of the City Charter, is responsible for the proper administration of the affairs of the city and specifically designated as city purchasing agent. The Purchasing Division will function at the direction of the City Manager or designee pursuant to the City Charter and this PSPR Manual as it may from to time to time be amended.

OBJECTIVES

- Deal fairly and equitably with all seeking to do business with the City of Alachua.
- Provide transparent, fair and efficient procurement services.
- Adhere to all laws, regulations and procedures related to procurement and disposition of city property.
- Maximize competition for all procurements of the city.
- Purchase goods, services and property from capable vendors meeting city requirements at the best value, if not lowest price, consistent with quality performance and delivery requirements.

TABLE OF CONTENTS

Section 1: General Guidelines .....Page 1

Section 2: Purchasing Division .....Page 10

Section 3: Contracts.....Page 12

Section 4: Obtaining Quotes .....Page 20

Section 5 Purchasing Requisitions.....Page 21

Section 6: Purchase Orders, Blanket Purchase Orders and Change Orders..... Page 23

Section 7: Emergency and Sole Source Purchases.....Page 27

Section 8: Request for Information (RFI) .....Page 30

Section 9: Request for Proposal (RFP).....Page 31

Section 10: Request for Bid (RFB) .....Page 34

Section 11: Invitation to Negotiate (ITN) .....Page 38

Section 12: Procurement of Design Build Services .....Page 39

Section 13: Consultants Competitive Negotiation Act (CCNA) .....Page 44

Section 14: Professional Services – Financial Auditor .....Page 48

Section 15: Bonds, Bids, Security and Insurance .....Page 51

Section 16: Owner Direct Purchases (ODP).....Page 53

Section 17: Surplus Real and Personal Property.....Page 55

Section 18: Real Property Acquisitions .....Page 57

Section 19: Protest Procedures.....Page 58

1.01 General Guidelines

A. General Application

1. It is important to note the expenditures authorized by the city are appropriated during the annual budget process. The budget for each fiscal year, October 1 through September 30, is established in the prior year after three or four public noticed and held Budget Workshops followed by two public noticed and held City Commission meetings to consider the budget adoption resolution. The public is notified of all public and open meetings and encouraged to participate in the budget making process. The policies and regulations published in this PSPR Manual establish the process of checks and balances to assure previously approved, allocated and appropriated funds are spent in accordance with the budget that was established and adopted in open public meetings. The City Manager and staff are charged with the responsibility to use funds only as authorized by the City Commission and as set forth in the budget.

2. Certain State Statutes preempt, apply to and regulate specifc procurement practices set forth in this PSPR Manual. The specific statutes are referenced throughout the manual, incorporated in the policies and regulations and are here identified and briefly summarized for convenient and quick reference.

   a. Sec. 180.24, Fla. Stat. – Contracts for [utility] construction; contract, bonding and procurement advertising requirements for utility projects.

   b. Sec. 255.05, Fla. Stat. – Payment and Performance Bond requirements for the construction of public projects; labor and supplier claimants must pursue action against the payment bond and not the city.

   c. Sec. 255.025 (2), Fla. Stat. – Advertising and other notice requirements for competitive solicitations and other requirements concerning city construction and publicworks projects. Specific cost thresholds determine if the statute section applies, the thresholds and other provisions are subject to change by action of the legislature (as in the case with all statutes).

   d. Sec. 255.20, Fla. Stat. – Local bids and contracts for public construction works; specification of state-procured lumber [requires competitive procurement for public building, structures or other public construction projects or electric work exceeding certain thresholds].

   e. Sec. 287.055, Fla. Stat. – [Consultants' Competitive Negotiation Act] Acquisition of professional architectural, engineering, landscape architectural, or surveying and mapping services; definitions; procedures; contingent fees prohibited; penalties. Statute applies only to the names professional services and is triggered by cost thresholds (check with the Purchashing Division about scope of work descriptions and breakdown by tasks).

3. The terms and provisions of this PSPR Manual shall be deemed to be a part of the terms and conditions of each procurement, purchase order (PO), contract or other business transaction between the City of Alachua and another party except as

expressly provided herein or by written exception to one or more of the requirements provided for in this PSPR Manual with respect to a particular procurement, purchase order or contract.

4. All city departments are required to follow the provisions and policy of this PSPR Manual unless otherwise governed by specific action of the City Commission or by the City Manager as to matters of administration (paragraph 6) or in an emergency (paragraph 7).

5. These general guidelines and all other expressions set forth in this PSPR Manual apply to all relationships and contacts with the public by city staff and vendors, and, between vendors and city staff in any matter or work doing the business of or with the city.

   a. City Staff Responsibility

      (1) City staff shall treat the public, each other, vendors and all other persons with courtesy and respect.

      (2) All are responsible for complying with City Personnel, Safety and Wellness Procedures.

   b. Vendor Responsibility

      (1) All vendors, employees, agents and representatives shall treat the public, city staff, other vendors and all other persons with courtesy and respect.

      (2) All must adhere to Safety Standards and practices required by law, contract and the standards of the relevant industry.

   c. Summary

      (1) In essence, it is required that all persons employed by or doing business with the city treat the public, each other and all other persons with courtesy and respect.

      (2) Proper conduct entails practicing good personal hygiene, working safely and includes the wearing of clean and orderly clothing taking into account common sense and working conditions.

6. The City Manager is authorized, pursuant Section 4.03 of the Charter and by the adoption of this PSPR Manual by the City Commission, to alter or replace ministerial practices set forth in this PSPR Manual in order to incorporate innovations in information technology (I.T.), accomplish administrative efficiency or for any other ministerial purpose that accomplishes the policy, commitment to ethics in government and serves the best interest of the public. The reasons for such administrative changes shall be presented within 120 days of implementation to the City Commission as a request for amendment of this PSPR Manual. The 120 day “trial period” is to allow time to evaluate any change and refine language to create a smoothly evolving administrative process for carrying out City Commission policy.

7. The City Manager may waive any requirement set forth in this PSPR Manual in the event of an emergency, necessity or other exigent circumstances. The reasons for such

waiver shall be documented in writing and presented, along with such supporting data as necessary, to the City Commission as soon as time reasonably allows.

8. There shall be no manipulation or separation of items to be purchased in order to avoid a more competitive procurement threshold. The intent of this provision is not only to maintain the integrity of the competitive process but to clearly report and reveal the quantity and cost of product, property or service involved in each transaction.

9. The comments set forth in this PSPR Manual are not intended to represent legal advice or legal interpretations of the law or procedure. The effort here is to set forth a usable set of regulations to guide the City Manager and staff in carrying out the policy of the City Commission.

B. Delegation of Authority

1. Any act authorized by this PSPR Manual or by the City Manager to be carried out by a named employee or then occupant of a specified position may be carried out by the designee of such named employee or occupant of the specified position.

C. Written Contract

1. As described and provided for in Section 3 will be entered into between the city and all vendors.

a. A PO is a contract but does not meet the requirements of this provision unless approved by the Purchasing Division.

b. Exceptions

(1) Category I (see G.1. below) purchases unless the Department Director determines there is an exposure to city liability beyond the amount of the purchase.

(2) Purchases on an established account or with a credit card.

(3) Invoices and scheduled payments pursuant to an existing contract and/or issued PO.

D. Real Property

1. The ownership of real property is a matter solely within the discretion and authority of the City Commission. No parcel of real property may be acquired, encumbered or transferred without City Commission approval. However, the City Manager is authorized to and may delegate responsibility for accepting the property of others, such as public utility easements, as are necessary in the normal course of municipal business. The City Manager is also authorized to initiate or entertain discussions and negotiations with other parties concerning the sale or purchase of real property interests as long as all parties are aware any proposal must be presented to and approved by the City Commission.

E. Contracts and Change Orders

1. Category V request (see G. 5. below) require approval of the City Commission. Contracts submitted to the City Commission for approval shall not include a provision providing for prior authorization of change orders calculated as a percentage of the original contract price or other method~~.~~, except as provided by Section 6.09(D). This PSPR Manual sets forth the process, procedures and levels of authority for all city procurement and disposition of personal and real property. Contracts and Change Orders shall be governed accordingly.

F. City Attorney Review

1. The review and approval of any agreement or action by the City Attorney is legal advice directed only to the City Commission individually in the performance of the official duties of each member, collectively as the governing body of the City of Alachua. Such advice is not for the benefit of nor shall it be relied upon by any other party.

G. Requirements by Category

1. **CATEGORY I - Purchases less than $2,500:**

   May be approved by the Department Director. Prior to the purchase, the Department Director must verify funds are available within the respective budget line. The Department Director is responsible for signing the receipt/invoice, supplying the G/L account number and returning the receipt/invoice to Accounts Payable. No requisition or respective purchase order is required.

2. **CATEGORY II - Purchases of $2,500 but not greater than $15,000:**

   Must be accompanied by two (2) quotes which may be either oral or written, oral quotes must be documented and included with requisitions. A requisition and corresponding purchase order are required.

3. **CATEGORY III - Purchases greater than $15,000 but not greater than $25,000:**

   Must have a minimum of three (3) written quotes. A requisition and corresponding purchase order are required. *Each procurement must be included in a written monthly report to City Commission.*

4. **CATEGORY IV - Purchases greater than $25,000 but not greater than $100,000:**

   Must have a minimum of three (3) written quotes and must be approved by the City Manager. A requisition and corresponding purchase order are required. *Each procurement must be included in a written monthly report to City Commission*

5. **CATEGORY V - Purchases greater than $100,000:**

   Must be awarded on the basis of sealed competitive bidding unless exempt from bidding requirements and be approved by the City Commission. A requisition and corresponding purchase order are required.

6. **CATEGORY VI – Inventory:**

   A requisition and corresponding purchase order are required for all inventory items regardless of cost.

7. **CATEGORY VII - Credit Card Programs:**

   a. Individually Assigned Purchasing Card Program (P. Card)

      (1) The City Manager shall have the authority to implement a P. Card Program with adequate guidelines and controls whereby a credit card is issued/assigned to individual employees selected and approved by the City Manager for use in making authorized and proper city purchases. The City Manager shall establish, and may modify from time to time, procedures and guidelines for the use of the P. Cards as are in the best interests of the public. The Purchasing and Sales Policy and Regulations adopted by the City Commission shall control in the event of a conflict with the P. Card Program Procedures.

H. Adaptation of Category Requirements

1. There are situations where no responses, or less than those called for in G. above, are received by City to advertised or otherwise sought solicitations for competitive quotes, bids or proposals. The following general guidelines are established for application in such circumstances so that the business of the city moves forward in an efficient and timely manner.

   a. Category V (See Section 1.01 G.)

      (1) No responses received by City

         (a) The City Manager may, when no Bids or Proposals are offered the City after an advertised solicitation process including but not limited to when no bids are offered after the completion of the RFB process, no proposals are received after the RFP process, no proposals are received after the RFQ process or no proposals are received after the RFI process, designate a city staff member or members to identify one or more responsible and qualified vendor(s) of the products or services required and to negotiate an agreement(s) with that (those) person(s) or entity(ies) on the best terms and conditions reasonably achievable in the then existing market conditions.

      (2) One or More Responses Received

         (a) Should the advertised solicitation for competitive proposals yield one or more proposals, an award may be made, as long as all other requirements of this PSPR Manual are being met.

      (3) Should all responses exceed the funds available to the city to complete any project, as determined within the complete discretion of the city, the city shall have the discretion to negotiate with the lowest responsive and responsible bidder, employing value engineering, reduction in scope of work or any other method employed in a like set of circumstances, to reconcile the scope of work,

price and funds available to achieve a contract with the lowest qualified bidder to perform the public work achievable under the circumstances then existing.

b. All Categories, Less V and VII

(1) Quotes or Proposals less than requirements

(a) The name and contact person of vendors that declined to offer a quote or proposal sought by the City must be documented when the number of responses called for in Section 1.01 G. is not received. When the number declining, together with the proposal(s) received, at least equals the total number of proposals required, an award may be granted. No such documentation is required if the required number is received.

c. Negotiation of Price, Terms and Conditions is always encouraged in establishing the final award.

2. The City always reserves the right to cancel all solicitations, proposals and cancel or renew any procurement or sale process

I. Blackout Periods

1. This PSPR Manual provides for Blackout Periods where there is to be no contact between city representatives and vendors or potential vendors. There also is to be no collusion among vendors or with members of city staff that in any way does or gives the appearance of impropriety. The city here makes it clear to all concerned that any evidence or reasonable appearance of such impropriety in any financial dealing with the City of Alachua will result in appropriate action by the city to protect the integrity of city business and public funds. **Blackout Periods** are further described and defined as:

a. Communication, direct or indirect, oral, written, electronic or by any other means, from a bidder/offeror or prospective bidder/offeror regarding the subject matter or the specifications of any advertised with any city employee,
elected official, selection committee member or representative of the City, from the issuance of the specifications until the city makes the award is prohibited. Prohibited communication as described can be grounds for disqualification of any bidder for current, existing or future awards. Such improper conduct also can form the basis for legal action against any bidder for recovery by the city of damages resulting from such improper conduct. Exceptions to the foregoing rule are: (1) Oral presentations to a selection committee made at the written request of the city; (2) Written requests for interpretation of work or specifications concerning a specific city solicitation. Such requests must be made as directed and within the time constraints set forth in each specific solicitation. (3) Communication **during** a Pre-Bid Conference.

b. The city will respond to each request within the time frame set forth in each solicitation by publishing such request and response on the city website so as to make all such communications available to all bidders/offerors. It is the responsibility of all interested parties to monitor the city website throughout the entire process. The blackout does not prohibit contact with city staff when the vendor is doing business with the city on another contract or where the vendor meets with staff with regard to matters unrelated to the contract or solicitation at

issue. No communication prohibited by this section shall occur during such unrelated contact.

c. The solicitation or bid will be deemed to be issued within the meaning of this provision at the earliest date and time of its posting, advertising or electronic

publication on the city website. The manner of issuance is at the discretion of the Purchasing Division and as prescribed by law.

d. The provisions concerning the blackout period and procedures shall be deemed incorporated in the other sections of the PSPR Manual related to all other competitive methods of procurement and sale.

J. Minority, Small and Local Business Utilization

1. It has been and continues to be the policy of the City of Alachua, as set forth throughout this PSPR Manual, that active and continuing efforts are made to bring about the participation of diverse and all inclusive vendors and enterprises in doing the business of the city. The Purchasing Division shall, through such resources as the State of Florida Office of Supplier Diversity, identify businesses meeting the definition of a small/minority business as described in 288.703, F.S. and take reasonable steps to encourage such businesses to compete and participate in the business of the city.

2. Local businesses are a critical part of the Alachua community by paying local taxes, providing jobs for our citizens, supplying necessary products and services and contributing in many other ways. The Purchasing Division shall actively encourage the participation of local business in the competition for city business.

1.02 Community Redevelopment Agency(ies) and all other Boards or Committees

A. Any Community Redevelopment Agency (CRA) established by the city pursuant to Florida law shall follow the policy, regulations and procedures set forth in this PSPR Manual.

B. All Boards or Committees created by the City Commission or by the City Charter shall follow the policy, regulations and procedures set forth in this PSPR Manual.

1.03 Exclusions

A. The following purchases are excluded from competitive requirements.

1. Agreements between the City Commission and non-profit organizations or governmental entities including the procurement, transfer, sale or exchange of property, goods and/or services.

2. Any properly assessed charges for permits, fees or other costs required to be paid by the city to any governmental agency including those required internally by the city.

3. Debt recovery service, debt payments; postage; utility and communication services including telephone and internet service providers; and costs of job-related travel, seminars, tuition, registration and training.

4. Insurance or City funded claim settlements or payments.

5. Purchase Power Agreements.

6. Dues and memberships in trade or professional organizations; subscriptions for periodicals and software applications; advertisements; used equipment including vehicles; abstracts of title, ownership and encumbrance reports, title insurance and other real property acquisition or sale transaction costs or expenses; copyrighted materials; patented materials; art and artistic services including graphic design, entertainment performances and advertising (video and other production material); employment agreements; medical services; legal services including paraprofessional compensation; and service required by proprietary ownership such as CSX Railroad carrier and fees.

~~7. materials; patented materials; art and artistic services including graphic design, entertainment performances and advertising (video and other production material); employment agreements; medical services; legal services including paraprofessional compensation; and service required by proprietary ownership such as CSX Railroad carrier and fees.~~

7. Purchase of construction materials included in the scope of an awarded construction contract.

8. Annual software maintenance agreements less than $25,000 per year.

9. Purchases in accordance with State of Florida or Federal GSA Contracts as well as contracts awarded by any local, state, or national government agency cooperative purchasing organization or purchasing association.

10. State of Florida and federal GSA Contracts do not require further documentation or reference.

11. Any purchase pursuant to a contract with another government agency, municipality, a county or cooperative purchasing organization or association requires full documentation that the contract was competitively bid. It shall be the responsibility of the Purchasing Division to verify and maintain current documentation as described.

1.04 Forms

A. All Forms referred to by Title in this PSPR Manual shall be 8.5 x 11 format as designed and modified by the Purchasing Division and approved by the City Manager or designee from time to time. The adopted designation and effective date shall be included on the bottom left corner of each form and the page number on the bottom right corner of each form. All forms shall be designed and function to meet the purpose set forth in the section where each is described and identified. The forms shall be published on the website by the Purchasing Division.

1.05 Open Meeting and Public Records Compliance

A. The following is an outline of the process to be followed in complying with the requirements of this PSPR Manual to insure uniformity and compliance with the laws guaranteeing open meetings (Sunshine Law) and access to public records.

B. The City Clerk and, specifically, the Office of the Deputy City Clerk, is responsible for:

1. Publishing and posting all required public notices.

2. Maintaining the records (file) of public meetings held as identified in this PSPR Manual.

    a. Making a recording of each and generating minutes.

    b. Maintaining a separate official record file of each solicitation (the user department and all other departments may retain copies or records in accordance with the law and city procedures).

3. Remaining the source for information and direction concerning public meeting and public records questions. All outside inquires or requests shall be so directed.

4. Receiving and processing all public records requests.

2.01 Mission

A. The mission of the Purchasing Division is to procure quality property, goods and services at the lowest possible cost consistent with the quality needed to provide the very best service to the public while assuring fair and equal opportunity to all qualified vendors. Further, to oversee the fair and efficient sale/disposal of surplus city property.

2.02 General Statement

A. The Purchasing Division shall be responsible for the implementation and administration of the Policy and Regulations set forth in this PSPR Manual.

B. All changes to this PSPR Manual require approval of the City Commission as set forth herein. This PSPR Manual supersedes all previously adopted policies, regulations and ordinances.

2.03 Purpose

A. Coordinate the centralized system established in this PSPR Manual;

B. Promote public confidence in the integrity and transparency of the procedures followed to procure goods and services and in the disposition of city property;

C. Ensure fair and equitable treatment of all who participate;

D. Maximize economy and quality in purchasing.

2.04 Function

A. Develop purchasing objectives, policies, programs and procedures for the acquisition of materials, equipment, supplies and services.

B. Ensure all purchases are made according to federal law, Florida law and this PSPR Manual.

C. Coordinate, standardize and supervise purchasing procedures for all departments.

D. Initiate reports necessary for analysis of overall performance.

E. Assemble specifications in cooperation with departments to subsequently be included in all Requests for Information (RFI), Requests for Bid (RFB), Invitation to Negotiate (ITN), Requests for Proposal (RFP) and/or Requests for Qualifications (RFQ).

F. Establish and coordinate the administrative and support process necessary to accomplish the goals and policy set forth in this PSPR Manual.

G. Provide contract administration when directed by the City Manager or designee.

H. Promote good will between the City of Alachua and its vendors. Encourage full and open competition wherever possible. Assure fair and equitable business dealings with all vendors.

I. Gather knowledge of current developments in the field of purchasing, including but not limited to, prices, market conditions and new products. Secure for the city the benefits of research conducted in the field of purchasing by other governmental jurisdictions, national technical societies, trade associations and private businesses and organizations.

J. Oversee the sale of surplus city personal property and coordinate with the City Land Rights Coordinator the purchase and sale of real property rights.

2.05 Responsibilities

A. Deal fairly and equitably with all seeking to do business with the City of Alachua.

B. Provide transparent, fair and efficient procurement services.

C. Adhere to all laws, regulations and procedures related to city procurement and disposition of city property.

D. Maximize competition for all procurements of the city.

E. Maximize savings and return through innovative buying.

F. Purchase goods, services and property from capable vendors meeting city requirements at the best value, if not lowest price, consistent with quality performance and delivery requirements.

G. The city, as trustee of public funds, finds that it is inconsistent with its fiduciary responsibility and that a conflict of interest exists for it to engage in business activity with any person, as defined by Chapter 1, Section 1.01 (3) of Florida Statutes, individually or through another person, as so identified in Chapter 1 of the statute, that is indebted to the city and such debt remains or such person otherwise has a history of being in arrears in payment of debt to the city. The city shall not engage in city business activity with such persons and that person or persons shall be deemed not a responsible vendor unless and until all debt is satisfied and the City Commission, in its discretions, finds the person to be a responsible vendor or party.

3.01 Purpose

A. This section is included in the PSPR Manual to help bring about a uniform understanding of the process of contract management, better coordination of the efforts of staff and result in the most efficient and evolving process of continuously working to do the best job of doing the business of the public.

B. Contract administration begins when it is determined a contract is necessary. Aspects of contract administration include negotiation between the parties, preparation of all written documents, review and comment by various departments, proper approval and execution, distribution, filing and monitoring from the notice to proceed to final closeout.

C. A contract can be oral or written. Oral agreements are not a part of the city business format because they are, despite common understanding, too complicated. Oral agreements are subject to the memory and understanding of persons involved in the negotiations, and, the availability of both. Written contracts contain agreed upon language and, in almost all cases, are interpreted by the courts based only in that language. The availability and good memory of those "agreeing" to a contract are not issues in the interpretation of a written contract.

D. The business of the city shall be conducted by written contract. A written contract can be in the form of a document prepared for a specific transaction, a written purchase order, work order or a charge on an established account. All named examples are based in written agreements (contracts). Purchases funded by petty cash are a rare exception but represent small dollar amounts.

E. Contracts that are in conflict with the federal or state constitution, applicable law or otherwise violate public policy are most often found invalid and unenforceable.

3.02 Contract Development

A. Contract Preparation

1. Offered by Vendor.

2. Prepared by Compliance and Risk Management Department.

3. Prepared by City Attorney.

B. Contract Content

1. Specific details include but are not limited to;

a. Type of product or service to be provided,

b. Method of payment, schedule,

c. Contract term,

d. Termination clause,

e. Change order statement,

f. Time schedule of project,

g. Remedies,

h. Public Records,

i. Right of audit,

j. Governing law (Florida),

k. Venue (Alachua County),

l. Successor and assignee provisions,

m. Insurance statement and certificate of insurance requirements,

n. Performance or other applicable bonds,

o. Entire agreement statement,

p. Signature authority,

q. A scope of work statement according to various phases or tasks, if any, and the time restriction of each phase,

r. Owner direct purchase option as appropriate.

2. Topics and Clauses

a. City will not normally indemnify a private party, but the vendor must indemnify and hold harmless the city for loss it causes (either directly or through an agent, subcontractor or employee) caused by a product or service supplied by or on behalf of the vendor by any negligence, breach of agreement or wrongdoing.

b. City will not waive sovereign immunity and shall reserve the limits of liability under Section 768.28, F.S., notwithstanding any implied or express term elsewhere in the contract or any other document furnished by the vendor.

c. The contract will clearly set out that the product or service will be fit for all purposes intended and that the quality of the product or service will be consistent with applicable commercial standards.

d. No implied or express limitation of warranty shall be included.

e. Clearly stated and precise product and service performance standards will be included. Product specifications and literature supplied by the vendor may be

attached and incorporated as an exhibit to establish the required performance standards.

f. **Sample – Time is of the essence -** "The parties agree that time is of the essence in the completion of this contract and the delivery of goods and services pursuant to the agreement. The deadline for completion of delivery or furnishing of services pursuant to this agreement is _____ ***(insert date)***. Unless the contractor/vendor obtains a change order that extends this deadline, this deadline is a mandatory provision. A change order extending the deadline will not be granted unless the need for an extension of time is for reasons outside of and beyond the reasonable control of the contractor/vendor. Examples of good cause shall include labor shortage, pervasive shortage of materials and supplies necessary for the engagement, acts of terrorism or war, and/or extremely unusual and severe weather that disrupts the ability to perform the work or deliver the services required. Unless the time is extended, there shall be liquidated damages for failure to comply as set out hereinafter. The parties agree that in the event there is a default in completing this contract by the required deadline, that the city will suffer damages, and that the amount of such damages cannot be determined at this time with reasonable certainty. Therefore, the parties agree that liquidated damages of $_____ ***(insert daily liquidated damage rate)*** for each day beyond the scheduled completion date shall be assessed against the contractor/vendor and shall be due from the contractor/vendor for failure to achieve the required completion deadline. The parties agree that this amount of liquidated damages is not a penalty and is a reasonable and close approximation of the actual damages that would be suffered by the city for failure to achieve the contract deadline."

g. **Sample – Most favored nation** - "The contractor/vendor shall amend the contract or the terms and conditions of the purchase agreement to provide the city with any and all contract terms or provisions, including price, where such amended terms are required in order to insure that the city is receiving the most advantageous terms and prices for contractor/vendor goods and services that contractor/vendor extends to any other client or customer. This is a most favored nation clause as that term is understood generally in a commercial context, and it is the intention of the parties that the city shall have, by amendment of the terms hereof, as necessary, terms and conditions that are as favorable as those extended to any other customer or client of the contractor/vendor. The city shall have a right of examination to assure the performance of this provision and the contractor/vendor shall cooperate in the provision of records necessary to assure the city that it is receiving the most favorable terms, conditions and pricing extended by it to any other customer or client."

h. **Sample Public Records**

"Contractor shall allow public access to all documents, papers, letters or other material subject to the provisions of 119, Florida Statute (F.S.) made or received by Contractor in conjunction with this Contract. Specifically, Contractor must:

a) Keep and maintain public records that ordinarily and necessarily would be required by City (OWNER) in order for City to perform the services being performed by Contractor.

b) Provide the public with access to public records on the same terms and conditions that City would provide the records and at a cost that does not exceed the cost provided in 119, F.S., or as otherwise provided by law.

c) Ensure that public records that are exempt or confidential from public records disclosure requirements are not disclosed except as authorized by law.

d) Meet all requirements for retaining public records or transfer, at no cost to City, all public records in possession of Contractor upon termination of the contract. All records stored electronically must be provided to City in a format that is compatible with the information technology systems of City.

e) Contractor must promptly provide City with a copy of any request to inspect or copy public records in possession of Contractor and shall promptly provide City a copy of Contractor response to each such request. Failure to grant such public access will be grounds for immediate termination of this Contract by City.

f) The Contractor will be held liable for plaintiff attorney fees and costs if a suit is properly filed and the court finds that the Contractor unlawfully refused to comply with a public records request within a reasonable time.

g) The Contractor shall contact the Office of the Deputy City Clerk, Custodian of City Public Records, at (386) 418-6104 or deputycityclerk@cityofalachua.com, concerning any questions the Contractor may have regarding the duty of Contractor to provide Public Records."

"THIS PROVISION WILL APPLY TO ALL SERVICES PROVIDED UNLESS THE CONTRACTOR CAN DEMONSTRATE BY CLEAR AND CONVINCING EVIDENCE THAT IT IS NOT ACTING ON BEHALF OF THE CITY UNDER FLORIDA LAW."

i. Right to Audit

The Contractor agrees to furnish such supporting detail as may be required by the city to support charges or invoices, to make available for audit purposes all records covering charges pertinent to the purchase and to make appropriate adjustments in the event discrepancies are found. The city will pay the cost of any audit. The city shall have the right to audit the CONTRACTOR'S records pertaining to the work/product for a period of three (3) years after final payment.

C. General Guidelines

1. The City Manager, Compliance and Risk Management Department, or designee may waive one or more of the contract provisions set forth in 3.02 based on what is reasonable, applicable and in the best interest of the city. It may be, for example, necessary to waive venue or choice of law provisions where a national vendor of a sole source or otherwise essential product is located out of state and as a general rule insists upon choice of law or venue in a foreign jurisdiction. However, if the vendor has for another city modified these provisions, the City of Alachua should insist on

the same modification pursuant to a most favored nation clause or negotiation position.

2. Standard contract provisions should generally be included in purchase orders and standard contract forms issued by the city and should be included in bid specifications, and all other solicitation documents.

3. Travel/Equipment Transport Reimbursement

   a. Travel or equipment transport costs in furtherance of supplying any good or service to the city must be separately negotiated and specifically made a part of any City agreement with a vendor. The general rule is that no such reimbursement will be paid by the city.

3.03 Contract Terms

A. Contract terms for professional services, except that of the City Attorney, shall be for up to five years and may provide for up to two one year extensions. A new RFP shall be issued in time for the list to be opened for competition prior to the end of the contract term.

3.04 Contract Approval and Execution

A. All contracts of procurement in Category I through IV and VII, for other than real estate transactions, shall be executed and approved by the City Manager.

B. All Contracts in Category V and all contracts and documents involving real property transactions, require City Commission authorization and will be executed, unless otherwise specifically directed by the City Commission, by the Mayor.

3.05 Contract Review and Execution

A. The Contract review and execution process shall include all written documents signed by the city and another party. The second party may be a vendor, other governmental entity, claimant, individual or in any other situation where a relationship, agreement or transaction between the city and another is memorialized in writing. This process applies whether the contract is prepared by the city or other party.

B. All other provisions of this PSPR Manual shall apply and the timing of contract preparation and the requisition process shall be by direction of the City Manager to the user Department Director.

C. The user Department Director shall timely submit all proposed contracts to Compliance and Risk Management and early enough in the process so that review and negotiation can take place. The contract approval phase must be complete prior to scheduling an item on the City Commission Agenda or presentation to the City Manager for approval.

D. A Compliance and Risk Management Approval Form will be attached to contracts as appropriate and the package returned to the user Department Director who will process the package in the normal course of business. No contract shall be presented to the City Commission or City Manager for execution without the Compliance and Risk Management approval form attached. However, documents approved by the City Attorney do not require Compliance and Risk Management review.

   1. The signature(s) of the second party(ies) will be obtained before the contract is

presented to the City Commission or City Manager for signature. All second Party signatures shall be attested to by at least one person, preferably a corporate officer, notary or partner.

2. One signed copy for each party must be submitted so that each party will receive a fully executed duplicate original.

3. Interlocal Agreements must be recorded in the Public Records of the county. The recommended process is that each be signed first by the city and returned to the other governmental party for signature and recording.

4. Time and other circumstances may dictate signature first by the city and the order of execution decision must be made as the demands of the situation require.

5. Obtaining the signature of other parties will be coordinated between Compliance and Risk Management and the user department.

6. The correct number of second party signed copies will be presented by the user Department Director to the Clerk's Office when City Commission approval is required. The Deputy City Clerk shall be responsible for obtaining the required signatures of the Mayor, City Manager/Clerk, City Attorney and City Manager (as directed by the City Commission).

7. The user department is responsible for returning one complete and fully executed contract to the Compliance and Risk Management Department for inclusion in the department file.

8. Compliance and Risk Management is responsible for electronically filing the record copy on the city internal server.

9. The Purchasing Division, upon issuance of a PO corresponding to a City Commission approved contract, shall send the vendor a copy of the PO and one fully executed copy of the contract. A copy of the transmittal message to the vendors, without copy of the contract, shall be sent to the user department and to Compliance and Risk Management.

10. The user department, after the issuance of the PO, shall be responsible for the issuance of a notice to proceed as set forth in the contract. No work shall begin before the notice to proceed is issued. A copy of the notice to proceed will be sent to Compliance and Risk Management and the Purchasing Division.

11. The Purchasing Division will coordinate the issuance of RFBs, RFPs and RFQs with Compliance and Risk Management and include the form of the offered contract in each solicitation.

3.06 Contract Monitoring/Administration

User Department will:

1. Assign a Project Manager or contact person.
2. Determine the quality or performance level required.

3. Establish schedules for the completion of each contract.

4. Monitor vendor performance.
   a. Proper performance by vendors requires cooperation and communication between the user department and the Purchasing Division. Timely action on the part of the user department and the Purchasing Division is required for enforcing the terms of Purchase Orders/Contracts and protecting the city financial and legal interests. Failure by a vendor to deliver on time, in the proper quantities or to otherwise meet contract requirements must be handled in a prompt, uniform and fair manner:

      (1) The user department should promptly contact the vendor to request resolution of any problem. A complete record should be made of the contact to include the name, title and telephone number of the person contacted and generally any promises made by that person. An email is the best written record.

      (2) If the vendor continues to be noncompliant after the first contact, contact the Purchasing Division and a Cure Notice will be issued to the contractor. The Cure Notice will provide written notice of the failure and allow a specified time for cure (remedy) of the failure before issuing a termination notice. If the contractor fails to comply with the terms of the contract or order after the notice, the Purchasing Division may cancel the purchase order or contract, order from another source or take other appropriate action.

5. Document contract performance deficiencies.

6. Prepare closeout and other final payment reports.

A. Purchasing Division

1. Ensure the correct legal name is contained in the contract documents and confirm active status of legal entity.

2. Hold contractor responsible for and establish damages suffered by the city resulting from failure of the contractor to perform as agreed.

3. Work with the user department to ensure that the city does not fail to perform its obligations.

4. Preclude the issuance of unnecessary or excessively priced change orders.

5. Maintain a file of standard clauses of contractual terms.

6. Initiate the cure process to ensure vendor corrects contract deficiencies in a reasonable period of time.

7. Maintain a file of records of the following information:

   a. Contract and PO numbers.

b. Bonds and certificates of insurance.

8. Maintain records of vendor performance.

9. Maintain a current vendor file.

3.07 Certificate of Insurance

A. The Purchasing Division will ensure that all vendors maintain the proper insurance with the use of a Certificate of Insurance. The City of Alachua shall be named as ADDITIONAL INSURED on all certificates. Insurance companies must be licensed and authorized to do business in the State of Florida and maintain a Best's Insurance Credit Rating of A or higher. Insurance information will be verified and may be grounds for disqualification if not in compliance.

B. The city will not request from the city insurance carrier a certificate issued naming another party as an additional insured. The city may, for example, when the city is a lessor of property, request and provide proof of certain coverage, or, in the event a lien is in place on city property, agree to provide proof that coverage and an appropriate loss payable clause are in effect.

4.01 Price Reasonableness

A. City Policy is to pay a fair and reasonable price for all goods and services, the price a willing buyer would pay a willing seller. The principle of reasonable price applies in all situations including those of sole source and emergency purchases.

4.02 Quotes

A. The User Department and/or the Purchasing Division can obtain quotes. Always seek additional quotes if fair and reasonable prices are not initially obtained. Document the name and address of vendors contacted, item description or service offered, price quoted including shipping/freight, delivery dates, shipping point, names of persons giving and receiving the prices and the date the information was obtained.

B. All quote requests shall be inclusive of all items and specify what is acceptable to allow for maximum competition.

C. Do not share quotes from one vendor with other vendors before the quote process is complete and all the quotes have been received. Employees are prohibited from obtaining a revised quote in an effort to utilize a specific vendor. The award should go to the lowest quoting qualified vendor, all things being otherwise equal.

4.03 Freight Charges – Shipping and Handling

A. All quotes shall be FOB Destination (Free on Board Destination).

1. The vendor retains title to the goods until the goods are received by the city. The vendor pays the shipping costs and is responsible for claims against the carrier.

2. Specify inside delivery if the item needs to be delivered indoors to an office building or worksite.

B. Do Not Order FOB Plant/Origin:

1. FOB Plant/Origin means the city accepts ownership of goods when taken into custody by the carrier, the city is responsible for any damage in transit, the city must pay all shipping costs and is exposed to additional liability.

C. Exception

1. The City Manager, Finance & Administrative Services Department,or Compliance and Risk Management Department may, if the circumstances demand or require, authorize arrangements for shipping and handling as are necessary and appropriate in the best interest of the public.

5.01. Purchase Requisitions

A. Requisitions are required to initiate any expenditure of $2,500 or more and to accurately describe the item(s) or services requested. The requisition also certifies authority to charge a specific General Ledger account number and verifies there are sufficient funds available in that account. Certain expenditures are to be exempt from requisitions. These items can be found in Section 1.03(A)(2-5) of this PSPR Manual.

1. Requisitions shall be routed through the process in the order of the required approvals. All required data fields and all information necessary to establish the threshold of the requisition must be completed and provided.

2. Requisitions need be prepared far enough in advance to avoid creating an emergency.

3. Exactness in preparing the requisition is essential. Incomplete or improperly completed requisitions will be returned to the requesting department for correction.

4. The requisition will not be accepted in the system, and therefore cannot be processed, if there are insufficient funds in the specified account.

B. All requisitions within CATEGORY V must be authorized by the City Commission prior to processing.

5.02. Additional Approvals

A. The following requests for purchases and service must receive and reflect additional approvals prior to a requisition being approved:

1. It is the responsibility of the requesting Department Director to seek guidance and direction from any other Department or Division with special knowledge (such as I.T.) prior to submitting a requisition when that knowledge will provide greater detail and specificity in the completion of the requisition. Further, such coordination will assure systems and products are better coordinated and that service and other support are available.

2. The City Manager or designee shall, review prior to production, all products and materials that include the official City seal and any other City related logos.

3. The Human Resources Division shall, prior to entry in the system, review and approve all requests for the temporary hiring of employees, contract employees or interns.

4. All Written Contracts dealing with any subject including Contracts and/or Documents dealing with or affecting interests in real property will be reviewed by Compliance and Risk Management prior to execution or entry in the System, except when prior approval of the City Attorney has occurred.

5. A required or additional approval may be conditioned upon specific durable goods and materials having been identified as necessary to achieve standardization and consistency of product. This is intended to create greater efficiency of stocking replacement parts, simplification of maintenance and repair, consolidation of warranty and service, uniform technological systems or for other reasons that are in the interest of the city. Standardized systems for security alarm systems, software and other

components and materials that will be used in multiple facilities or departments or otherwise used throughout the municipal system shall be employed if doing so is in the best interest of the city. Standardization is not permitted when it is for the purpose of or results in a material diminishment of competitive procurement and is without substantial justification in the interest of the city.

6.01 Purchase Orders (PO)

A. A purchase order (PO) is an offer to purchase goods or services by the buyer (City of Alachua) issued to the seller at a predetermined dollar value. A purchase order authorizes a vendor to ship and invoice the materials and services as specified. Purchase orders shall be clear, concise and complete. This will prevent any unnecessary misunderstanding with vendors. Only the Purchasing Division shall issue purchase orders, blanket purchase orders and change orders as outlined in this PSPR Manual. Pre-numbered and computer generated purchase orders shall be issued upon receipt of properly authorized requisitions after prior receipt of all/any required competitive quotations, bids or proposals, determination of funding availability and Commission approval when required.

6.02 Routing of Issued PO

A. An issued purchase order is routed as follows:

1. Vendor copy - To vendor (with any attachments) by Purchasing Division.

2. Department copy - To requesting department from Purchasing Division.

3. Compliance and Risk Management - Copy by email when there is a contract document processed by the department.

4. Finance copy - To Finance at time PO is issued.

6.03 Reject Vendor Acknowledgement Forms

A. Some vendors send a form acknowledging receipt of a purchase order. Send the form back without a signature or acknowledgment. Signing or acknowledgment of the form may be interpreted as accepting terms or conditions different from those established by an existing contract, the PO and/or this PSPR Manual. Contact the Purchasing Division if the vendor objects to this action by the city and/or refuses to deliver the goods or services without a signed acknowledgment form. The Purchasing Division will then consult with the Compliance and Risk Management Department to develop a course of action.

6.04 Receipt of Goods and Materials

A. The receiving Department or Division is responsible for inspecting and accepting or rejecting all goods at the time of delivery. Services are to be evaluated as performed and any concern or dissatisfaction brought to the attention of the Purchasing Division which will consult with the Compliance and Risk Management Department. Dissatisfaction with any purchase, failure of any part, piece of equipment or material to perform in the manner for which purchased should follow the same process. In short, the Purchasing Division must be notified of a potential claim against a vendor for warranty, suitability for intended use, injury to an employee or third party or any other perceived basis for a claim. The Purchasing Division will advise the Compliance and Risk Management Department of all such reports.

B. The receiving Department or Division is also responsible for inspecting incoming shipments for conformance with the purchase order/contract and packing slips, if provided.

C. Incoming shipments of goods and materials must be immediately checked for damage, shortages, overages and unauthorized substitutions.

D. Interstate Commerce Commission regulations only require tailgate delivery unless an extra charge is paid for off-loading and setting in place or pricing includes "inside delivery". Be prepared to process all deliveries.

E. All deliveries should be FOB destination, freight prepaid. Freight Collect deliveries should not occur. Contact the Purchasing Division immediately if a carrier has a collect delivery.

6.05 Special Receiving Requirements

A. Vehicle Purchase Procedure

1. The procurement of new and used vehicles by the City shall be administered by the Purchasing Division of the Administrative Services Department. Central purchasing of vehicles ensures accurate procurement practices, coordination between departments and/or vendors, and timely acquisition. The Purchasing Division will ensure compliance with the City PSPR Manual.

   a. Funds Availability and Vehicle Selection:

      (1) It is the responsibility of the user department to make certain funds have been properly allocated and available in the current fiscal year budget. It is also the responsibility of the user department to identify the vehicle to be purchased through a vendor or via State Contract Pricing. The vehicle selection is to be consistent with that which was approved in the current fiscal year budget. Assistance with compliance with the PSPR Manual can be coordinated with the Purchasing Division upon request.

   b. Issuance of Purchase Order:

      (1) Following the verification of available funds and selection of the vehicle, the user department shall notify the Purchasing Division of the request to purchase and provide the vendor name and bill of sale or state contract number, if applicable. The Purchasing Division will create a requisition and subsequently issue a Purchase Order (P.O.) to the selected vendor.

   c. Delivery/Pick-up:

      (1) The Purchasing Division will serve as the primary contact with the vendor throughout the procurement process. The Purchasing Division will coordinate delivery/pick-up of the vehicle and is authorized and required to inspect the vehicle prior to accepting receipt to ensure the vehicle is of the make/model/year and meets all other specifications and conditions of the purchase. The Purchasing Division will coordinate with the user department so

a representative of the user department is present at the time of inspection. Prior to taking delivery of the vehicle, the Purchasing Division will ensure a Certificate of Origin and/or Certificate of Title are received.

d. Registration and Internal Coordination:

(1) The Purchasing Division will register the vehicle with the State of Florida and issue a fuel card from the City fuel vendor. The Purchasing Division will provide the vehicle make/model/year and Vehicle Identification Number (VIN) to the Compliance and Risk Management Department to provide to the City auto insurance carrier. The Purchasing Division will provide the same to the Finance Department for inclusion on the City asset schedule. The Purchasing Division will ensure the registration, tag, fuel card and insurance card are provided to the user department prior to the vehicle being placed into service.

B. Receipt of computer hardware, software and other technology related purchases will be directly to or as otherwise directed by the Information Technology Division.

C. All new vehicles and individual items of equipment (not supplies) must be reported to Compliance and Risk Management to be certain insurance reporting requirements are met. Report if in doubt, be safe rather than sorry and Compliance and Risk Management will make the insurance carrier notice decision.

D. The provisions of Section 6.04 shall apply.

6.06 Blanket Purchase Orders

A. A blanket purchase order (BPO) is a purchase order issued for the purchase of indeterminable miscellaneous items or materials, supplies, parts, etc. over a specific period of time. No BPO term may extend beyond the end of the fiscal year in which it is created. Shipments are made, as requested by the user department, against the blanket purchase order number for the term of the BPO. The BPO establishes a maximum dollar limit, the period covered, the terms and conditions. However, since the specific items to be purchased are usually unknown at the time of issuance of the BPO, no line item pricing is generally shown.

B. Blanket purchase orders cannot be utilized for the purchase of inventory items.

6.07 Requests for Blanket Purchase Order

A. The requesting department must complete a **Requisition** that indicates the specific vendor, the type of items to be purchased and total amount to be encumbered for the term of the BPO. The requirements of Section 1 must be met or reference must be made to an established contract with another government agency, state agency, etc.

B. The provisions of 6.01 through 6.05 apply to all Blanket Purchase Orders.

6.08 Usage of Blanket Purchase Order

A. BPOs are issued for no more than the current bid or budget limit. The maximum total dollar amount cannot be exceeded for the term of the blanket purchase order. A change order request must be processed if an increase in the current bid limit is requested.

B. The user department may purchase needed items against a blanket order number for the term of the BPO or until reaching the BPO total dollar amount. The user department is responsible for receipt of orders placed. Partial payments are made as orders are delivered until the BPO total dollar amount is reached or the end of the current fiscal year occurs. Submit a change order request to the Purchasing Division requesting cancellation of the remaining balance to liquidate the BPO prior to the end of the fiscal year.

6.09 Change Orders

A. Certain conditions surrounding purchases may change in the course of procurement necessitating a clarification or modification to the existing procurement document.

B. A change order is defined as a modification to an existing procurement document (purchase order, blanket purchase order, contract, etc.).

C. Change orders must be processed for all changes affecting the original purchase order such as quantity increases or decreases that reflect a difference in the original unit price. All project close-outs require a change order. Requests for changes in the funding source or vendor are not allowed. Change order requests submitted in an attempt to circumvent the bid process are prohibited. Source justification or competition may be required based on any requested increase.

D. Change Order requests ~~must be approved in the same order and manner as the corresponding (original) purchase document.~~ that are in an amount up to the upper purchasing limit prescribed in Section 1.01(G)(4) may be approved by the City Manager. Change Order requests that are for a greater amount require approval by the City Commission.

E. It is inappropriate to request a change order or approve one that results in a material change from the original purchase. A change order may not materially alter the initial goods or services being purchased. It is, for example, inappropriate to bid carpet flooring materials, award that bid and then request a change order that would supply wood floors instead of carpeting.

F. Change Orders must include an explanation for the request particularly when sole source and competitive pricing issues are present. The Purchasing Division will, upon approval, modify the original Purchase Order to reflect all change and distribute copies as required of the original.

G. Exception to the Change Order requirement process is permitted if the Finance Director finds it consistent with generally accepted principles established by the Governmental Accounting Standards Board and in order to close out a Purchase Order, authorizes payment of final invoices that total no more than 15 percent but less than $2,500 of the

total Purchase Order Amount. The Finance and Administrative Services Director shall make inquiry concerning each event and document support for each such decision.

7.01 Emergency Purchases

A. An emergency purchase is the purchase of goods and/or services, made with or without competition, because such acquisition is necessary to remedy or lessen the harmful effects of any actual or threatened occurrence that may interfere with the conduct of normal business operations or to remedy or correct conditions which may pose an imminent or existing threat to the health, safety or welfare of persons or property or where the City may suffer financial loss due to inaction. The emergency purchase procedure shall not be used to circumvent established purchasing policies.

B. An emergency purchase shall require the prior approval of the City Manager or designee, in writing if possible. CATEGORY V emergency purchases may only be authorized by the City Manager or designee in writing and then must be presented to the City Commission for ratification within a reasonable time. The writing requirement shall include by email.

C. Except during a state of emergency, which affects the life, health, safety, or welfare of persons or property, or the public peace that has been declared, the provisions of these purchasing and sales policy and regulations are waived in whole or in part at the discretion of the City Manager.

7.02 Procedure

A. The user department must immediately contact the Purchasing Division to explain the nature of the emergency when an emergency occurs during regular City business hours. An email including a full explanation of the emergency purchase from the Department Director must be forwarded to the Purchasing Division with supporting documentation. The Purchasing Division shall issue an emergency purchase order when justified and otherwise in accordance with this PSPR Manual.

B. The user department may purchase the required supplies or contractual services if an emergency occurs at a time other than during regular City business hours. The user department must complete the steps outlined above within a reasonable time.

C. The user department making an emergency purchase shall, whenever practicable, secure competitive quotes and obtain delivery by the lowest responsible vendor.

7.03 Suspension of Policy and Regulations

A. The Mayor shall have the power and authority, after finding in writing, that a state of emergency, defined as a condition that threatens the life, health, safety, or welfare of persons or property, or the public peace, exists in the city, may suspend, in whole or in part, the provisions of the Purchasing and Sales Policy and Regulations.

B. The City Manager shall have the same power set forth in Paragraph A under like circumstances and otherwise, as the City Manager deems appropriate and as the exigencies of the occasion may demand and require. However, such power of suspension shall be reported as soon as practicable to the City Commission and the Commission shall have the power to rescind or modify the Manager's decision.

7.04 General Statement

A. Emergencies obviously are a time of stress and decisions must be expeditiously made often to protect life and property. All members of City staff will be supported by the City Commission, City Manager, managers, supervisors and fellow staff during and after the crises has passed. We all must remember, of course, that we are trustees of public funds and are counted on to do our best job in challenging times and circumstances.

7.05 Sole Source and Proprietary Purchases

A. Sole source and proprietary purchases are defined and used interchangeably as purchases of supplies, equipment and contractual services that are:

1. The only choice that will produce the necessary result or meet a unique performance requirement and available from only one source.

2. Available from only one vendor and there is no comparable product.

3. Required to match existing piece or brand of equipment and available from only one vendor.

4. Required for repair or maintenance of specific brand of existing equipment and available from only one original equipment manufacturer or designated service dealer.

5. Used Equipment.

6. Supported by explanation which must be documented in writing.

7. Services available from vendors (firms or individuals) uniquely qualified to perform such services. Qualifications may include, but are not limited to institutional knowledge and experience.

7.06 Procedure

A. Sole source purchases are exempt from the competitive requirements set forth in this PSPR Manual upon certification of sufficient facts by the user Department Director in writing and approval by the Purchasing Division.

B. Sole source justification must be submitted to the Purchasing Division before a requisition. No requisition will be processed for sole source expenditure until approved by the Purchasing Division.

C. The user department must attach the approved sole source justification to the corresponding requisition and follow the standard process set forth in this PSPR Manual.

D. All those responsible for the approval of the sole source requisition are charged with the obligation to consider the facts and circumstances forming the basis of the sole source finding and for requesting added clarification and/or information deemed appropriate.

7.07 Expiration of Finding

A. All sole source justification findings expire at the end of the fiscal year issued.

8.01 Request for Information (RFI)

A. There may be occasions when the user department and the Purchasing Division are in agreement that the Citydoes not possess the information, expertise or sufficiently clear concept of a good or service to accomplish a defined goal. The services of a consultant may be the best course of action but a Request for Information from qualified, recognized and responsible vendors is another approach to developing the information necessary to prepare the appropriate Request for Proposals, Bids or other soliciting document.

1. The RFI will be sent to responsible prospective suppliers whose names and addresses are obtained from various sources. The RFI will request information concerning the specific good or service sought or the required results of a project if the specific process has not been determined. Minimum qualifications for offerors may be included in the RFI along with a general timeline and other pertinent information. A request for estimated pricing elements may be included in the RFI, however, the vendors must be advised the solicitation is for informational purposes only. *A design criteria professional who has been selected to prepare the design criteria package is not eligible to render services under a design build contract executed pursuant to the design criteria package*.

B. The RFI process should be considered if the following statements are true:

1. The user department does not have sufficient information to develop definite specifications for the RFP.

2. Completion of the project is not time sensitive.

3. The overall cost of the project justifies the cost of an RFI.

9.01 Request for Proposal (RFP)

A. Competitive sealed bidding (Request for Bid) is the method of acquiring commercial equipment, supplies or services that meet the bid threshold. However, there are instances when presentations, discussions, negotiations and use of evaluation factors other than price are necessary in order to make the decision in the best interest of the city. The Request for Proposals (RFP) is designed to meet this need.

B. The RFP must specifically define the good or service needed by the city and clearly specify the criteria that will be used by the city to determine the most qualified vendor(s).

C. The RFP process is more flexible than the quantity and price format of the RFB. Discussions with offerors can lead to changes in the scope of work and/or modification and clarification of evaluation criteria.

D. Negotiations and discussions can be conducted with all offerors along with minor changes of the scope. A Best and Final Offer (BAFO) request may be issued to all offerors remaining in the competitive range. This Section 9 is subject to the Competitive Consultants Negotiation Act (CCNA) for all procurement required to be made pursuant to the provisions of Section 287.055, F.S. and as provided in Section 13 of this PSPR Manual.

9.02 Responsibility for Specifications

A. The user department or division shall develop the specifications and/or scope of work for the RFP and submit the specifications and/or scope of work, along with the evaluation criteria, to the Purchasing Division.

B. The user department or division shall assign a weight to each of the evaluation criteria, as reflective of its relative importance, with the total equaling 100. The Purchasing Division shall coordinate the use of the criteria and their respective weights for each project.

C. The Purchasing Division will submit each written request for solicitation to the City Manager or designee who must authorize it going forward.

9.03 Selection Committee

A. Members of a Selection Committee shall include representatives from the user department or division, other department/division(s) involved as well as any other staff member with specialized expertise. A representative of the Purchasing Division shall chair the committee as a non-voting member.

B. The Selection Committee will be appointed by the Purchasing Division supervisor, always consist of an odd number and not exceed five members except in situations deemed appropriate by the City Manager or designee.

C. The City Manager retains the authority and discretion to approve the members of the committee and substitute members.

D. The evaluation process is a key part of the selection of a quality contractor/consultant. It is very important that the process be conducted in a professional and consistent manner. Therefore, committee members must be flexible and available for all meetings,

demonstrations and presentations.

E. A copy of the RFP shall be provided to each member of the Selection Committee on the date of its issuance.

9.04 Procedure

A. The Purchasing Division shall issue the RFP. A pre-proposal conference may or may not be held which may or may not be mandatory. Prospective offerors will have an opportunity to request clarification and ask questions. Answers to inquiries will be compiled in the form of an addendum which will be posted on the City website. Proposals will be received by the Office of the Deputy City Clerk and date/time stamped in until the date and time specified in the RFP document. Proposals received after the deadline will be returned unopened and not considered for further evaluation.

B. The Purchasing Division will open and review all responses to each RFP at a public meeting to verify compliance with all requirements of the RFP. The Purchasing Division member reviewing the responses shall reject any proposal not in compliance with the RFP, document and file each in the division file along with a written comment detailing the reasons for the rejection. A copy of the written rejection shall be sent to the offeror by email or U.S. Mail. The reviewing Purchasing Division member shall transmit a copy of each qualified proposal to each member of the selection committee.

C. The Purchasing Division will provide the committee members with all necessary forms for the evaluation process monitor the evaluation process and provide all guidance required. Training will be provided to members as necessary.

9.05 Selection Committee Guidelines

A. The Purchasing Division shall review all completed committee forms. Forms not properly completed or which lack appropriate or adequate comments or documentation to support the award recommendation may result in the delay of the award.

B. Selection Committee members shall review the responsive proposals and independently score each proposal for each criteria. The scores will be used to individually rank the proposals.

C. A summary of total scores for all vendors shall be prepared after all members of the Selection Committee have reviewed and evaluated the written proposals. Preparation of the summary shall be by the Purchasing Division and shall occur during a publicly noticed Selection Committee meeting (See Section 1.05). A copy of all evaluation forms and notes (and the committee's consensus score) shall be maintained as part of the official file.

D. The City Manager or designee shall have the right to cancel a solicitation and/or reject all proposals and authorize the entire transaction to be re- solicited or canceled.

9.06 Public Presentations

A. Presentations shall be at the discretion of the City Manager or designee and may be included in the RFP or determined to be required at any time it appears in the best interest

of the city. The selection committee may recommend to the City Manager or designee that all or a certain number of offerors be invited to give a mandatory or non-mandatory presentation. The City Manager or designee shall approve or not approve the request. Presentations shall be held in accordance with 286, F.S. and the Purchasing Division must assure compliance with the following:

1. Notify the contractors/consultants by fax or e-mail and coordinate with the Deputy City Clerk's office in accordance with Section 1.05 of this PSPR Manual. The notification shall include details of the presentations including but not limited to:

    a. Date and time of the public presentations,

    b. Location of the meeting,

    c. Time allotted for each firm,

    d. Specific additional information, if any, requested by the Selection Committee.

2. The Purchasing Division will coordinate the schedule of presentations with the Selection Committee and confirm attendance of members.

3. The Selection Committee will conduct a post presentation ranking and determine the overall top ranked offeror.

4. The Selection Committee may also reject all proposals and recommend the formal solicitation be reissued with or without revisions.

9.07 Award Recommendation

A. Any and all award recommendations are contingent upon approvals and the completion of the purchasing process set forth in this PSPR Manual.

10.1 Sealed Competitive Bidding

A. Sealed competitive bidding is the preferred method of procuring a good or service once the financial threshold is established. Award is made to the lowest responsive and responsible bidder and is based solely on the specifications set forth without negotiation or discussion with the vendor.

B. All procedures related to competitive procurement and solicitation, including application of the Sunshine Law, Public Records and bid/proposal review and award announcements, shall be pursuant to Florida law and the provisions of this PSPR Manual.

10.2 Definitions

A. *Responsive bidder:* A contractor, business entity or individual determined by the city to have submitted a bid or proposal that fully conforms in all material respects to the RFB/RFP and all of its requirements including form and substance.

B. *Responsible bidder:* A contractor, business entity or individual determined by the city to be capable of meeting all of the requirements of the solicitation and subsequent contract. Must possess the capability, including financial and technical, to perform as contractually required. B*idder* must be able to fully document the ability to provide good faith performance.

C. *Term contract:* A formal contract (not a purchase order) issued for a specified time interval for specific items or service to be purchased for the duration of the contract. Each item on the term contract has a firm price or percentage discount which is known at the time of execution. Term contracts are used to meet a recognized and defined city requirement.

10.3 Procedure

A. The Purchasing Division shall issue the RFB. A pre bid meeting may be held where vendor attendance may or may not be mandatory.

B. The Purchasing Division shall solicit bids from responsible prospective vendors obtained from publications, recommendations from the user department/division, previous vendors, and by publication on the City website. The Purchasing Division shall attempt to secure at least three (3) bids in all cases.

C. These same bidding requirements shall apply to all purchases including leases, non-professional services, general consulting and non-CCNA services.

D. The city shall have the right to cancel any solicitation, reject all bids and/or authorize the entire transaction be rebid.

10.4 Bid Invitations

A. Public notice of bid invitations shall be processed as set forth in Section 1.05 of this PSPR Manual and shall include posting at City Hall, on the City website and as otherwise required by law. The Purchasing Division may initiate additional publication by newspaper, trade publications, purchasing web sites, email or United States Mail to other

suppliers in order to generate competition by as many responders as possible.

10.5 Pre-Bid or Pre-Proposal Conference

A. Pre-Bid/Pre-Proposal Conferences shall comply with the State of Florida Sunshine and Public Records Law. Reasonable notice of the date, time and place of the meeting shall be given. The meeting shall be recorded and minutes taken. The meeting records will be available to the public by public records request.

B. A Pre-Bid/Pre-Proposal Conference shall be held whenever deemed appropriate by the Purchasing Division in coordination with the user department or division. The meeting may be mandatory or non-mandatory. The Purchasing Division representative (chair of the meeting), a representative of the user department or division (prepared to answer technical questions), staff with special expertise and any other assigned City staff may attend.

C. An addendum or amendment will be issued by the city in response to a question or request for clarification raised by a prospective bidder before, after or during a pre-bid conference. The purchasing division also may initiate and issue an addendum or amendment to the bid documents at its discretion and for reasons it deems appropriate. Only written amendments or addenda that are published on the City website are valid. No oral comments made by any City staff member, consultant or other representative shall be or are binding. The blackout provisions of Sections 1.01 I. apply and will be enforced.

10.6 Issuance of Addenda or Amendments

A. The term Amendment most often is used to describe a revision or change to the terms of a document. Addendum is most often used to describe a clarification to a provision in a document. Broader and different uses of both terms are also employed. The terms are used interchangeably in this PSPR Manual and the provisions of each issued shall prevail over like or referenced language in the original document. The following shall apply:

1. No addendum shall be issued except by and through the City Purchasing Division.

2. No Consultant to the City is authorized to and shall not issue an addendum.

3. The purchasing Division shall consult with the user department prior to the processing of all addenda.

4. The Purchasing Division shall post and all involved for the City shall expeditiously process all addenda.

B. Prior to issuing an addendum, the Purchasing Division and the user department must always consider time remaining until the bid opening. The addendum should extend the opening date for a reasonable period of time, if necessary, to insure the greatest level of competition and fairness to all potential vendors.

C. Bidders are responsible for receipt of all addenda and inclusion in the bid response. Bids may be rejected due to failure of vendors to respond to addenda. The Purchasing Division, however, has discretion to not consider an addendum material to a bid process and may consider a bid responsive without specific response to one or more addenda.

10.7 Disposition of Bids

A. Bids and proposals shall be opened in public at the time and place stated in the public notice. No bids or proposals will be accepted or consider after the designated due date and time.

10.8 Late Bids

A. Bids or proposals received after the specified date and time will be returned to the vendor unopened.

B. Bids offered by telephone, fax or email will not be accepted. Bidders are responsible for physical delivery of bid documents to the City Clerk's Office.

10.9 Site Visits

A. It may be a requirement for bidders to inspect the proposed work location prior to bidding. The user department will be available (by appointment) to direct bidders to the general work areas. Bidders are required to contact the Purchasing Division and set up an appointment for each site visit. Contact information is provided in bid documents.

10.10 Award of Bids

A. The city shall consider other factors, in addition to price, when determining the lowest responsive and responsible bidder. These factors include but are not limited to:

1. The ability, capacity, equipment and skill of the bidder to perform the contract.
2. Established ability of the bidder to perform the contract within the time specified.
3. The integrity, reputation, experience and proven efficiency of the bidder.
4. The quality of performance of previous contracts.
5. History of compliance by the bidder with laws and ordinances relating to contracts.
6. The sufficiency of the bidder's financial resources to perform the contract or to provide the service.
7. The quality, availability and adaptability of product or contractual services to the particular required purpose.
8. The ability of the bidder to provide future maintenance and service at a fair price and on a timely basis.
9. The number and scope of conditions incorporated in the bid.
10. Experience specific to that of the solicitation.

B. Request for Bid (RFB) is the least formal review process and the award of the contract is

to the lowest priced, responsive and responsible bidder. The Purchasing Division will coordinate with the user department or division to determine if the lowest price bid is responsive (i.e., complies with city specifications). If the lowest priced bid is found non-responsive, then the next low bidder will be evaluated and so on until a responsive request for bids (RFB) contractor is identified. The city always reserves the right to reject all bids, rebid and/or cancel the project.

C. The Purchasing Division reserves the right to challenge all award recommendations of all user departments or divisions.

D. The user department or division shall assist the Purchasing Division at all stages of the process and no award shall be final until issuance of a purchase order.

10.11 Waiver of Minor Informalities

A. The Purchasing Division shall have the authority to waive any and all immaterial deficiencies in any and all formal bids. The waiver and the reasons supporting the waiver shall be in writing and approved by the Purchasing Division, City Manager, or designee.

11.01 Invitation to Negotiate

A. There may be occasions when the user department and the Purchasing Division are in agreement that the city does not possess the information, expertise or sufficiently clear concept of the method, goods or services to best accomplish a defined goal or where the goal may be defined but the City Manager determines that it is in the best interest of the city to conduct negotiations with several qualified vendors to result in the best result by a combination of vendors or other approach to meet city requirements. The RFB, RFP or other processes routinely utilized by the city in procurement matters, as set forth in this PSPR Manual, may also, or separately, be found by the City Manager to be too restrictive by, for example, limiting the city to one vendor and, therefore,unduly restricting flexibility in accessing market rates over the life of an agreement.

B. An ITN is an option available to City staff only at the direction of the City Manager after finding the RFB and other procurement methods set forth in this PSPR do not serve the best interests of the city.

C. Each ITN purchasing document will be drafted, composed, prepared, advertised and responses evaluated consistent with the facts and circumstances that led to the selection of the ITN process, as discussed in sections A. and B., supra., and responses reviewed and evaluated as set forth and described in the ITN.

12.01 Definitions

A. The following words, terms and phrases used in connection with the design-build process shall have the meanings ascribed in this section except where the context clearly indicates a different meaning:

1. A "design criteria package" means concise and performance-oriented drawings or specifications of a public construction project. The purpose of using a design criteria package is to furnish sufficient information to permit design-build firms to prepare a bid or a response to the city request for proposal or to permit the city to enter into a negotiated design-build contract. The design criteria package must specify performance-based criteria for the public construction project including the legal description of the site, survey information concerning the site, interior space requirements, material quality standards, schematic layouts, conceptual design criteria of the project, cost or budget estimates, design and construction schedules, site development requirements, provisions for utilities, stormwater retention and disposal and parking requirements.

2. A "design criteria professional" means a firm holding a current certificate of registration under 481, F.S., to practice architecture or landscape architecture or firm holding a current certificate under 471, F.S. to practice.

3. A "design-build contract" means a single contract with an individual or design-build firm for the design and construction of a public construction project.

4. A "design-build firm" means an individual, partnership, corporation or other legal entity that:

   a. Is certified under 489.119, F.S., to engage in contracting through a certified or registered general contractor or a certified or registered building contractor as the qualifying agent; or

   b. Is certified under 471.023, F.S. to practice or to offer to practice engineering; certified under 481.219, F.S. to practice or to offer to practice architecture; or certified under 481.319, F.S. to practice or to offer to practice landscape architecture.

5. “Firm" means any individual, partnership, corporation, association or other legal entity permitted by law to practice architecture, engineering or surveying and mapping in the state.

6. "Professional services" means those services within the scope of the practice of architecture, professional engineering, landscape architecture or registered surveying and mapping as defined by the laws of the state or those performed by any architect, professional engineer, landscape architect or registered surveyor and mapper in connection with his or her professional employment or practice.

12.02 General

Regardless of the method utilized under the design-build process, the following shall apply:

1. **Non-exclusion of Public**. The public shall not be excluded from any proceedings under these regulations. Reasonable notice of the date, time and place of the meeting must be given. The meeting shall be recorded and minutes taken. The meeting recordings shall be available for public review by public records request.

2. **Reuse of Existing Plans**. Notwithstanding any other provision of these regulations pertaining to the design-build process, there shall be no public notice requirement or utilization of the selection process as provided in these regulations for projects in which the city is able to reuse existing plans from a prior project of the city provided, however, public notice for any plans that are intended to be reused at some future time must contain a statement that provides that the plans are subject to reuse in accordance with the provisions of State statutes.

3. **Conflict.** To the extent of any conflicts between the procedures provided herein and the Consultants Competitive Negotiations Act, the provisions of the Consultants Competitive Negotiations Act shall prevail.

12.03 Competitive Proposal Selection Process

A. Procedures for the use of a competitive proposal selection must include at least the following:

1. **Design Criteria Package**. A design criteria package must be prepared and sealed by a design criteria professional employed by or retained by the city for the design and construction of the public construction project. If the city elects to enter into a professional services contract for the preparation of the design criteria package, the design criteria professional must be selected and contracted with under the requirements of this PSPR Manual. *A design criteria professional who has been selected to prepare the design criteria package is not eligible to render services under a design-build contract executed pursuant to the design criteria package.*

2. **Creation of a Committee**. For each design-build project for which an RFP or RFQ is to be solicited, a design-build selection committee, consisting of the requesting Department Director or designee, the Purchasing Division representative and/or any other person(s) as requested by the City Manager, or designee will be formed. The purposes of the Selection Committee include the review of the design-build proposal, qualifying the design-build firms and recommending an award and/or providing a short-list of design-build firms.

3. **Preparation of Evaluation Guidelines and Evaluating Matrix.** Prior to solicitation, the Selection Committee shall prepare the criteria, procedures, and standards for the evaluation of design-build contract proposals or bids based on, at a minimum, price, technical and design aspects of the public construction project. The criteria, procedures and standards should be set forth as evaluation guidelines as the evaluating matrix for the RFP or RFQ and include a weighted value assigned to each important aspect of the project.

4. **Qualification and Selection**. The qualification and selection of no fewer than three design-build firms as the most qualified shall be made, based on, at a minimum, the qualifications, availability and past work of the firms including the partners or members thereof.

5. **Public Announcement.** In accordance with 255.0525(2), F.S., The solicitation of competitive bids or proposals for any construction project that is projected to cost more than $200,000, or the then established statutory threshold, shall be publicly advertised at least once in a newspaper of general circulation in the county where the project is located at least 21 days prior to the established bid opening and at least 5 days prior to any scheduled pre-bid conference. The solicitation of competitive bids or proposals for any city construction project that is projected to cost more than $500,000, or the then established statutory threshold, shall be publicly advertised at least once in a newspaper of general circulation in the county where the project is located at least 30 days prior to the established bid opening and at least 5 days prior to any scheduled pre-bid conference. Bids or proposals shall be received and opened at the location, date and time established in the bid or proposal advertisement.

6. **Solicitation.** The solicitation of competitive proposals shall be made pursuant to the design criteria package from those qualified design-build firms and the evaluation of the responses or bids submitted by those firms based on the evaluation criteria and procedures established prior to the solicitation of competitive proposals.

7. **Evaluation.** The employed or retained design criteria professional shall be consulted concerning the evaluation of the responses submitted by the design-build firms, the approval of the detailed working drawings of the project and for evaluation of compliance of project construction with design criteria package.

12.04 Qualifications-Based Selection Process

A. The following procedures, at a minimum, shall apply for the use of the qualifications-based selection process:

1. **Selection of City Representative.** In accordance with 287.055(9)(c), F.S., the city shall employ or retain a licensed design professional appropriate to the project to serve as the city representative

2. **Design Criteria Package.** A design criteria package must be prepared and sealed by a design criteria professional employed by or retained by the city for the design and construction of public construction project if required by 255, F.S. If the city elects to enter into a professional services contract for the preparation of the design criteria package, then the design criteria professional must be selected and contracted with under the requirements of subsections 287.055(4) and (5), F.S. *A design criteria professional who has been selected to prepare the design criteria package is not eligible to render services under a design build contract executed pursuant to the design criteria package*.

3. **Creation of a Committee.** For each design-build project for which an RFP or RFQ is to be solicited, a design-build selection committee, consisting of the Department Director or designee, the Purchasing Division representative and/or any other person(s) as requested by the City Manager or designee (Selection Committee), shall be established. The purpose of the Selection Committee includes the review of the design-build proposal, qualifying the design-build firms and recommending an award and/or providing a short-list of the design-build firms.

4. **Preparation of Evaluation Guidelines and Evaluating Matrix.** Prior to solicitation, the Selection Committee shall prepare evaluation guidelines and an evaluating matrix for the RFQ which will be part of each solicitation. A weighted value will be assigned to each important aspect of the project. At a minimum, the following factors shall be considered: (a) design form and function, (b) general experience or capabilities of the professional firms to be involved, (c) experience or adequacy of the professional personal within a firm who will be part of the firm team, (d) technical aspects of all members of a vendor team, (e) other relevant aspects of the project such as whether a firm is willing to meet time and budget requirements, past experience of all members of a team, location, recent workloads of the firm, current workloads of the firm, projected workloads of the firm, past performance and the volume of work previously awarded to each firm, (f) specific experience with similar projects, (g) scheduling of the project, (h) total package conformity, (i) consideration as to whether the firm is a certified minority business enterprise in accordance with 287.055(3)(d), F.S. Other criteria may be included.

5. **Public Announcement.** The city shall publicly announce its request for qualifications and such public notice shall include a general description of the project and indicate how interested firms may apply for consideration. The city shall publicly announce, in a uniform and consistent manner, each occasion when professional services must be purchased for a project the basic construction cost of which is estimated by the agency to exceed the threshold amount provided in 287.017, F.S. for CATEGORY V or for a planning or study activity when the fee for professional services exceeds the threshold amount provided in 287.017, F.S. for CATEGORY II, except in cases of valid public emergencies certified by the City Manager. The public notice must include a general description of the project and must indicate how interested consultants may apply for consideration.

6. **Certification.** Any firm or individual desiring to provide professional services to the city must first be certified by the city as fully qualified to render the required services pursuant to law and the regulations of the city. Among the factors to be considered in making this determination include the capabilities, adequacy of personnel, past record, and experience of the firm or individual and such other factors determined by the city to be applicable to the project. If a firm which is not currently certified, or is not certified for a project under consideration, applies for consideration, the firm shall make a statement of qualification and performance data and any other information deemed relevant by the firm or the city on such form required by the city. A determination of whether the firm is to be certified shall then be made by the city.

7. **Competitive Selection**.

   a. The Selection Committee shall evaluate current statements of qualifications and performance data on file with the city together with those that may be submitted by other firms regarding the proposed project and shall conduct discussions which may require public presentations by, no fewer than three firms regarding their qualifications, approach to the project and ability to furnish the required services.

   b. The Selection Committee shall select in order of preference no fewer than three firms (unless there be fewer than three qualified firms requesting consideration) deemed to be the most highly qualified which shall then be the recommendation to the City Commission. The City Commission may accept the recommendation of

the Selection Committee or make its own determination, as provided for herein, and select in order of preference no fewer than three firms deemed to be the most highly qualified and authorize negotiations in accordance with the paragraph entitled 8 Competitive Negotiation.

c. In making its determination of no fewer than three firms deemed to be the most highly qualified and order of preference, the Selection Committee/City Commission, shall use grading sheets to assign a weighted value to the various items of each response submitted based on the evaluation matrix. The results thereof are to be tabulated and totaled. The three (3) highest scoring respondents or whatever number is decided, will be notified by the Purchasing Division of the selection. Further inquiry of respondents may occur for purposes of explaining or clarifying particular areas of responses. The city may request, accept and consider proposals for the compensation to be paid under the contract during competitive negotiations as set forth paragraph 8 entitled Competitive Negotiations.

8. **Competitive Negotiations**. Approval to hold contract negotiations with the highest ranking respondent shall be made by the City Commission. The city shall negotiate a contract with the most qualified firm for professional services at compensation which the city determines is fair, competitive and reasonable. In making such determination, the city shall conduct a detailed analysis of the cost of the professional services required in addition to considering scope and complexity. For any lump-sum or cost-plus-a-fixed-fee professional service contract over the threshold amount provided in 287.017, F.S. for CATEGORY IV, the city shall require the firm receiving the award to execute a truth-in negotiation certificate stating that wage rates and other factual unit costs supporting the compensation are accurate, complete, and current at the time of contracting. Any professional service contract under which such a certificate is required must contain a provision that the original contract price and any additions thereto will be adjusted to exclude any significant sums by which the city determines the contract price was increased due to inaccurate, incomplete, or noncurrent wage rates and other factual unit costs. All such contract adjustments must be made within 1 year following the end of the contract. Should the city be unable to negotiate a satisfactory contract with the firm considered to be the most qualified at a price the city determines to be fair, competitive, and reasonable, negotiations with that firm must be formally terminated. The city shall then undertake negotiations with the second most qualified firm. Failing accord with the second most qualified firm, the city must terminate negotiations. The city shall then undertake negotiations with the third most qualified firm. Should the city be unable to negotiate a satisfactory contract with any of the selected firms, the city shall select additional firms in the order of their competence and qualification and continue negotiations. The city reserves the right to reject all proposals at any time and issue a new RFQ, modify or cancel the project.

13.01 Contracts for Professional Services

A. Contracts for professional services as defined in 287.055, F.S. are required to be processed in accordance with the guidelines established in the statute for competitive negotiation for the acquisition of professional engineering, architecture, landscape architecture or registered surveying and mapping services. It is important to remember 287.055 (a), F.S. only applies to the specifically named professional services.

13.02 Responsibility for Specifications

A. The user department or division will notify the Purchasing Division of the need for professional services. The Purchasing Division will ascertain if the project to be performed meets the requirements set forth for Professional Services acquisition and advise the user department of the process to follow.

B. The user department shall develop the specifications and/or scope of work, evaluation criteria, scoring allocation/weights and a list of proposed Selection Committee Members. The Purchasing Division will coordinate review of the information submitted by the user department and develop a RFQ/RFP, including recommended Selection Committee Members, and submit the package to the City Manager or designee for approval or modification.

13.03 Selection Committee

A. Members of a Selection Committee are to be selected and shall include representatives from the user department or division, other department/division(s) involved and any other individual(s) with specialized expertise. A representative of the Purchasing Division shall chair the committee as a non-voting member. The Selection Committee will consist of an odd number, not less than three members, and not exceed five (5) members, except in special circumstances pre-approved by the City Manager or designee.

B. The members of the Selection Committee shall be identified prior to the solicitation issuance.

C. Selection Committee shall have a clear understanding of responsibilities while serving.

D. The evaluation process is a key function in the selection of a quality contractor/consultant. It is very important that this process be conducted in a professional and consistent manner. Committee members must be available, unless excluded by the City Manager, for all stages of the evaluation process including demonstrations and presentations.

E. Selection Committee and all other meetings during the evaluation period prior to final selections must comply with the State of Florida Sunshine and Public Record Laws. Reasonable notice of the date, time and place of the meeting must be given. The meeting minutes and other public record shall be available by public records request to the office of the Deputy City Clerk.

F. A copy of the RFQ should be provided to each member of the Selection Committee prior to the issuance of the solicitation. If this is not possible, each member shall receive a copy upon issuance.

13.04 Procedures

A. The Request for Qualifications (RFQ) will be issued upon signed approval by the City Manager or designee.

B. Communication is prohibited, whether direct or indirect, regarding the subject matter or the specifications by any means whatsoever (whether oral or written), with any City employee, elected official, selection committee member, or representative of the city, from the issuance of the specifications until the Commission makes the award. Communications initiated by a respondent may be grounds for disqualifying the offender from consideration for of the then current RFQ award or any future formal solicitation. The only exceptions to the foregoing rule are: (1) an invitation to give an oral presentation to the selection committee is issued by the city; (2) questions relative to interpretation of specifications or the formal solicitation process which shall be addressed to the Purchasing Division, in writing, via fax or email to the number and email address published in the issued RFQ. No questions will be answered seven (7) or fewer business days from the date and time of the public opening, see Section 1.01 I. **Blackout Period**.

C. Written Questions referred to as exception (2) in the foregoing paragraph and the response of the city will be posted on the City of Alachua Website. All responders or others interested in the RFQ process may and are encouraged to go to the City website, then to Administrative Services, click on Purchasing Division and then Current List of RFQ, RFP, RFB. All additional information concerning any RFQ will be published on the website and all proposers are charged with the responsibility of visiting the website as often as the judgment of each dictates.

D. Responses will be received at the City Hall reception desk and date/time stamped in until the date and time specified in the RFQ document. The sealed responses will be delivered by the receptionist to the Purchasing Division each day before the close of business where they will remain sealed until all are opened as described below. Responses received after the deadline will be returned and not considered for further evaluation. The Purchasing Division will close receipt of responses at the date and time advertised in the RFQ. All responses will be opened in a public meeting as advertised, separated and categorized as "Responsive" or "Not Responsive". The not responsive submittals will be returned to the responder with written reason(s) for the rejection. The Purchasing Division will, within three (3) business days of the opening date, publish a list of complete and responsive submittals on the City website. The Purchasing Division (City) reserves the right to notify responders of minor, ministerial errors or inadequacies and accept supplemental or corrective information in order for an otherwise conforming submittal to be qualified as responsive. The object is to generate the most competition to provide the best opportunity for more suppliers to participate and to generate the result in the best interest of the public.

E. Responsive submittals will be distributed by the Purchasing Division to the Selection Committee members along with a copy of the **Selection Committee Guidelines** and schedule. The committee members will execute the Evaluator Statement of Independence and **Non-Conflict of Interest Form.**

F. The Purchasing Division will provide the committee members with all the necessary forms for the evaluation process. The Purchasing Division will monitor the evaluation process

and provide guidance at the start of each formal evaluation. It is the responsibility of each member to request guidance from the appropriate Purchasing Division member if there is any question about the process or procedure to be followed. Advice or consultation with other committee members concerning the submittals is prohibited to insure the independent evaluation of each proposal. All forms are to be properly completed by each committee member and include appropriate comments to support recommendation(s).

G. Selection Committee members shall review the responses and independently score each for each criteria. These scores will be used to individually rank the responses.

H. A summary of total scores for all vendors shall be prepared after all members of the Selection Committee have reviewed and individually evaluated the responses. This will occur during a publicly noticed Selection Committee meeting.

I. A copy of all evaluation forms and notes (and the committee's consensus score) will be maintained by the Deputy City Clerk as part of the official file.

J. A selection of at least three consultant firms deemed most qualified (short list) may be required to provide an oral presentation to the Selection Committee regarding their qualifications, approach and ability to furnish the required services. Oral presentations will be required if less than three qualified responses are received.

K. The city shall have the right to cancel a solicitation and/or reject all responses and authorize the entire matter to be resolicited or canceled.

13.05 Public Presentations

A. Public presentations and all public meetings shall be conducted in accordance with 286.0113, F.S. (public meeting) and notice published as set forth in this PSPR Manual.

B. Purchasing staff must ensure compliance with the following process if a Public Presentation is required (short list established):

1. Notify the contractors/consultants by fax or e-mail. The notification shall include details including but not limited to:

   a. Date, time and schedule.

   b. Location of the meeting.

   c. Time allotted for each firm.

   d. Additional information if requested by the Selection Committee.

2. Purchasing staff will coordinate the schedule of public presentations with the Selection Committee and confirm attendance of members.

3. The Selection Committee will conduct a post presentation public meeting and determine the final ranking.

4. The Selection Committee may also, in the best interests of the city, recommend to the City Manager or designee that:

A. All proposals be rejected and the RFQ be cancelled.

B. All or any number of the proposals be rejected.

C. The RFQ be reissued with or without new or revised specifications.

13.06 Contract Recommendations to City Commission of Firms

A. Contracts in amounts requiring City Commission approval shall be presented by the Purchasing Division or user department to the Commission in the usual course of business. Contracts that do not meet the Commission authority threshold shall be processed as required by these regulations.

13.07 Negotiations (Continuing Contracts and Single Project Agreements)

A. The Purchasing Division shall coordinate the negotiation of contracts with as many responders as are deemed qualified in the case of, for example, continuing contracts for engineering services. All negotiations are to be conducted in accordance with 287, F.S.

B. Negotiations, in the situation where one consultant for a single project is the case, shall be conducted as provided for in 287, F.S.

C. Negotiations shall proceed with the most qualified firm to establish compensation which the city determines is fair, competitive and reasonable considering the scope, complexity and cost of like services in the market place.

D. Negotiations must comply with 287.055(5) and 286.0113, F.S. Should the city be unable to negotiate a satisfactory contract with the top ranked firm, negotiations with that firm must be formally terminated. The city shall then undertake negotiations with the second ranked firm. Failing accord with the second ranked firm, the city must terminate negotiations. The city shall then undertake negotiations with the third ranked firm.

E. Should the city be unable to negotiate a satisfactory contract with any of the selected firms, the city shall select additional firms in order of their competence and qualification and continue negotiations in accordance with the prior requirements until an agreement is reached.

F. **Professional services less than the thresholds in 287.055(4)(c), F.S. shall be processed in accordance with Section 1 of this PSPR Manual.**

14.01 General Guidelines

A. Contracts for the performance of services in connection with annual financial audits shall be procured in accordance with the provisions of 218.391, F.S.

B. The City Commission shall establish an auditor selection committee. The primary purpose of the auditor selection committee is to assist the city in selecting an auditor to conduct the annual financial audit required in 218.39, F.S. The public shall not be excluded from the proceedings under this section and all meetings of the committee shall be held in accordance with 286, F.S.

C. Per Chapter 218.39 F.S. no employee of the city may serve on the auditor selection committee; however employees may serve as an advisor.

D. The audit committee shall:

1. Establish factors to use for the evaluation of audit services to be provided by a certified public accounting firm duly licensed under 473, F.S., and qualified to conduct audits in accordance with government auditing standards as adopted by the Florida Board of Accountancy. Such factors shall include, but are not limited to, ability of personnel, experience, ability to furnish the required services and such other factors as may be determined by the committee to be applicable.

2. Publicly announce Request for Proposals. Public announcements must include, at a minimum, a brief description of the audit and indicate how interested firms can apply for consideration.

3. Provide interested firms with the Request for Proposal document. The RFP shall include information on how proposals will be evaluated and such other information the committee determines is necessary for the firm to prepare a proposal.

4. Evaluate proposals provided by qualified firms. If compensation is one of the factors established, it shall not be the sole or predominant factor used to evaluate proposals.

5. Rank and recommend to the City Commission in order of preference no fewer than three firms deemed to be the most highly qualified to perform the required services after considering the factors established. If fewer than three firms respond to the RFP, the committee shall recommend such firms it deems qualified.

14.02 Selection Committee

A. Members of the auditor selection committee shall be appointed by the City Commission.

B. The evaluation process is key in the selection of a quality contractor/consultant. It is very important that this process be conducted in a professional and consistent manner. Committee members must be flexible and available for all meetings during the evaluation process particularly including demonstrations and presentations.

C. All meetings during the evaluation period must comply with the State of Florida Sunshine and Public Record Laws. Reasonable notice of the date, time and place of the meeting

must be given. The meeting shall be recorded and minutes prepared. The meeting recordings shall be available to the public.

D. The method used by the city to select a firm recommended by the auditor selection committee must ensure that the agreed upon compensation is reasonable to satisfy the requirements of 218.39, F.S. and the needs of the governing body.

14.03 Procedure

A. The City Manager may initiate or the Finance and Administrative Services (FAS) Director may request that the City Manager initiate the Auditor Selection Process pursuant to 218.391, F.S.

B. Upon request of the auditor selection committee the FAS Director, shall begin the formal solicitation process called for in 218.39, F.S.

C. The chair shall call and notice a public meeting of the audit committee to meet the committee responsibility as set forth in this Section 14 of this PSPR Manual and as proscribed by 218.391, F.S.

D. Each member of the auditor selection committee will be provided a copy of 218.391, F.S. by the committee chair. The committee will be supported by members of city staff as the need requires and the records of the auditor selection committee shall be maintained separately by the FAS Director but as a part of those retained by the FAS Department. The Purchasing Division will also retain a file of that division's related activity as will the Deputy City Clerk and all other departments as required by 119, F.S.

E. All meetings and process of the auditor selection committee are subject to the provisions of 286 and 119, F.S. and members of the committee shall individually consult with the Office of the Deputy City Clerk for necessary information or guidance to assure compliance.

F. The Request for Proposals developed by the auditor selection committee will be prepared and advertised and processed in accordance with 218, F.S. and this PSPR Manual. Chapter 218, F.S. preempts and controls in the event of conflict with the provisions of this PSPR Manual or other city policies, procedures or ordinances.

G. The FAS Director shall prepare and present to the City Commission the ranking and recommendation of the audit committee.

H. The City Commission will select a firm from those recommended by the committee and authorize the City Manager to negotiate a contract not using compensation as the sole or predominant factor. The provisions of 218 F.S. will be followed if negotiation with the first ranked firm does not result in a satisfactory contract.

1. An engagement letter, signed and executed by both parties, shall constitute a written contract. The written contract shall, at a minimum, include the following:

   a. A provision specifying the services to be provided and fees or other compensation for such services.

b. A provision requiring that invoices for fees or other compensation be submitted in sufficient detail to demonstrate compliance with the terms of the contract.

c. A provision specifying the contract period, including renewals, and conditions under which the contract may be terminated or renewed.

2. Written contracts entered into may be renewed as provided for herein. Such renewals may be done without the use of the auditor selection procedures provided in this section. Renewal of a contract shall be in writing.

I. Execution of an approved contract will proceed and be implemented in accordance with this PSPR Manual.

15.01 Bonds

A. A Bond provides a financial guarantee that the vendor will perform as specified in the bid or subsequent contract. Bonds provide assurance for the city as well as for suppliers of labor and material. Chapter 255, F.S. sets forth the threshold and requirements for the posting of bonds. Care in applying the provisions of 255, F.S. must be taken in that only certain standards apply to municipalities.

1. A performance bond is a contract of guarantee, executed subsequent to award by a successful bidder/offeror, to protect the city from loss due to the bidder's failure to complete the contract as agreed.

2. Payment bond assures the payment of sub-contractors and materials suppliers.

3. A maintenance bond assures that the contractor will perform those services required by the contract regarding warranty and guarantee of the project.

4. Both Payment and Performance Bonds must be in the amount of at least one hundred percent (100%) of the contract price.

5. Occasionally, and always in the case of construction contracts above the threshold established in 255, F.S.,payment, performance and maintenance bonds are required.

15.02 Bid Security

A. Bids and Contracts below the threshold established in 255, F.S.,at the discretion of the City Manager, include bond requirements. The Purchasing Division shall, after consultation with the user department, make a specific recommendation concerning bid and/or contract security. All bonds when required, shall be accompanied by either a bid bond executed by a surety company meeting the qualification as specified in the bid documents or money order, certified check, cashier check of any national or state bank (United States) payable to the City of Alachua and conditioned upon the successful bidder executing the contract and providing the required bonds and evidence of required insurance within a reasonable amount of time after notification of award of the contract. **A personal check or a company check of a bidder shall not be deemed a valid bid security.** The bid bond of a successful bidder shall be forfeited to the city to compensate for the cost and expense incurred should that bidder fail to execute the contract, provide the required bonds and certificate(s) of insurance and/or fail to comply with any other requirements set forth in the bid documents. Bid securities of unsuccessful bidders will be returned after award, execution of a contract with the successful bidder and issuance of the Purchase Order.

15.03 Protest Procedures

A. Protest procedures and the related City of Alachua dispute resolution process are as further set out in Section 19 of this PSPR Manual.

15.04 Insurance

A. Insurance protecting the city against liability, property damage and contractual risks is

B. essential. Such requirements do add to the initial costs of any project but the reduction of risks involved far outweighs the cost. Workers compensation, property damage, general liability and automotive property damage & liability are required. Additional coverage, such as professional liability, may be required depending upon the nature of the contract.

C. The Purchasing Division is responsible for determining, in consultation with the Department of Compliance and Risk Management, that insurance requirements are determined and included in solicitation documents.

15.05 Indemnification Statement

A. A standard statement of indemnification of the city by the vendor for any loss caused by the vendor and/or products and/or services provided will be included in all solicitation documents.

16.01 General Guidelines

A. The city shall have the option to utilize Sales Tax Recovery (Saving) for construction projects, renovation projects or other purchases as needed to take advantage of the city sales tax exemption status. The use of Sales Tax Recovery will be reserved to the city and nothing herein shall prohibit the city from deleting items within the RFB, or awarded contract and purchasing items directly from a supplier to avoid sales tax being paid by the city as a part of a contractor's bid price.

B. The city may utilize the awarded Vendor's suppliers and place Purchase Orders for the purchase of the supplies needed by the awarded Vendor without further competition. The contractor shall take receipt of and utilize the supplies on the awarded project. The city shall pay all invoices associated with the Purchase Orders and deduct the invoice cost plus the sales tax from the contract amount.

C. It is recognized that contractors add an administrative "mark up" to the base cost of materials to cover the cost of ordering, managing delivery, storing product on site and coordinating all of the foregoing as a part of maintaining the job schedule. Therefore, the city direct purchase option normally will be utilized only in large projects. The option concerning utilization of the process will be reserved by the city whether or not announced to proposers as a part of the solicitation process.

16.02 Ordering

A. The city may exercise its right to direct purchase any component of the bid in order to save the sales tax on the selected component which may include equipment, materials and supplies contained within the bid. The items selected may, at the discretion of the city, be purchased directly from vendors the contractor used to submit the bid to the city and made a part of the construction contract executed with the city. The contractor shall fully cooperate with the city, providing information for the preparation of purchase orders for these direct purchases, monitoring deliveries and approving invoices.

B. The city will issue a purchase order to the material supplier for the component selected for owner direct purchase (ODP). The purchase order will be sent to the contractor, who shall verify that the order was issued correctly and, if so, send to the material supplier. However, the city shall have discretion to direct the contractor to return the reviewed PO to the city so the city can make the purchase. A document that itemizes the products being ordered must be obtained by the requesting department when the city uses a PCard as the form of payment.

C. The contract will be reduced by the amount of the owner direct purchase invoice and sales tax savings. The contractor administrative mark up described in 16.01 C will be added to the contract price. The entire transaction must be processed as a Change Order when a contract is in place or by an agreement between the parties during the post bid or proposal stage.

16.03 Expediting

A. The contractor shall be responsible for expediting delivery to ensure that material is received on time to maintain the construction schedule. The city shall share this responsibility in cases where the city delivers the PO to the supplier.

16.04 Receipt

A. The contractor shall sign for and receive all materials retaining packing slips and delivery tickets for all materials delivered for the project. All documentation shall be timely delivered to the contractor and subcontractors shall be responsible for the safe care, custody and control of all materials under all circumstances.

B. All action by a subcontractor in connection with the receipt, care and custody of materials and products shall be as a subcontractor to the contractor and not acting as an agent of the City of Alachua.

16.05 Billing/Payments

A. All ODPs shall be billed to the city in care of the contractor.

B. The contractor shall check all invoices for accuracy and completeness when received. The contractor shall be responsible for immediately notifying the supplier of any billing errors and requesting corrected invoices as necessary.

C. Receipts and invoices must be processed in a timely manner in order to take advantage of any discount payment terms and all discounts shall accrue to the city.

D. The contractor shall prepare a direct purchase report for the city upon submittal of each pay request.

16.06 Other Considerations

A. The city shall have title to all items for which payment has been made.

B. The selection of ODP does not relieve the contractor of liability for that item as related to the quantity ordered, the maintenance and care of the item when delivered or the installation or incorporation of the item in the work to be performed in accordance with the contract documents. The contractor shall maintain products liability insurance which shall include ODP items.

C. The city shall have access to all necessary records in order to conduct audits to determine the correctness and accuracy of any item purchased in accordance with this and all provisions.

D. The city will comply with all statutory and administrative rules and regulations imposed by the Florida Department of Revenue in order to maintain a compliant direct purchase program. To the extent required by Florida law, the risk of loss with respect to product delivered shall be on the owner but the city may, to the extent allowed by Florida law, require that the contractor and its subcontractors indemnify and hold harmless the city for any loss to products delivered as a result of contractor breach of contract or negligence. The city may also require the scope of services in the contract include services of the contractor or its subcontractors concerning scheduling, acceptance of products delivered, storage, sequencing of delivery and incorporation of products in the project. None of the provisions in this section shall be interpreted to provide any procedure for ODP different from the procedures required by the Florida Department of Revenue except to the extent a DOR procedure can be shown to be in contravention of Florida law.

17.01 Purpose

A. To establish procedures for the transfer and disposal of surplus real and personal property, maximize return on surplus property and eliminate the risk and cost of maintaining property of negative value.

17.02 Authority and Required Authorization

A. Personal Property

1. The City Manager shall have authority to and must authorize the declaration and the manner of disposal of all individual items of surplus personal property up to and including a book value of $50,000.

2. The City Commission shall retain exclusive authority to declare and determine the manner of disposal of all individual items of surplus personal property with a book value of more than $50,000.

B. Real Property

1. City Commission approval is required to authorize the declaration of any real property as surplus and the City Commission will determine and direct the City Manager if, when and by what method sale or other disposition of such surplus property will occur.

2. The City Manager is specifically authorized to discuss and negotiate the sale or other transfer of city real property with interested parties, be they private, government entities, not for profit or other. All such discussions, negotiations or agreements shall be announced to be and are subject to the presentation to and the approval of the City Commission.

17.03 Classification of Surplus Property

A. **Excess** – Materials, supplies or other property owned by the city that are not required or can no longer be used but have value.

B. **Obsolete** – Materials, supplies and other property that are out of date, no longer in use or otherwise effectively not usable.

C. **Scrap** – Damaged, defective or deteriorated to the extent there is no value except for basic material content.

D. **Junk** - No value and there may be a disposal cost.

E. **Negative Value** - Real or personal property the value, if any, is less than the associated carrying cost or liability of continued ownership by the city. Real property when the City Manager determines there is no foreseeable beneficial use by the city and the property presents exposure to third party liability and continuing maintenance costs is one example.

17.04 Procedure

A. Departments are to provide the Purchasing Division, at least annually as part of the budget process, an itemized list of surplus property including its condition, unique features and estimated value (can be $0).

   1. The Department Director shall exercise good judgment throughout the budget year and, when appropriate in the interest of the city, report by email to the Purchasing Division any property meeting the classification of surplus so that property can be placed in use in another department, the return by disposal can be maximized or that carrying cost and liability exposure can be eliminated.

B. The Purchasing Division will first attempt to reallocate surplus to any department where it can be utilized. Items not reallocated will be listed by Section 17.02 classifications category by estimated value and submitted to the City Manager along with a recommendation for disposition.

C. The city may negotiate a sale or donation of surplus property to another governmental unit in Florida or a private non-profit agency as defined in 273.01(3), F.S.

D. City employees will not have the opportunity to purchase surplus goods outside of a public auction or sealed bid process.

E. No cash will be accepted for the sale of city property. Purchasing will retain a copy of all checks for sale proceeds along with an itemized list of all sale proceeds in a separate surplus file. Sale proceed checks will be hand delivered to the Finance Department and documented by an email, copy to the City Manager, including a summary of the disposal method, itemized list of items sold and amount received for each.

17.05 Annual Report of Surplus Property

A. The City Manager shall annually report surplus real and personal property in excess of $50,000 and its disposition to the City Commission as part of the annual budget process.

18.01 General Policy

A. Title (ownership) - The ownership/title of real property is a matter solely within the discretion and authority of the City Commission. No parcel of real property may be acquired, encumbered or transferred without City Commission approval, except as provided for in B and C. of this section.

B. Easements and other non-fee title interests - The City Manager is authorized to and may delegate responsibility for accepting interests in the property of others, such as public utility easements, as are necessary in the normal course of municipal business.

C. Fee – Title interests to city as set forth on any plat approved by the City Commission, any city approved site plan or as a part of establishing, maintaining or enhancing any city public utility are exempt from the requirement for individualized approval by the City Commission as they are deemed a part of the normal course of city business, a specific example is taking title by deed to a lift station site.

1. The City Manager may sign any such instrument as “accepting” for the city.

18.02 Acquisition

A. The City Commission may direct the City Manager to initiate discussions or negotiate for the city acquisition of certain real property or properties.

B. The City Manager is specifically authorized to initiate or respond to inquiries concerning the city acquisition or sale of real property when the City Manager determines such discussions are necessary to develop or formulate recommendations to the City Commission. All such negotiations, discussions or agreements shall be announced to be and are subject to the presentation to and the approval of the City Commission.

C. The specific method of determining the price to be paid for the negotiated acquisition of a real estate parcel or interest and any proposed contract shall be developed by the City Manager and presented to the City Commission for approval.

1. The City Attorney or another attorney appointed pursuant to the provisions of this PSPR Manual, shall prepare or approve the purchase and sale contract and represent the city, after City Commission approval, through the closing of acquisition.

2. Easements and other Non Fee Title interests, as described in 18.01 B., may be approved by The Compliance and Risk Management Department and accepted by the city in the normal course of municipal business.

3. The provisions of Florida Statute Section 166.045, as amended, shall apply in the event the city elects utilization of the Public Records exemption from Section 119.07 (1) of Florida Statutes.

19.01 General Guidelines

A. The City of Alachua is committed to a prompt and fair handling of all complaints and disputes with the business community and adopts the following protest procedures:

B. Concerns and questions of new and established vendors doing business with the city can and should be addressed during the initial phase of each new business event. All vendors are required to recognize that solicitations issued by the city pursuant to Sections 9, 10, 12, 13, and 14 include a process for the submission of clarifying questions from any interested party and that the questions and city responses are published on the City website so that the public, including any interested party, has uniform access to all the same information.

C. The following matters are not subject to protest:

1. The city has the sole discretion to set weighted solicitation evaluation criteria including adopting its formula for evaluation. No protest will be accepted or considered challenging the city discretion concerning such criteria or evaluation formula.

2. The city has the sole discretion, and no protest will be accepted or considered, challenging a city decision to cancel or renew any procurement or sale process, up to and until a contract is fully executed.

D. Any required notice of intended decision with respect to contract award, suspension or other action shall set forth the following statement:

1. FAILURE TO FOLLOW PURCHASING PROTEST PROCEDURE REQUIREMENTS WITHIN THE TIME FRAMES ESTABLISHED BY THE CITY OF ALACHUA, FLORIDA, SHALL CONSTITUTE A WAIVER OF PROTEST AND ALL CLAIMS.

E. Right to Protest

1. Any actual or prospective bidder, proposer, vendor or person who is directly and adversely affected in connection with the solicitation process or a contract award may protest to the City Manager's office.

a. POSTING: The Purchasing Division shall post notice of all solicitations and related awards pursuant to Sections 9, 10, 12, 13 and 14, for review by the General Public on the Public Notice Board at City Hall and a copy of the notice and the solicitation documents will be published on the City website.

b. All vendors who submit a response pursuant to Sections 9, 10, 12, 13 and 14 will also be notified by email or as otherwise provided for in the solicitation document.

c. FORMAL WRITTEN PROTEST: Any person adversely affected by an intended decision or action with respect to the award of any formal solicitation or any other procurement or sale issue must file with the City Manager's office a written notice of protest within seven (7) calendar days (refer to Section 19.01, H for when the seven [7] days begins) of the

complained of city action. Such protest shall be in writing, must contain, in detail, the information set forth in this paragraph C of Section 19.01, shall state the particular grounds on which it is based, shall include all pertinent documents and evidence and shall be accompanied by a cashier's check or other security acceptable to the city, in the amount of five percent (5%) of any protested contract amount, or, if the amount of the contract award cannot be reasonably determined, One Thousand Two Hundred Fifty Dollars ($1,250.00). The city, at discretion of the City Manager, may require a protest security in an amount greater than One Thousand Two Hundred Fifty Dollars ($1,250.00) not to exceed One Hundred Thousand Dollars ($100,000.00) when the One Thousand Two Hundred Fifty Dollars ($1,250.00) is found by the City Manager to be clearly inadequate under the facts presented. If the city increases the security amount, the protester shall have seven (7) additional calendar days in which to pay to the city in the form of a cashier's check or other security acceptable to the city, the difference between the filing requirement of One Thousand Two Hundred Fifty Dollars ($1,250.00) and the new amount of security established by the city. The bond or other security will be refunded in full if the protest is sustained in its entirety. However, should the protest not be sustained in its entirety, the bond or other security shall be returned less all fees, expenses, damages, costs and charges incurred by the city directly related to the not sustained component, basis, or claim by any other name or description. Failure to timely post the additional amount of security shall be deemed a waiver of the right to maintain the protest. Failure to submit the security with the protest shall be a waiver of the protest, is a jurisdictional deficiency and bars the right of the protester to maintain the protest.

F. Any grounds not stated in a protest are waived.

G. PROTEST MEETING: The Assistant City Manager or designee will notify and schedule a protest meeting. The meeting shall be scheduled with the protesting party within ten (10) working days (excluding Fridays, Saturdays, Sundays and city holidays) of receipt of the formal written protest. The purpose of the protest meeting is: 1) to explore and review the basis of the protest; 2) to evaluate the facts and merits of the protest; 3) if possible, to reach a solution of the protest that is acceptable to each affected party.

H. In the event the protest cannot be resolved by mutual agreement, the Assistant City Manager or designee shall refer the protest to the City Manager within five (5) working days of the protest meeting with a recommendation, in writing, for resolution/disposition of the protest. The City Manager may conduct an evidentiary hearing. The City Manager shall have the discretion to conduct a review and make an attempt to resolve the issue in a manner agreeable to all parties. The City Manager will issue a written decision rejecting or affirming the protest within ten (10) working days after receipt of the referral, date of the hearing or the review, whichever is later. The decision of the City Manager is final and binding in Categories G. 1-4 and G. 6-7 of Section 1.01. However, the protestor shall have the right to address the City Commission at a public meeting in cases where the city business at issue requires City Commission approval (Section 1.01, G.5.) The protestor is responsible for submitting a timely request to appear on the next available City Commission regular meeting agenda as determined by the City Manager. The proestor

will receive an email notice of the meeting date and starting time. The decision of the City Commission shall be final and binding.

I. The last stage is defined as the date any required appeal time available to the protester has expired without protester action, the protest is withdrawn, a finding by the city during the administrative process that the protest should be upheld or the date of any final court action subsequent to exhaustion of the set forth administrative process.

J. The seven (7) calendar days within which a protestor may protest an intended decision or action shall run from the first issuance of the intended decision or action by the city. The issuance of an intended decision or action shall occur at the earliest date and time on which the decision is posted, served electronically or posted electronically on the City website.

K. STAY OF PROCUREMENTS DURING PROTEST: In the event of a timely protest under this Section, the city shall not proceed further with the solicitation or award of the contract until final decision adverse to the protestor(s) is made by the City Manager or City Commission as provided in F hereof, or until the City Manager makes a written finding that award of a contract, without delay, is necessary to protect substantial interests of the city.

L. Exhaustion of Administrative Remedies: The City Manager is, by Section 4.03(i) of the City Charter, the city purchasing agent and all purchases and sales shall conform to such regulations as the City Commission may from time to time prescribe. The City Commission, pursuant to Section 4.03(i) of the City Charter, hereby adopts this PSPR Manual and includes the administrative protest procedure to expedite review and relief for any party claiming adverse impact for an abuse or failure of the purchasing/sales process administered by the city. Therefore, the administrative procedure set forth in this Section 19 shall be exhausted prior to instigating litigation concerning any dispute or protest of a matter or process included in this PSPR Manual.

City of ALACHUA

the good life community

Resolution 26-03

Purchasing and Sales Policy and Regulations (PSPR) Policy Revisions

FEBRUARY 23, 2026

Overview

- Section 4.03 (i) of the City Charter provides that "All purchases and sales shall conform to such regulations as the City Commission may from time to time prescribe.“

- Revisions are intended to provide clarity, conformity, and efficiency.

General Guidelines: Section 1.01(E)

E. Contracts and Change Orders

1. Category V request (see G. 5. below) require approval of the City Commission. Contracts submitted to the City Commission for approval shall not include a provision providing for prior authorization of change orders calculated as a percentage of the original contract price or other method~~.~~, except as provided by Section 6.09(D). This PSPR Manual sets forth the process, procedures and levels of authority for all city procurement and disposition of personal and real property. Contracts and Change Orders shall be governed accordingly.

General Guidelines: Section 1.03(A)(6)

6. Dues and memberships in trade or professional organizations; subscriptions for periodicals and software applications; advertisements; used equipment including vehicles; abstracts of title, ownership and encumbrance reports, title insurance and other real property acquisition or sale transaction costs or expenses; copyrighted materials; patented materials; art and artistic services including graphic design, entertainment performances and advertising (video and other production material); employment agreements; medical services; legal services including paraprofessional compensation; and service required by proprietary ownership such as CSX Railroad carrier and fees.

~~7. materials; patented materials; art and artistic services including graphic design, entertainment performances and advertising (video and other production material); employment agreements; medical services; legal services including paraprofessional compensation; and service required by proprietary ownership such as CSX Railroad carrier and fees.~~

Purchase Orders: Section 6.09(D)

Change Order requests ~~must be approved in the same order and manner as the corresponding (original) purchase document.~~ that are in an amount up to the upper purchasing limit prescribed in Section 1.01(G)(4) may be approved by the City Manager. Change Order requests that are for a greater amount require approval by the City Commission.

Staff Recommendation

- Staff recommends the adoption of Resolution 26-03.

RESOLUTION 26-03

A RESOLUTION OF THE CITY OF ALACHUA, FLORIDA, PURSUANT TO CITY CHARTER SECTION 4.03, ADOPTING AMENDMENTS TO THE CITY PURCHASING AND SALES POLICY AND REGULATIONS; ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, City of Alachua Charter Section 4.03 (i) provides that "All purchases and sales shall conform to such regulations as the City Commission may from time to time prescribe"; and,

WHEREAS, the City Commission, on March 10, 2014, by Resolution 14-10, amended the "Purchasing and Sales Policy and Regulations" pursuant to and consistent with the authority and requirements of Charter Section 4.03 (i); and,

WHEREAS, the City Commission, on November 9, 2015, by Resolution 16-02, amended the "Purchasing and Sales Policy and Regulations" pursuant to and consistent with the authority and requirements of Charter Section 4.03 (i); and,

WHEREAS, the City Commission, on January 24, 2022, by Resolution 22-08, amended the "Purchasing and Sales Policy and Regulations" pursuant to and consistent with the authority and requirements of Charter Section 4.03 (i); and,

WHEREAS, the City Commission finds the proposed amendments to the "Purchasing and Sales Policy and Regulations" being presented enhance the purchasing and sales regulations as required by the City Charter;

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

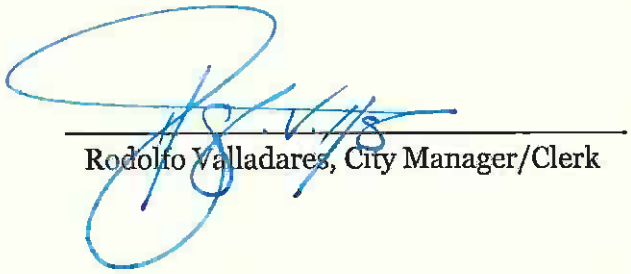
1. The presented amendments to the "Purchasing and Sales Policy and Regulations" outlined in Exhibit A are hereby adopted.
2. Any and all policies, procedures or regulations previously adopted by the City Commission that are in conflict with the here adopted amendments to the "Purchasing and Sales Policy and Regulations" are, upon the effective date of adoption of this Resolution, rescinded and replaced.
3. This resolution shall take effect immediately upon its adoption.

DULY ADOPTED, in regular session, this 23rd day of February, 2026.

CITY COMMISSION OF THE
CITY OF ALACHUA, FLORIDA

Walter Welch, Mayor

ATTEST:



Rodolfo Valladares, City Manager/Clerk

Commission Agenda Item

MEETING DATE: February 23, 2026
SUBJECT: Tara Forest East Phase 1 - Infrastructure Acceptance and Return of Surety
PREPARED BY: Rodolfo Valladares
RECOMMENDED ACTION:
Accept the Tara Forest East Phase 1 water system, wastewater system, electric system, roadways, and stormwater conveyance system, and book the value on the City's asset lists; and return the surety amount of $168,221.06 to Tara Forest, LLC.

Summary

On July 25, 2022, Tara Forest, LLC entered into a Subdividers Agreement with the City of Alachua establishing the requirements for construction of public infrastructure for the Tara Forest East Phase 1 subdivision. The required infrastructure improvements were completed on August 29, 2024, in accordance with the Subdividers Agreement and the City's Land Development Regulations.

The one-year maintenance period has now expired, and all repairs identified during that period have been completed by Tara Forest, LLC. The initial estimated value of the infrastructure was $1,682,210.58, based on certified probable costs prepared by JBPro.

Pursuant to City of Alachua Code of Ordinances Section 7.8.1(B), the City Commission must take formal action to accept maintenance responsibility for subdivision infrastructure. This item requests Commission approval to accept the Tara Forest East Phase 1 water, wastewater, electric, roadway, and stormwater conveyance systems. The City is not accepting the sidewalks, which will be completed during home construction and proposed for acceptance at a later date, nor the stormwater management facilities, which will remain privately maintained in perpetuity.

In accordance with paragraph 9(b) of the Subdividers Agreement, Tara Forest, LLC provided a maintenance surety in the amount of $168,221.06, which is recommended to be returned now that the maintenance period has expired and all required repairs have been completed.

FINANCIAL IMPACT

ADDITIONAL FINANCIAL INFORMATION

COMMISSION GOALS

Quality of LIfe
Community Enhancement
Residential Opportunities

ATTACHMENTS

1. Subdividers Agreement Forest East Phase 1
2. Inspection Tara Forest East Phase 1
3. Certification of Completion Tara Forest East Phase 1

SUBDIVIDERS AGREEMENT FOR TARA FOREST EAST PHASE 1

THIS SUBDIVIDERS AGREEMENT for Tara Forest East Phase 1 (the "Agreement") is made this 25th day of July, 2022.

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 3435516 25 PG(S)
7/28/2022 10:31 AM
BOOK 5025 PAGE 2027
J.K. JESS IRBY, ESQ.
Clerk of the Court, Alachua County, Florida
ERECORDED Receipt # 1097789
Doc Stamp-Mort: $0.00
Doc Stamp-Deed: $0.00
Intang. Tax: $0.00

BETWEEN

DEVELOPER: TARA FOREST, LLC
Whose address is:
7717 NW 20th Lane
Gainesville, FL 32605

AND

CITY: THE CITY OF ALACHUA, a Florida municipal Corporation (the "City")

RECITALS:

WHEREAS, the DEVELOPER is developing a residential subdivision in the City known as Tara Forest East Phase 1 (the "Project"), legally described in attached Exhibit "A" (the "Property" or "Land") and further described in the Plat for Tara Forest East Phase 1 as set forth in Plat Book 38 page 59 of the Public Records of Alachua County (the "Plat"), a copy of which is attached hereto as Exhibit "B";

WHEREAS, the Developer wishes to enter into a Subdividers Agreement with City as part of the City's site specific regulations for applications for development orders for the subdivision of land as further set forth and required in Section 2.4.10(G)(4) of the City's Land Development Regulations (the "LDRs");

WHEREAS, the Developer acknowledges that this Agreement is a valid exercise of the City's police powers and it is authorized by, among other things, Article VIII, Section 2(b) of the Florida Constitution, Section 163.3161, *et. seq.*, Fla. Stat., Section 163.3202, Fla. Stat., and Section 166.201 Fla. Stat.;

WHEREAS, the Developer acknowledges that this Agreement is governed by the City's LDRs and, as such, the Developer must utilize the administrative procedures contained in the LDRs in the event there is any dispute regarding or in any way arising out of this Agreement; and

WHEREAS, the Developer acknowledges that this Agreement is a regulatory agreement required as part of the process for the issuance of Development permits for the Project and, as such, Developer shall not have any claim for monetary damages against the City in the event of any dispute regarding or in any way arising out of this Agreement;

NOW THEREFORE, in consideration of the foregoing recitals, the Developer and City hereby agree to and specify the following:

1. **Recitals:** The above information and recitals are true and correct and are incorporated as material terms of this Agreement by reference.

2. **Certificate of Concurrency Compliance:** The City agrees to reserve public facilities for the Project as set forth in the Certificate of Concurrency Compliance attached hereto as Exhibit "C" and incorporated herein by reference.

3. **Construction:** The Developer shall construct, at Developer's sole expense, the public and private improvements [including, but not limited to, roadways, streetlights, water facilities, wastewater facilities, electric system facilities, right of ways, easement, stormwater conveyance systems, and drainage facilities], as reflected on the Plat which will be recorded for the Project according to the specifications for MAJOR SUBDIVISIONS as set forth in the City's LDRs and in accordance with the design documents, including, but not limited to the Construction Plans prepared by the Developer's design engineer (the "Plans"), which were filed with the City by the Developer, and have been reviewed and approved by the City in accordance with the LDRs (all of the forgoing shall be jointly referred to as the "Improvements"). Developer agrees to proceed with the construction of the Improvements for the Project, with the exception of the sidewalks depicted on the Construction Plans which sidewalks abut or are immediately adjacent to a residential house lot depicted on the Plat (herein referred as "House Sidewalk" or "House Sidewalks"), in a diligent manner and Developer shall complete these Improvements on or before July 24, 2025. The Revised Construction Plans for Tara Forest East Phase 1 (and Phase 2) dated July 11, 2022, designate a "construction entrance" which delineates a path on an existing lime rock road which shall be used for the specific use by construction vehicles and equipment utilized on or in conjunction with the construction of the Improvements. The Developer shall be responsible for damages to the roads in the Project caused by construction vehicles and equipment working on or in conjunction with the Improvements.

4. **Drainage:** Drainage facilities for the Property shall be maintained in accordance with the approved Plans for the Project at the sole expense of the Developer. Tara Baywood, LLC and Tara Forest, LLC have entered into that certain perpetual Storm Water Discharge Easement Agreement recorded in Official Records Book 5024, page 188, of the Public Records of Alachua County, Florida (the "Easement"), which shall run with the land and allow the discharge stormwater drainage for the Project to run on, over, upon and across property as described in the Easement Agreement which is incorporated herein by referenced, which stormwater shall ultimately drain into the basins indicated on the Plat for Tara Baywood Phase I, recorded in the Official Public Records Book 38, Page 55 of Alachua County, Florida, in perpetuity and related further depicted on the Construction Plans for the Tara Baywood Phase I Subdivision.

5. **Fire Flow:** The Developer specifically acknowledges that future development and buildings constructed within the Project shall comply with the fire flow standards as set forth in the Florida Fire Prevention Code (the "FFPC"), which is adopted as part of

the Florida Building Code (the "FBC"), as amended and effective at the time of such future development. It is the Developer's sole responsibility to comply with these fire flow standards. Nothing in this Agreement, the Plans and or the Certificate of Concurrency Compliance, attached hereto as Exhibit "C", in any way impacts or waives the requirement for future development and buildings within the Project from complying with the FFPC and FBC, as amended and effective at the time of such future development.

6. **Conveyance:** The conveyance by the Developer to the City of all of the required public utility infrastructure improvements including, but not limited to, roadways, streetlights, water facilities, wastewater facilities, electric system facilities, right of ways, sidewalks, and easements as reflected on the Plat which will be recorded for the Project, shall be conveyed to the City, however, the Improvements shall not be accepted by the City until the Improvements have been completed, approved by the City, a one-year warranty period as described below has concluded, and the City Commission of the City of Alachua (the "Commission") officially accepts the Improvements. Acceptance of the House Sidewalks shall be as set forth in paragraph 15 below.

7. **Compliance:** The Developer warrants that it will construct all of the Improvements in accordance with the approved Plans and Plat for the Project, City's LDRs, and all applicable regulations, ordinances, laws, and rules.

8. **Recording:** The Plat for the Project shall be recorded by the Developer in the Public Official Records of Alachua County, Florida, immediately after its approval by the Commission. The Developer shall record the Plat and provide the City with a certified copy of the recorded Plat within three (3) business day of the recording of the Plat. The City shall record this Agreement within five (5) business days of receiving the certified copy of the recorded Plat. The Developer shall pay all costs associated with the recording of this Agreement.

9. **Surety Devices:** With the exception of the construction of the House sidewalks and in order to comply with Sections 2.4.10(G)(4), 6.10.2, and 7.4.1 of the LDRs, the Developer further warrants and agrees, as follows:

a. Upon the approval of this Agreement and prior to the recordation of the Plat for the Project, Developer shall provide the City with a Common Law Performance Bond ("Bond) in the amount of $2,018,652.70 (120% of the $1,682,210.58 estimated construction costs as set forth in the Certification in attached Exhibit "D") as the surety instrument and guarantee of the satisfactory construction of all of the Improvements required for the Project in accordance with this Agreement. This Bond shall remain in full force and effect unit the terms of this Agreement related to the installation of the Improvements have been fulfilled.
b. Upon Developer's timely and satisfactory completion of the Improvements and the City's approval (but not acceptance) of these Improvement, and the Developer providing an acceptable maintenance surety instrument to the City in the amount of 10 percent of the certified value of the Improvements (approximately $168,221.06

as set forth in the Certification in attached Exhibit "D"), the City shall release the Bond, the amount of which may be decreased by any demand made by the City for the corrections of discrepancies as set forth in paragraph 10 below.

10. **Inspections:** Upon the City's approval of the Plans, the Plat, and the Developer's compliance with the terms of this Agreement, including surety instruments, the Developer may commence construction of the Improvements. Construction shall be completed on or before July 24, 2025 (with the exception of House Sidewalks – see paragraph 15 below). During the construction period, the Project's Engineer of Record, or Professional Engineer with a Professional Engineering Services Agreement with the City of Alachua shall perform Construction Inspection Services (CIS) and shall prepare and provide to the City inspection reports at the following benchmarks:

    a. Inspection of Underground Stormwater System: at beginning of process; during 2 pipe laying activities; during 3 random backfilling operations; and inspection of the completed system by visual, and TV camera.
    b. Inspections of sewer system: at the beginning of work; during 3 random manhole placements; 3 random pipe placements; 3 backfilling operations; and inspection of the completed system with TV camera.
    c. Inspection of water system: at the beginning of work; during all taps or city connections; 3 random pipe placements; 3 backfilling operations; and inspection of the completed system including disinfection and pressure testing.
    d. Inspection of the electrical conduit: at the beginning of work; during all city connections; 3 random pipe placements, 3 backfilling operations; and inspection of completed system.
    e. Inspection of Stormwater Management basin: at the rough grade stage, outfall placement; final grassing and inspection of completed system.
    f. Inspection of pavement: at sub grade of all roads for line and grade and yielding; lime rock base for placement and finish; asphalt inspections at the beginning of operations; at least 3 random quality control checks during placement, asphalt inspection; and inspection of completed pavement.

    The Project's Engineer of Record or the Professional Engineer performing the inspection services as set forth in this paragraph shall submit to the City the inspection reports. The inspection reports shall show any discrepancies and shall note the correction of each discrepancy in a subsequent report. The Developer shall provide each inspection report to the City's Public Services Department with a copy to the City's Department of Planning and Community Development within three (3) business days of each inspection. City may, in its sole discretion, within fifteen (15) days demand in writing, the prompt correction of any discrepancies contained on any of the inspection reports within a reasonable period set forth in the written demand. If the Developer's Project Engineer of Record determines that a requested repair will take more than the time set forth in the demand, an extension of time which shall include the reason for the extension , may be requested from the City's Public Services Director, whose consent shall not be unreasonably withheld. If the correction is not completed in the timeframe in the demand or any extension allowed for it, the City may make a demand on the Common Law Performance Bond for the amount necessary to correct any discrepancy.

Upon completion of the Improvements, the Developer shall have the Project's Engineer of Record or the Professional Engineer performing the inspection services conduct a final inspection and compile a final punch list. Upon the Project's Engineer of Record or the Professional Engineer performing the inspection services providing a final report to the Developer and the City indicating that all of the deficiencies noted in any inspection report and on the final punch list have been completed and the Improvements are in working order and in accordance with the Plans and LDRs, the LDR Administrator or designee shall thereafter perform a final inspection and provide a list specifying all defects, deficiencies, and necessary repairs to the Developer within 60 days of receipt of the final report. Upon completion of any and all repairs and a certification by the Project's Engineer of Record or the Professional Engineer performing the inspection services as set forth in this Section that the Improvements have been completed in accordance with the requirements of this Agreement, the Plans, and the LDRs, the Project's Engineer of Record or the Professional Engineer performing the inspection services shall submit a certified cost of construction for the completed Improvements. The Developer shall then provide a Maintenance Law Performance Bond in the amount of 10% of the certified cost of construction as the one-year maintenance surety to the City as set forth in Paragraphs 9.b. above.

11. **No Final Inspections or Occupancy**: In the event the Developer conveys any interest, legal or equitable, to any property in the Project, the City shall not provide any utilities to or conduct a final inspection on any house constructed in the Project until the Improvements required in this Agreement have been completed and approved in accordance with this Agreement. The Developer is responsible for the repair of any Improvements damaged as a result of the construction of any such houses. Developer agrees that there is no reasonable business backed expectation that any purchasers of lots or houses will be able to occupy or inhabit houses in the Project until the approval of the Improvements has been provided as required in this Agreement.

12. **Warranty Period:** The Developer warrants all Improvements for the Project for a period of one year from the City's approval, other than routine maintenance. Should the City, in the City's sole discretion, deem repairs are needed to the Improvements, the City shall provide notice to the Developer and the repairs shall be made within thirty (30) days of written notice. In the event the Project's Engineer of Record determines that a requested repair will take more than thirty days to complete, the repair shall be completed in the amount of time determined in the sole discretion of the City's Public Services Director. The Developer shall be responsible for making all repairs so long as notice is sent or delivered to the Developer within the one-year warranty period. The warranty period shall be automatically extended until the completion of all requested repairs. If the Developer does not complete the repairs within thirty days from the notice, it shall constitute a breach of this Agreement and the City shall be entitled to make a demand on the Maintenance Common Law Performance Bond.

13. **Acceptance of Improvements:** At the end of the Warranty Period, the Developer shall submit a final certification prepared by the Developer's Engineer of Record that all of the Improvements have been completed and constructed in accordance with the plans,

plat and applicable regulations as set forth in this Agreement and the Improvements are functional and in good working order. The installation of the Improvements shall in no case bind the City to accept the Improvements for public maintenance or operation until the Public Services Director has approved that the Improvements are constructed in accordance with this Agreement, including but not limited to, the LDRs, the City of Alachua Requirements for Design and Construction, applicable Florida Department of Transportation standards, and all other applicable requirements and regulations and the Commission has formally accepted the Improvements. Within sixty (60) days of the Public Services Director's approval, the City Commission will formally accept maintenance of the public Improvements, and release the maintenance surety instrument, less any draw down on it to the Developer. The maintenance of the stormwater management facilities (basins) shall be the responsibility of the Developer (and not the City) subject to the provisions of paragraph 29 below.

14. **Maintenance of Landscape Improvements within City Rights-of-Way:** The Developer agrees to construct, install and maintain all landscape improvements located within the right-of-way as shown in the approved Construction Plans for the Project at its sole cost and expense. Should the developer or successor fail to install or maintain the landscape improvements in accordance with the approved Construction Plans, the City may provide written notice to the Developer or its successor, specifying the nature of the deficiency. Within 30 days following receipt of such notice, the Developer shall cause the appropriate repairs or cure to be effected. In the event damage or failure to maintain results in a situation where public safety is at risk, the City may, in its sole discretion, effect repairs to the Improvements without the need of prior notice to the Developer and the Developer shall be responsible for the cost of these repairs. The City will promptly bill the Developer. If the invoice is not paid within 30 day of the date of the invoice, it shall be a default hereunder and the City shall have the right, but not the obligation, to make a claim under the Common Law Performance Bond or the Maintenance Common Law Performance Bond whichever bond in if effect at the time of the default.

15. **House Sidewalks:** In order to comply with Sections 2.4.10(G)(4), 6.10.2, and 7.4.1 of the LDRs, the Developer further warrants and agrees that all House Sidewalks for the Project shall be completed on or before July 24, 2025, and the Developer further warrants and agrees to provide the City with surety instruments for the construction and installation of the House Sidewalks as follows:

    a. The Developer shall provide the City with the House Sidewalks Irrevocable Letter of Credit in the form acceptable to the City that shall have an expiration date of September 24, 2025, in the amount of $67,302.40 ($56,085.33 x 120 %) as the guarantee of the satisfactory construction of the House Sidewalks for the Project as set forth on the certification in attached Exhibit "E".
    b. Upon the completion of all of the House Sidewalks in the Project and the City's approval (but not acceptance) of them, the Developer shall provide the City with an Irrevocable Letter of Credit in a form acceptable to the City for ten percent of the certified value of the completed House Sidewalks as the one-year maintenance

surety which is approximately $5,608.53 of the amount for the cost of completion in attached Exhibit "E").

c. If all of the House Sidewalks have not been installed by July 24, 2025, the City shall have the right, but not the obligation, to make a demand upon and call the House Sidewalks Irrevocable Letter of Credit to pay for the installation of the remaining House Sidewalks. The City shall construct as many remaining sidewalks as possible with this money, however, the City shall not have any obligation to expend the money other than proceeds from the Irrevocable Letter of Credit to construct sidewalks.

d. Upon the City's acceptance of the House Sidewalks Maintenance Irrevocable Letter of Credit, the City will return Irrevocable Letter of Credit referenced in subparagraph a. above to the Developer, less any drawdowns by the City for construction of House Sidewalks. Within one year of the completion of the House Sidewalks, the City shall conduct a final inspection of them and notify the Developer in writing of any deficiencies determined in the City's sole discretion. The Developer shall have 30 days to cure these deficiencies. If the Developer does not cure these deficiencies within 30 days, the City shall be authorized to have the work done and make a demand on the House Sidewalks Irrevocable Letter of Credit to pay for this work. Once the sidewalk construction is deemed complete, it shall be submitted to the Commission for acceptance. After the Commission's acceptance of the House Sidewalks, the House Sidewalks Maintenance Irrevocable Letter of Credit for the House Sidewalks shall be returned to the Developer.

e. The Developer shall have complete and exclusive liability for all claims and shall indemnify the City for all claims, including but not limited to claims for bodily injury and damages, in any way related to or arising out of the construction, completion or non-completion of the House Sidewalks until the Commission has officially accepted the sidewalks.

f. After the Commission's acceptance of the House Sidewalks, the Maintenance Irrevocable Letter of credit for the House Sidewalks shall be returned to the Developer.

16. **Tree mitigation:** Prior to the approval of this Agreement, Developer shall pay the City the sum of 46,907.48 to be placed in the City's tree bank fund for used by the City as allowed in the KDRs as mitigation for the trees being removed from the Property.

17. **Non-Interest-Bearing Account:** All cash deposits made by Developer to the City under this Agreement shall be separately segregated on the books of the City and deposited into a non-interest-bearing bank account.

18. **No Inordinate Burden on Land:** The Developer further agrees that the requirements under this Agreement in no way inordinately burdens any existing use of the Land or vested right to specific use of the Land described in Exhibit "A" and set forth in the Plat to be recorded for the Project, attached hereto as Exhibit "B".

19. **Withholding Permits:** The City may, in its sole discretion, withhold any and all inspections, permits, and/or certificates for the Project if such action is deemed necessary by the City to secure the Developer's compliance with the terms of this Agreement.

20. **Compliance with Other Laws:** Nothing contained in this Agreement shall relieve the Developer or its successor or assigns from obtaining any local, regional, state or federal permits or complying with any ordinances, laws, rules, or regulations applicable to the development of the Project.

21. **Police Powers:** In the event the Developer, the Developer's agents, contractor, subcontractors, or anyone else acting on behalf of the Developer or the Developer's contractor 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 working on the job or to any member of the general public, the City, in its sole discretion through its City Manager or designee, has the right to exercise its police powers and to stop work on the Project until appropriate corrective measures are taken, without limiting any other remedies available to the City.

22. **Indemnity:** The Developer shall indemnify and hold harmless the City of Alachua, its officers, agents, employees, attorneys, or anyone's action 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 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 Developer, Developer's agent, contractor, subcontractors, or anyone directly or indirectly employed or working on behalf of the Developer for whose acts the Developer or its agent, contractors, or subcontractors may be liable or responsible. The Developer further agrees that the Developer 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 Agreement, or from responsibility under this indemnification clause by employment of independent contractors or subcontractors or other entities. The Developer shall remain liable to the City notwithstanding any attempt by the Developer to pass any responsibility set forth herein to its contract, subcontractors, or other agent or employee.

23. **Payments:** Any payments due from the Developer to the City shall be made either by bank check or cashier's check payable to the City of Alachua, Florida, and provided to the City at the address in Paragraph 26 below.

24. **Agreement Runs with Land:** This Agreement shall be recorded in the Public Records of Alachua County, Florida and shall run with the Land.

25. **Default by Developer:** Should Developer fail to complete the Improvements in accordance with this Agreement, the City shall be entitled to make immediate demand

on any irrevocable letter of credit provided by Developer hereunder, and also be entitled to any other remedies allowed by law. The City's rights to declare a default are cumulative and the City's failure to declare a default at any time shall not waive its right to declare a future default.

26. **Notices:** Except as otherwise provided in this 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, or by personal delivery. Such notice will be deemed to have been received when either deposited in the United States Postal Service mailbox 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: City Manager / LDR Administrator

Via Hand Delivery: 15100 NW 142nd Terrace
Alachua, FL, 32615

Via U.S. Mail: Post Office Box 9
Alachua, FL 32616

Developer/Owners: Tara Forest, LLC
7717 NW 20th Lane
Gainesville, FL 32605

With a copy to: Denise Lowry Hutson, Esq.
Salter Feiber, P.A.
3904 NW 16th BLVD. Bldg. B.
Gainesville, FL 32605

27. **Binding Effect:** The City and Developer each bind the other and their respective successors and assigns to all of the terms, conditions, covenants and provisions of this Agreement.
28. **Severability:** If any provision of this Agreement is declared void by a court of law, all other provisions will remain in full force and effect.

29. **Not Assignable Without Approval:** This Agreement and any obligations of the Developer hereunder shall not be assignable by the Developer without the written approval of the Commission, which approval shall not unreasonably withheld, and the acceptance and assumption of the assignment by the assignee.

30. **Enforcement:** The failure of either City or Developer to exercise any right under this Agreement shall not waive such right in the event of any future default or non-compliance with this Agreement.

31. **Jurisdiction and Venue:** This Agreement is governed in accordance with the laws of the State of Florida. Venue for any action regarding this Agreement shall be in the Circuit Court in Alachua County, Florida.

32. **Amendment:** This Agreement may only be amended by mutual written agreement by the City and the Developer with prior approval of the Commission.

33. **Legal Advice:** The Developer and the City have each had the advice of their respective attorneys before entering into this Agreement.

34. **Joint Preparation:** This Agreement has been drafted with participation of the City and the Developer and shall not be construed against either the City or Developer on account of draftsmanship.

35. **Captions and Headings:** Paragraph headings are for convenience only and shall not be used to construe or interpret this Agreement.

36. **Time of Essence:** Time is of the essence in complying with each and every term and condition of this Agreement.

37. **Entire Agreement:** This Agreement constitutes the entire agreement of the City and the Developer and supersedes all prior written or oral agreements, understanding or representations.

38. **Exclusive Remedy:** In the event of any question or dispute arising out of or related to this Agreement, the sole and exclusive remedy of the Developer against the City, after Developer exhausts all administrative remedies in the City's LDRs, shall be an action for declaratory judgment. Developer specifically waives all other remedies it may have against the City. In no event shall Developer have a cause of action for monetary damages against the City for anything in any way related to or arising out of this Agreement.

39. **Sovereign Immunity:** The City does not waive its sovereign immunity in entering into this Agreement. Nothing herein, expressed or implied, waives or should be construed to be a waiver or an attempt to waive the sovereign immunity of the City under the Florida Constitution and the laws of the State of Florida.

40. **No Future Representations**: The City's approval of this Subdividers Agreement for Tara Forest East Phase 1 does not in any way imply, represent, require or guarantee that the City will approve a development application for any other phase of Tara Baywood, Tara Forest East, or any other related development or the successor or assign of any related development.

CONTINUED ON NEXT PAGE

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

Attest:

Mike DaRoza, City Manager/Clerk

CITY OF ALACHUA

By: _____
Gib Coerper, Mayor

STATE OF FLORIDA
COUNTY OF ALACHUA

THE FOREGOING SUBDIVIDERS AGREEMENT FOR TARA FOREST EAST PHASE 1 was acknowledged before me this 25th day of July 2022, by GIB COERPER, who is personally known to me or who produced _____ as identification.

Notary Public, State of Florida at large
Commission No.:
Expiration: [SEAL]

KENYATA CURTIS
Commission # HH 131166
Expires September 18, 2025
Bonded Thru Budget Notary Services

Approved as to form:

Marian B. Rush, City Attorney

[SIGNATURES CONTINUE ON NEXT PAGE]

DEVELOPERS/OWNERS

Tara Forest, LLC, a Florida Limited Liability Company

Witnesses:
Brooke McGuire
Brooke McGuire

By: _____
SAYED MOUKHTARA, Manager

Witnesses:
Jay Payne
Jay Payne

STATE OF FLORIDA
COUNTY OF ALACHUA

THE FOREGOING SUBDIVIDERS AGREEMENT FOR TARA FOREST EAST PHASE 1 was acknowledged before me this 21st day of July 2022, by SAYED MOUKHTARA, who is personally known to me or who produced _____ as identification.

Jennifer Newbegin
Notary Public, State of Florida at large
Commission No.: HH075654
Expiration: 12/29/24 [SEAL]

Jennifer Newbegin
Notary Public
State of Florida
Comm# HH075654
Expires 12/29/2024

JBPro

Gainesville
3530 NW 43rd Street
Gainesville, FL 32606

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

jbpro.com
(844) Go-JBPro
contact@jbpro.com

TARA FOREST EAST PHASE 1

LEGAL DESCRIPTION – BY THIS FIRM

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

COMMENCE AT THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF SAID SECTION 10; THENCE RUN SOUTH 00°06'27" WEST ALONG THE WEST LINE OF THE EAST 1/2 OF SECTION 10, A DISTANCE OF 2702.92 FEET; THENCE RUN SOUTH 00°05'13" WEST, A DISTANCE OF 353.83 FEET TO THE NORTHWEST CORNER OF TARA BAYWOOD, PER THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4749, PAGE 2301, PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE RUN SOUTH 89°25'29" EAST ALONG THE NORTH LINE OF SAID LANDS, A DISTANCE OF 576.12 FEET TO THE POINT OF BEGINNING; THENCE RUN NORTH 00°06'18" EAST, A DISTANCE OF 603.50 FEET; THENCE RUN SOUTH 89°53'42" EAST, A DISTANCE OF 533.30 FEET; THENCE RUN NORTH 00°06'18" EAST, A DISTANCE OF 43.90 FEET; THENCE RUN SOUTH 89°53'42" EAST, A DISTANCE OF 175.00 FEET; THENCE RUN NORTH 00°06'18" EAST, A DISTANCE OF 240.00 FEET; THENCE RUN SOUTH 89°53'42" EAST, A DISTANCE OF 40.07 FEET TO THE WEST LINE OF ALACHUA REALTY COMPANY ADDITION AS PER THE PLAT RECORDED IN PLAT BOOK "A", PAGE 100 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE RUN SOUTH 00°05'35" WEST ALONG SAID WEST LINE, A DISTANCE OF 486.56 FEET; THENCE RUN SOUTH 00°05'22" WEST ALONG SAID WEST LINE, A DISTANCE OF 406.98 FEET; THENCE DEPARTING SAID WEST LINE, RUN NORTH 89°25'29" WEST, A DISTANCE OF 748.61 FEET TO THE POINT OF BEGINNING.

CONTAINING 10.86 ACRES, MORE OR LESS.

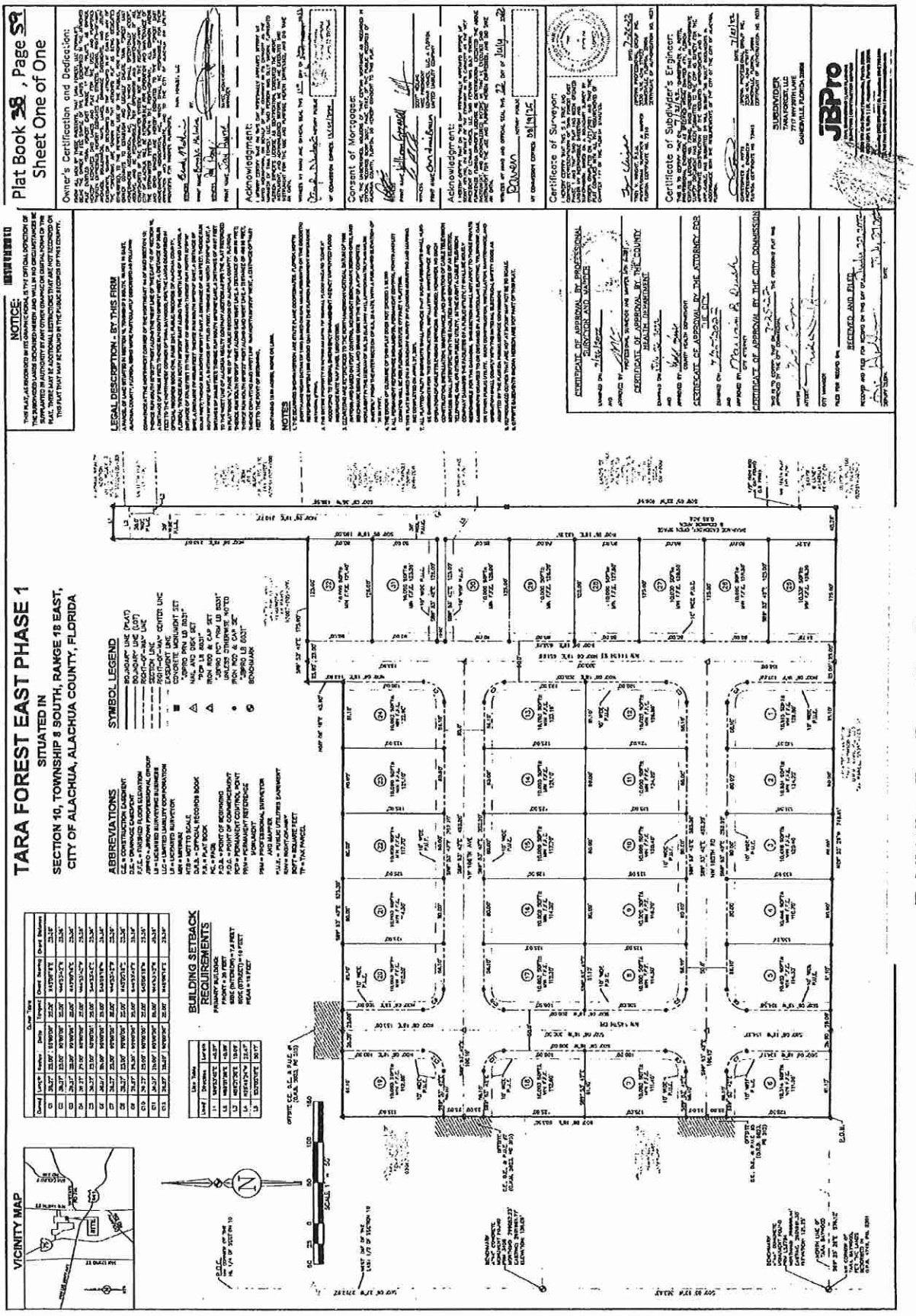


Exhibit B to Tara Forest East Phase 1
Subdividers Agreement

CERTIFICATE OF CONCURRENCY COMPLIANCE FOR FOR TARA FOREST PHASE 1

This Certificate of Concurrency Compliance (also referred to as "Certificate") is hereby issued to Tara Forest, LLC, a Florida Limited Liability Company authorized to transact business in the State of Florida, and the ("Developer/Owner") of the Project as identified and defined below by City of Alachua, Florida ("City") this 25th day of July, 2022.

RECITALS

WHEREAS, the Developer/Owner is developing a residential subdivision in the City known as Tara Forest East Phase 1 (the "Project"), legally described in attached Exhibit "A" (the "Property" or "Land");

WHEREAS, the Property or Land for the Project is owned by Tara Forest, LLC, a Florida Limited Liability Company;

WHEREAS, the Developer/Owner has secured a Subdivider Agreement for the Project from the City dated the 25th day of July, 2022, (herein "Subdivider Agreement") as part of the City's site-specific requirements for applications for Development permits for the subdivision as further set forth in Section 2.4.10(G)(4) of the City's Land Development Regulations (the "LDRs");

WHEREAS, the LDRs provide in Article 2, Section 2.4.14 for the issuance of a Certificate of Concurrency Compliance by the City to provide a mechanism for reviewing applications for development approval to ensure that no development order is issued unless there is adequate public facility capacity for roads, sanitary sewer, solid waste, stormwater management, potable water, recreation, or public school facilities. This review is part of a regulatory program of the City to ensure that the adopted level of service standard for each public facility is available to serve development concurrent with the impacts of development;

WHEREAS, Section 2.4.14, requires that a project have one a subdivision final plat in order to be eligible for issuance of a Certificate of Concurrency Compliance;

WHEREAS, the Project is zoned Residential Single Family- 3 ("RSF-3");

WHEREAS, the Project has an approved preliminary plat approval for a residential subdivision for the Project;

WHEREAS, the Project is now ready to proceed to approval of a Final Plat comprised of 32 residential lots;

WHEREAS, the Developer/Owner intends to immediately initiate construction on the Project;

WHEREAS, the Developer/Owner of the Project agrees to submit payment for sewer connection fees as determined in the City's Capital Facilities charges and as set forth in Section 38-139 of the City of Alachua Code of Ordinances, as those fees exist prior to the final inspection of each residential unit;

WHEREAS, the Developer/Owner of the Project further agrees to submit payment for water connection fees as determined in the City's Capital Facilities charges and as set forth in Section 38-139 of the City of Alachua Code of Ordinances, as those fees exist prior to the final inspection of each residential unit; and

WHEREAS, the City has determined that adequate water and wastewater capacity exists to the Project;

WHEREAS, the Developer/Owner acknowledges that this Certificate of Concurrency Compliance is a valid exercise of the City's police powers and is authorized by, among other things, Article VIII, Section 2(b) of the Florida Constitution, Section 163.3132, *et. seq.*, Fla. Stat., Section 163.3202, Fla. Stat., and Section 166.201 Fla. Stat.;

WHEREAS, the Developer/Owner acknowledges that this Certificate of Concurrency Compliance is governed by the City's LDRs and, as such, the Developer/Owner must utilize the administrative procedures contained in the LDRs in the event there is any dispute regarding this Certificate; and

WHEREAS, the Developer/Owner acknowledges that this Certificate of Concurrency Compliance constitutes a regulatory agreement required as part of the process for the issuance of development permits for the Project and, as such, Developer/Owner has no claim for monetary damages against the City. In the event of any dispute regarding this Certificate, Developer/Owner's sole remedy for any dispute in any way relating to this Certificate is an action for declaratory relief, and nothing in this Certificate 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;

NOW THEREFORE, BASED UPON THE FOREGOING INFORMATION AND RECITALS, findings of fact and conclusion of law, the City issues this Certificate of Concurrency Compliance subject to the following conditions of issuance:

1. The above recitals and information are true and correct and are incorporated as material portions of this Certificate of Concurrency Compliance by reference.

2. The City will reserve 8,000 gallons per day (32 lots x 250 gallons per day) of wastewater capacity for the 32 units proposed in the Project. This capacity reservation is intended solely for residential uses to be constructed within the Project as defined by applicable development permits including, but not limited to construction plans and Subdivider Agreement, on file with the City.

3. The City will reserve 8,800 gallons per day (32 lots x 275 gallons per day) of water capacity for the 32 units proposed in the Project. This capacity reservation is intended solely for residential uses to be constructed within the Project as defined by applicable development permits including, but not limited to construction plans and Subdivider Agreement, on file with the City.

4. The City will reserve the following trips of traffic capacity for the 32 units proposed in Tara Forest East Phase 1 as defined by applicable development permits, including construction plans and Subdividers Agreement, on file with the City: 304 Average Annual Daily Trips ("AADT") and 32 Peak Hour Trips on Comprehensive Plan Traffic Segment Number 5 (US 441 from SR 235 to I-75).

5. The City will reserve 0.42 acres (2.6 persons per household x 32 units x 5 acres per 1,000 persons) of recreation capacity for the 32 units proposed in Tara Forest East Phase 1 as defined by applicable development permits, including but not limited to the construction plans and Subdividers Agreement, on file with the City.

6. The City will reserve 60.73 tons per year (0.73 tons per capita per year x 2.6 persons per household x 32 units) of solid waste capacity for the 32 units proposed in Tara Forest Phase 1 as defined by applicable development permits on file, including but not limited to, construction plans and Subdividers Agreement, on file with the City.

7. The City will reserve four (4) student stations in the Alachua School Concurrency Service Area (ACSA) for elementary schools, two (2) student stations in the Alachua SCSA for middle schools, and three (3) student stations in the Alachua SCSA for high schools, for the 32 units proposed in Tara Forest East Phase 1.

8. This Certificate of Concurrency Compliance shall remain in effect for a period of one (1) year from the date of the approval of the Subdivider Agreement between Developer/Owner and the City.

9. This Certificate of Concurrency Compliance shall be incorporated into and considered a part of the Subdividers Agreement for the Project. The failure of the Developer/Owner comply with the term of the Subdivider Agreement shall be a default under the Subdividers Agreement and shall result in the termination of the reservations in this Certificate.

10. This Certificate of Concurrency Compliance shall not be construed to be an absolute guarantee for the reservations should events occur which are outside the control of the City.

11. The City's issuance of this Certificate does not in any way imply, represent, require or guarantee that the City will approve the application for any other phase of the development of Tara Forest East. The approval of this Certificate of Concurrency Compliance for the Project does not in any way infer, imply or otherwise represent

that a Certificate of Concurrency Compliance will be granted for any other phase of Tara Forest East.

THIS CERTIFICATE OF CONCURRENCY COMPLIANCE IS ISSUED this 25th day of July, 2022, and is subject to the terms and findings as stated herein.

Attest:

William M. DaRoza, City Manager/Clerk/
Land Development Regulations Administrator

CITY OF ALACHUA

By: _____
The Hon. Gib Coerper, Mayor

Approved as to form:

Marian B. Rush, City Attorney

STATE OF FLORIDA
COUNTY OF ALACHUA

The foregoing CERTIFICATE OF CONCURRENCY COMPLIANCE FOR TARA FOREST EAST PHASE 1 was acknowledged before me, **by means of ☒ physical presence or ☐ online notarization,** on this 26th day of July, 2022, by GIB COERPER, who is (personally known to me) OR (who has produced _____ as identification).

Notary Public, State of Florida at Large
Commission No.:
Expiration: [SEAL]

KENYATA CURTIS
Commission # HH 131166
Expires September 18, 2025
Bonded Thru Budget Notary Services

[SIGNATURED CONTINUE ON NEXT PAGE]

Witnesses:

(sign) Brooke McGuire

(print) Brooke McGuire

DEVELOPERS/OWNERS

Tara Forest, LLC,
a Florida Limited Liability Company

By: Sayed Moukhtara, Manager

STATE OF FLORIDA
COUNTY OF ALACHUA

The foregoing CERTIFICATE OF CONCURRENCY COMPLIANCE FOR TARA FOREST EAST PHASE 1 was acknowledged before me, **by means of ☒ physical presence or ☐ online notarization,** on this 21st day of July, 2022, by Sayed Moukhtara, who is (personally known to me) OR (who has produced _____ as identification).

Notary Public, State of Florida at Large
Commission No.: HH075054
Expiration: 12/29/24 [SEAL]

Jennifer Newbegin
Notary Public
State of Florida
Comm# HH075654
Expires 12/29/2024

JBPro

Gainesville
3530 NW 43rd Street
Gainesville, FL 32606

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

jbpro.com
(844) Go-JBPro
contact@jbpro.com

TARA FOREST EAST PHASE 1

LEGAL DESCRIPTION – BY THIS FIRM

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

COMMENCE AT THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF SAID SECTION 10; THENCE RUN SOUTH 00°06'27" WEST ALONG THE WEST LINE OF THE EAST 1/2 OF SECTION 10, A DISTANCE OF 2702.92 FEET; THENCE RUN SOUTH 00°05'13" WEST, A DISTANCE OF 353.83 FEET TO THE NORTHWEST CORNER OF TARA BAYWOOD, PER THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4749, PAGE 2301, PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE RUN SOUTH 89°25'29" EAST ALONG THE NORTH LINE OF SAID LANDS, A DISTANCE OF 576.12 FEET TO THE POINT OF BEGINNING; THENCE RUN NORTH 00°06'18" EAST, A DISTANCE OF 603.50 FEET; THENCE RUN SOUTH 89°53'42" EAST, A DISTANCE OF 533.30 FEET; THENCE RUN NORTH 00°06'18" EAST, A DISTANCE OF 43.90 FEET; THENCE RUN SOUTH 89°53'42" EAST, A DISTANCE OF 175.00 FEET; THENCE RUN NORTH 00°06'18" EAST, A DISTANCE OF 240.00 FEET; THENCE RUN SOUTH 89°53'42" EAST, A DISTANCE OF 40.07 FEET TO THE WEST LINE OF ALACHUA REALTY COMPANY ADDITION AS PER THE PLAT RECORDED IN PLAT BOOK "A", PAGE 100 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE RUN SOUTH 00°05'35" WEST ALONG SAID WEST LINE, A DISTANCE OF 486.56 FEET; THENCE RUN SOUTH 00°05'22" WEST ALONG SAID WEST LINE, A DISTANCE OF 406.98 FEET; THENCE DEPARTING SAID WEST LINE, RUN NORTH 89°25'29" WEST, A DISTANCE OF 748.61 FEET TO THE POINT OF BEGINNING.

CONTAINING 10.86 ACRES, MORE OR LESS.

JBPro

Tara Forest East - Phase 1
Engineers Opinion of Probable Cost
Date: 12/7/2021

Item #	FDOT ID	FDOT TITLE	UNIT	UNIT COST	QTY	TOTAL
General						
1	0101 1	MOBILIZATION & GENERAL CONDITIONS	LS	$40,000 00	1	$40,000 00
2		GEOTECHNICAL TESTING	LS	$8,000 00	1	$8,000 00
				SUBTOTAL		$48,000.00
Demolition, Erosion Control, Tree Protection						
3		REMOVAL OF EXISTING FENCE	LF	$2 40	2,225	$5,340 00
4	0103 10 1	SILT FENCE SEDIMENT BARRIER	LF	$0 93	845	$768 95
5	0104 18	INLET PROTECTION SYSTEMS	EA	$171 79	11	$1,705 06
				SUBTOTAL		$7,814.01
Earthwork						
6	0120 1	REGULAR EXCAVATION, SWALES AND BASINS	CY	$6 98	28 851	$201,379 98
7	0120 6	EMBANKMENT	CY	$8 14	22,550	$183 557 00
8		RETENTION WALL, CONC MASONRY BLOCK	LS	$10,000 00	1	$10 000 00
9		TEMPORARY GRAVEL CONSTRUCTION ENTRANCE	EA	$1,500 00	1	$1,500 00
				SUBTOTAL		$396,436.98
Roadway and Sidewalk						
10	0334 1-12	ASPHALTIC CONC, 1.25" SP-9 5 PAVEMENT	TN	$83 82	469	$39,319 33
11	0285 704	6" LIMEROCK BASE GROUP 04	SY	$8 15	6,111	$52,719 86
12	0160 4	12" STABILIZED SUBGRADE	SY	$3 59	6,577	$10,183 07
13		SPEED HUMP	EA	$2,000 00	2	$3 000 00
14	0522-1	CONCRETE SIDEWALK (not front of lots), 4"	SY	$15 85	1,196	$42,880 58
15		CONCRETE STEPS	LS	$800 00	1	$800 00
16		HANDRAILS	LS	$5,000 00	1	$5,000 00
17	0520 1-7	TYPE E CURB AND GUTTER	LF	$25 01	285	$7,127 85
18	0520 1-10	TYPE F CURB AND GUTTER	LF	$28 16	4,125	$116,160 00
19	0710 11-701	PAINTED PVMT MARK, STD, YELLOW, SOLID, 6"	LF	$0 17	470	$79 90
20	0710 11-724	PAINTED PVMT MARK, STD, YELLOW, SOLID, 18"	LF	$1 77	40	$70 80
21	0710 11 101	PAINTED PVMT MARK, STD, WHITE, SOLID, 6"	LF	$0 17	465	$79 05
22	0710-11-123	PAINTED PVMT MARK, STD, WHITE, SOLID, 12"	LF	$3 02	510	$550 80
23	0710-11-125	PAINTED PVMT MARK, STD, WHITE, SOLID, 24"	LF	$2 43	48	$116 64
24	0711-11-160	PAINTED PVMT MARK, STD, WHITE, YIELD LINE	EA	$15 50	4	$62 00
25	0527-2	DETECTABLE WARNING	SF	$32 21	180	$5,797 80
26	0700 1-11	ROAD SIGNS	EA	$358 70	11	$11,820 60
				SUBTOTAL		$316,773.24
Stormwater						
27	0425 2 91	MANHOLE JB	EA	$2,400 00	2	$4,800 00
28	0425-1351	INLET STRUCTURE, P5	EA	$3,109 00	9	$27,981 00
29	0425 1451	INLET STRUCTURE, J5	EA	$7,112 30	4	$28 449 20
30	0425 1361	INLET STRUCTURE, P6	EA	$5,573 40	2	$11,146 80
31	0425-1461	INLET STRUCTURE, J6	EA	$7,546 20	1	$7,546 20
32	0430-1241 15	PIPE CULVERT, RCP, 15	LF	$52 00	900	$46,800 00
33	0430 1241-18	PIPE CULVERT RCP, 18"	LF	$70 16	80	$5,628 80
34	0430 1241-42	PIPE CULVERT RCP, 42"	LF	$130 47	260	$33,922 20
35	0430 1241-48	PIPE CULVERT, RCP, 48"	LF	$217 53	280	$60,908 40
36	0430 1241-54	PIPE CULVERT, RCP, 54"	LF	$777 86	120	$88,915 20
				SUBTOTAL		$316,137.80
Wastewater						
37	1050 31101	4" PVC SEWER LATERAL	LF	$12 80	1,080	$13 056 00
38		4" CLEANOUT	EA	$34 61	28	$969 08
39	1050-31203	8" PVC	LF	$22 36	2,220	$49,639 20
40		8" PLUG	EA	$7,080 00	1	$6,240 00
41	0425 2-71	SANITARY MANHOLE	EA	$3,035 46	7	$21,248 22
				SUBTOTAL		$93,152.50
Water System						
42	1050 31102	2" PVC	LF	$3 50	480	$1,680 00
43	1050 31208	8" PVC	LF	$22 36	1,900	$12,481 00
44	1050 31212	12" PVC	LF	$28 05	660	$18,513 00
45	1050 51208	8" DIP	LF	$36 28	280	$10,158 40
46		3/4" SINGLE WATER METER	EA	$490 00	4	$1,960 00
47		3/4" DUAL WATER METER	EA	$726 00	16	$11,616 00
48	1070 24103	3" BLOWOFF ASSEMBLY	EA	$4,842 89	1	$14,528 67
49	1070 12103	3" SAMPLE POINT	EA	$346 75	1	$3 040 25
50	0591-1300	8" SLEEVE	LF	$13 30	240	$3,192 00
51	1060 21102	2" GATE VALVE AND BOX	EA	$200 00	20	$4 000 00
52	1060 21106	6" GATE VALVE AND BOX	EA	$320 00	1	$510 00
53	1060 21108	8" GATE VALVE AND BOX	EA	$410 00	14	$6,070 00
54	1060 21112	12" GATE VALVE AND BOX	EA	$600 00	4	$2 400 00
55	1055 51103	8" DI 22 5° BEND	EA	$910 25	2	$1,820 50
56		8"x2" SADDLE	EA	$157 89	16	$2,446 24
57		12"x2" SADDLE	EA	$452 19	4	$1,809 56
58		8" TRANSITION COUPLING	EA	$29 98	8	$239 84
59		8"x6" ANCHOR TEE	EA	$290 39	2	$580 78
60		12"x6" ANCHOR TEE	EA	$411 39	1	$411 39
61		12"x8" ANCHOR TEE	EA	$375 01	1	$375 09
62		8"x8" ANCHOR CROSS	EA	$841 89	2	$1,683 78
63		12"x8" ANCHOR CROSS	EA	$947 56	1	$947 56
64	1080-29108	8" MECHANICAL RESTRAINT	EA	$221 00	2	$442 00
65	1080 29112	12" MECHANICAL RESTRAINT	EA	$454 00	2	$908 00
66	1030-113 08	FIRE HYDRANT ASSEMBLY	EA	$4,349 17	1	$12,447 51
67		MISC, PRESSURE TESTING AND BACTERIOLOGICAL TESTING	LS	$4,000 00	1	$4 000 00
				SUBTOTAL		$146,664.57
Landscape						
68		Landscape Lump Sum	LS	$206,303 25	1	$206,303 25
				SUBTOTAL		$206,303.25
Entire Project						
69	0999 25	CONSTRUCTION CONTINGENCY (10 %)				$152 928 23
				SUBTOTAL		$152,928.23
		Total Construction Estimate				$1,682,210.58

Exhibit D to Tara Forest East Phase 1
Subdividers Agreement

Tara Forest East - Phase 1

MANLEY DESIGN, LLC

STATEMENT OF PROBABLE COSTS

Date: October 25, 2021

Submittal: Tara Forest East/ Submittal #3 plans October 2021

Item No.	*Description - For landscape materials: symbol, common name, installed size*	*Unit Meesure*	*Quantity*	*Installed Unit Cost*	*Item Subtotal Cost*	*Notes*
Tree Removal & Protection						
1	Tree barricades - fencing	LF	3,226	$1.00	$3,226.00	Orange Construction Fence
2	Site Preparation - Wooded Areas	AC	6.37	$3,500.00	$22,295.00	See Tree Removal Plans
3	Site Preparation - Open Site Areas	AC	22.86	$1,000.00	$22,860.00	See Tree Removal Plans
4	Tree mitigation	LS	0	$0.00	$0.00	Remaining mitigation required is proposed as part of Tara Baywood project.
				Tree Removal and Protection Subtotal:	**$48,381.00**	

Item No.	Description - For landscape materials: symbol, common name, installed size	Unit Measure	Quantity	Installed Unit Cost	Item Subtotal Cost	Notes
Landscape - Trees						
5	AR, Florida Flame Red Maple, 30 gal., 11' ht. x 48" sprd., 2" cal.	EA	12	$210.00	$2,520.00	Includes material cost plus 50% percentage mark up for delivery and installation costs
6	BN, Dura Heat River Birch, 30 gal., 11' ht. x 48" sprd., 2" cal.	EA	25	$165.00	$4,125.00	Includes material cost plus 50% percentage mark up for delivery and installation costs
7	FP, Green Ash, 30 gal., 11' ht. x 48" sprd., 2" cal.	EA	4	$187.50	$750.00	Includes material cost plus 50% percentage mark up for delivery and installation costs
8	LT, Tulip Tree, 30 gal., 11' ht. x 48" sprd., 2" cal.	EA	38	$165.00	$6,270.00	Includes material cost plus 50% percentage mark up for delivery and installation costs
9	QM, Swamp Chestnut Oak, 30 gal., 11' ht. x 48" sprd., 2" cal.	EA	0	$195.00	$0.00	Includes material cost plus 50% percentage mark up for delivery and installation costs
10	QV, Southern Live Oak, 30 gal., 11' ht. x 48" sprd., 2" cal.	EA	3	$195.00	$585.00	Includes material cost plus 50% percentage mark up for delivery and installation costs
11	TD, Bald Cypress, 30 gal., 11' ht. x 48" sprd., 2" cal.	EA	32	$165.00	$5,280.00	Includes material cost plus 50% percentage mark up for delivery and installation costs
12	CC, Eastern Redbud, 15 gal., 7' ht. x 24" sprd., 1.5" cal.	EA	66	$97.50	$6,435.00	Includes material cost plus 50% percentage mark up for delivery and installation costs
13	CV, White Fringetree, 15 gal., 6' ht. x 24" sprd., 1.5" cal.	EA	45	$97.50	$4,387.50	Includes material cost plus 50% percentage mark up for delivery and installation costs
14	IVP, Weeping Yaupon Holly, 15 gal., 7' ht. x 24" sprd., 1.5" cal.	EA	11	$90.00	$990.00	Includes material cost plus 50% percentage mark up for delivery and installation costs
15	LIM, Muskogee Crape Myrtle, 15 gal., 8' ht. x 24" sprd., 1.5" cal.	EA	17	$82.50	$1,402.50	Includes material cost plus 50% percentage mark up for delivery and installation costs
16	LIN, Natchez Crape Myrtle, 15 gal., 8' ht. x 24" sprd., 1.5" cal.	EA	30	$82.50	$2,475.00	Includes material cost plus 50% percentage mark up for delivery and installation costs
17	PA, Chickasaw Plum, 15 gal., 6' ht. x 24" sprd., 1.5" cal.	EA	29	$90.00	$2,610.00	Includes material cost plus 50% percentage mark up for delivery and installation costs
	Trees, Each - Total Count:	*EA*	*312*			
Landscape - Shrubs						
18	LP, Plum Delight Loropetalum, 3 gal., 24" ht. x 18" sprd., 30" o.c.	EA	100	$12.00	$1,200.00	Includes material cost plus 50% percentage mark up for delivery and installation costs
19	VO, Sweet Viburnum, 3 gal., 24" ht. x 18" sprd., 36" o.c.	EA	140	$12.00	$1,680.00	Includes material cost plus 50% percentage mark up for delivery and installation costs
	Shrubs, Each - Total Count:	*EA*	*240*			

Item No.	Description - For landscape materials: symbol, common name, installed size	Unit Measure	Quantity	Installed Unit Cost	Item Subtotal Cost	Notes
20	SOD - Argentine Bahia sod	SF	84,233	$0.22	$18,531.26	Areas as highlighted in previous markup
21	SEED - Argentine Bahia seed	SF	1,126,273	$0.05	$56,313.65	Areas as highlighted in previous markup
Other						
22	Mulch - Pine Straw	BALE	178	$8.00	$1,424.53	Pine Straw (20 SF/Tree & Shrub planting area) /45 SF/ Bale
				Landscape Subtotal:	**$116,979.44**	
Irrigation						
23	Irrigation Through Establishment	ALLOW	1	$40,942.81	$40,942.81	Generally assumed to be 35% of Landscape Costs
				Irrigation Subtotal:	**$40,942.81**	
				Tara Forest East Phase 1 Total:	**$206,303.25**	

Note that Manley Design does not have control over the cost of labor, materials, or equipment, the Contractor's method of determining prices, or competitive bidding or market conditions. Therefore, the above estimate is made on the basis of experience and represents our best judgment and information as Landscape Architects familiar with the construction industry in this area. The firm cannot and does not guarantee that actual proposals, bids, or construction costs will not vary from this statement. If the Owner wishes greater assurances as to the construction cost, we recommend the employment of an independent cost estimator.

JBPro

Tara Forest East - Phase 1
Engineers Opinion of Probable Cost
Date: 10/13/2021

Item #	FDOT ID	FDOT TITLE	UNIT	UNIT COST	QTY	TOTAL
Roadway and Sidewalk						
1	0522-1	CONCRETE SIDEWALK (front of lots), 4"	SY	$35.85	1422.22	$50,986.67
2	0999-25	CONSTRUCTION CONTIGENCY (10%)				$5,098.67
		Total Construction Estimate				**$56,085.33**

Exhibit E to Tara Forest East Phase 1
Subdividers Agreement

JBPro
Civil Engineering | Land Planning
Surveying | Construction Services

Gainesville | St. Augustine
3530 NW 43rd Street
Gainesville, FL 32606

August 29, 2024

Mr. Adam Hall,
Principle Planner
City of Alachua.
P.O. Box 9
Alachua, FL 32616

Re: Tara Forest East Phase 1

Dear Mr. Hall:

JBPro has inspected the work completed at **Tara Forest East Phase 1** in relation to the site plan improvements and finds the construction to be complete in accordance with our construction drawings, and that no substantial deviations have been noted.

If I can be of further assistance, please do not hesitate to contact me.

Sincerely,

Ian Daniels
Construction Manager, JBPro

(352) 375-8999 contact@jbpro.com jbpro.com

City of Alachua

MIKE DAROZA
CITY MANAGER

MICHAEL CARRILLO, P.E.
PUBLIC SERVICES DEPARTMENT

August 29, 2024

Mr. Sayed Moukhtara
Tara Forest, LLC
7717 NW 20th Lane
Gainesville, FL 32605

RE: CERTIFICATION OF COMPLETION OF TARA FOREST EAST PHASE 1 INFRASTRUCTURE IMPROVEMENTS

Dear Mr. Moukhtara:

In accordance with the Subdividers Agreement for Tara Forest East Phase 1, Section 10 Inspections, this correspondence certifies that the Improvements have been completed in accordance with the requirements of the Land Development Regulations. Tara Forest, LLC has demonstrated the repairs outlined in the enclosed *Tara Forest East Phase 1 - Substantial Completion Inspection Punch List,* which details identified defects, deficiencies and required repairs – have been completed, other than sidewalks, which are subject to Section 15 of the Subdividers Agreement.

Therefore, per Section 9(b) of the Agreement, Tara Forest, LLC is required to make a cash deposit of 10 percent of the certified value of the Improvements as the maintenance surety. Such surety deposit value is approximately $168,221.06. Please remit the surety and certification of value of the improvements, preferred by hand delivery to:

City of Alachua
Attn: Mike DaRoza
15100 NW. 142nd Terrace
Alachua, FL 32615

The one (1) year maintenance period, as described in Section 12 of the Agreement, shall commence August 30, 2024. Consistent with the Agreement, it is the responsibility of Tara Forest, LLC to make any repairs of the Improvements, as deemed necessary by the City, during the maintenance period. After the maintenance period, Tara Forest, LLC shall submit a final certification to the City requesting acceptance of the Improvements by the City Commission. Upon the City Commission acceptance, the surety instrument will be released by the City.

Thank you for your attention in this matter and please contact me should you have any questions.

Sincerely,

Michael Carrillo

Michael Carrillo, P.E.
Public Services Director

Commission Agenda
Item

MEETING DATE: February 23, 2026
SUBJECT: Tara Baywood Phase 2 - Infrastructure Acceptance and Return of Surety
PREPARED BY: Rodolfo Valladares
RECOMMENDED ACTION:
Accept the Tara Baywood Phase 2 water system, wastewater system, electric system, roadways, and stormwater conveyance system, and book the value on the City's asset lists; and return the surety amount of $24,091.00 to Tara Baywood, LLC.

Summary

On July 22, 2024, Tara Baywood, LLC entered into a Subdividers Agreement with the City of Alachua establishing the requirements for construction of public infrastructure for the Tara Baywood Phase 2 subdivision. The required infrastructure improvements were completed on December 30, 2024, in accordance with the Subdividers Agreement and the City's Land Development Regulations.

The one-year maintenance period has now expired, and all repairs identified during that period have been completed by Tara Baywood, LLC. The initial estimated value of the infrastructure was $240,918.31, based on certified probable costs prepared by JBPro.

Pursuant to City of Alachua Code of Ordinances Section 7.8.1(B), the City Commission must take formal action to accept maintenance responsibility for subdivision infrastructure. This item requests Commission approval to accept the Tara Baywood Phase 2 water, wastewater, electric, roadway, and stormwater conveyance systems. The City is not accepting the sidewalks, which will be completed during home construction and proposed for acceptance at a later date, nor the stormwater management facilities, which will remain privately maintained in perpetuity.

In accordance with paragraph 9 of the Subdividers Agreement, Tara Baywood, LLC provided a maintenance surety in the amount of $24,091.00, which is recommended to be returned now that the maintenance period has expired and all required repairs have been completed.

FINANCIAL IMPACT

ADDITIONAL FINANCIAL INFORMATION

COMMISSION GOALS

Quality of LIfe
Community Enhancement
Residential Opportunities

ATTACHMENTS

1. Subdividers Agreement Tara Baywood Phase 2
2. Inspection Tara Baywood Phase 2
3. Certified Costs Tara Baywood Phase 2
4. Certification of Completion Tara Baywood Phase 2

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 3571588 33 PG(S)
7/25/2024 2:13 PM
BOOK 5171 PAGE 462
J.K. JESS IRBY, ESQ.--Clerk
Clerk of the Court, Alachua County, Florida
ERECORDED Receipt # 1218006
Doc Stamp-Mort: $0.00
Doc Stamp-Deed: $0.00
Intang. Tax: $0.00

SUBDIVIDERS AGREEMENT

THIS SUBDIVIDERS AGREEMENT for Tara Baywood Phase 2 (the "Agreement") is made by and between Tara Baywood, LLC a Florida limited liability company, whose principal address is 7717 NW 20th Lane, Gainesville, FL 32606, (the "Developer") and the City of Alachua, a Florida municipal corporation (the "City"), whose principal address is 15100 NW 142 Terrace, Alachua, FL 32615, as of the date signed by the last party below (the "Effective Date").

R E C I T A L S

WHEREAS, the Developer is developing a residential subdivision in the City known as Tara Baywood Phase 2, including certain Improvements as described in Paragraph 3 below (the "Project"), located on the real property legally described in attached Exhibit "A" (the "Property") and further described in the Final Plat for Tara Baywood Phase 2 (the "Final Plat"); and

WHEREAS, the Developer wishes to enter into a Subdividers Agreement with City as part of the City's site-specific regulations for applications for development orders for the subdivision of land as further set forth and required in Section 2.4.10(G)(6) of the City's Land Development Regulations (the "LDRs"); and

WHEREAS, the Developer acknowledges that this Agreement is a valid exercise of the City's police powers and it is authorized by, among other things, Article VIII, Section 2(b) of the Florida Constitution, Section 163.3161, et. seq., Fla. Stat., Section 163.3202, Fla. Stat., and Section 166.021, Fla. Stat.; and

WHEREAS, the Developer acknowledges that this Agreement is governed by the City's LDRs and, as such, the Developer must utilize the administrative procedures contained in the LDRs in the event there is any dispute regarding or in any way arising out of this Agreement; and

WHEREAS, the Developer acknowledges that this Agreement is a regulatory agreement required as part of the process for the issuance of Development permits for the Project and, as such, Developer shall not have and waives any claim for monetary damages against the City in the event of any dispute regarding or in any way arising out of this Agreement.

NOW THEREFORE, in consideration of the foregoing recitals, the Developer and City (who may hereinafter be referred to collectively as the "parties" or individually as a "party") hereby covenant, stipulate and agree as follows:

1. **Recitals:** The above information and recitals are true and correct and are incorporated as material terms of this Agreement by reference.

2. **Certificate of Concurrency Compliance:** The City agrees to reserve public facilities for the Project as set forth in the Certificate of Concurrency Compliance attached hereto as Exhibit "C" and incorporated herein by reference.

3. **Construction:** The Developer shall construct, at Developer's sole expense, the improvements (the "Improvements") described in the Construction Plans prepared by the Project's Engineer of Record (the "Plans"), which were filed with the City by the Developer and have been reviewed and approved by the City in accordance with Section 2.4.10(G)(4) of the LDRs. The Improvements shall be constructed in accordance with the Plans and the requirements for Major Subdivisions as set forth in the City's LDRs. The Improvements consist of:

a. Certain "Private Improvements," which shall not be conveyed to the City and shall remain under private ownership and control. The Private Improvements are described in the Plans and the Final Plat. Developer agrees to proceed with the construction of the Private Improvements in a diligent manner to be fully and finally completed, as evidenced by the City's issuance of a Certification of Completion, on or before November 19, 2025.

b. Certain "Public Improvements," which upon completion shall be offered for dedication and acceptance by the City as provided in Section 14 hereof. The Public Improvements are described in the Final Plat. Developer agrees to proceed with the construction of the Public Improvements in a diligent manner to be fully and finally completed, as evidenced by the City's issuance of a Certification of Completion, on or before November 19, 2025.

c. The Improvements do not include those sidewalks depicted on the Construction Plans which abut or are immediately adjacent to a residential lot depicted on the Plat (hereinafter referred to as "House Sidewalk" or "House Sidewalks"). Such House Sidewalks shall be subject to the specific provisions governing construction, completion, conveyance (if applicable), and construction/maintenance guarantees described in this Agreement.

All of the Improvements shall be constructed and completed (as evidenced by the City's issuance of a Certification of Completion) prior to recording of the Final Plat.

4. **Drainage:** Drainage facilities for the Property shall be maintained in accordance with the approved Plans for the Project at the sole expense of the Developer.

5. **Fire Flow:** The Developer specifically acknowledges and agrees that future development and buildings constructed within the Project shall comply with the fire flow standards as set forth in the Florida Fire Prevention Code (the "FFPC"), which is adopted as part of the Florida Building Code (the "FBC"), as amended and effective at the time of such future development. It is the Developer's sole responsibility to comply with these fire flow standards. Nothing in this Agreement, including, but not limited to, the Plans and or the Certificate of Concurrency Compliance for the Project, attached hereto as Exhibit "C" in any way impacts or waives the requirement for future development and buildings within the Project from complying with the FFPC and FBC, as amended and effective at the time of such future development.

6. **Conveyance:** The Developer shall convey all of the required Public Improvements to the City. However, the parties acknowledge and agree that the Public Improvements shall not

be accepted by the City, nor shall the City have any maintenance responsibility for same, unless and until: (1) the Public Improvements have been completed (as evidenced by the issuance of a Certification of Completion), (2) the Warranty Period (as hereinafter defined) has concluded and the Public Improvements have passed all inspections and the Public Services Director has made the determinations required pursuant to Section 14 hereof, and (3) the City Commission of the City of Alachua (the "City Commission") officially accepts the Public Improvements. Acceptance of public House Sidewalks shall be as set forth in Paragraph 16 below.

7. **Compliance:** The Developer warrants that it will construct all of the Improvements in accordance with the approved Plans and the Final Plat for the Project, the LDRs, and all applicable regulations, ordinances, laws, rules and the terms of this Agreement.

8. **Recording of Final Plat:**

The Final Plat for the Project shall be recorded by the Developer in the Public Records of Alachua County, Florida, within 545 days of its approval by the City Commission, provided the requirements of this Paragraph have been satisfied. The Final Plat shall not be released by the City for recording nor recorded until all of the Improvements are fully and finally completed, as evidenced by the City's issuance of a Certification of Completion for same. Failure to record the Final Plat within 545 days of its approval by the City Commission shall render the Final Plat null, void, and of no further force and effect. Provided, upon Developer's application to the City and showing of good cause, the City Commission may, in its sole discretion, provide for an extension of not more than an additional 365 days. The Developer shall provide the City with a certified copy of the recorded Final Plat within one (1) business day of the recording of the Final Plat. The City shall record this Agreement within five (5) business days of the Effective Date. The Developer shall pay all costs associated with the recording of this Agreement.

9. **Surety Devices for Public Improvements:**

In order to comply with Sections 2.4.10(G)(5)-(8), 7.4.1, and 7.8.1 of the LDRs, the Developer warrants and agrees to provide the City with surety instruments for all Public Improvements as follows:

Upon the City's completion of inspection but prior to issuing a Certificate of Completion for the Public Improvements, Developer shall provide the City with a "Public Improvements Maintenance Guarantee" in a form approved by the City in the amount of $24,091, which represents 10% of the Engineer's Certification of Construction Costs for Public Improvements $240,918.31 set forth in Exhibit "D", which Public Improvements Maintenance Guarantee shall be in full force effect until Developer obtains a passing inspection for such Public Improvements following expiration of the Warranty Period (as hereinafter defined) pursuant to Section 2.4.10(G)(7)-(8) of the LDRs and Section 14 of this Agreement. The City shall release and return the Public Improvements Maintenance Guarantee upon the City Commission's acceptance of the Public Improvements, consistent with Section 2.4.10(G)(8)(b) of the LDRs and Section 14 of this Agreement, less any applicable reductions or drawdowns.

10. **Surety Devices for Private Improvements:** In order to comply with Sections 2.4.10(G)(5)-(8), 6.10, and 7.8.1 of the LDRs, the Developer warrants and agrees to provide the City with surety instruments for all Private Improvements as follows:

Upon the City's completion of inspections but prior to issuing a Certificate of Completion for the Private Improvements, Developer shall provide the City with a Private Improvements Maintenance Guarantee in a form approved by the City in the amount of $54,404.26 which represents 10% of the Engineer's Certification of Construction Costs for Private Improvements set forth in Exhibit "E", which Private Improvements Maintenance Guarantee shall be in full force and effect until Developer obtains a passing inspection for such Private Improvements following expiration of the Warranty Period (as hereinafter defined) pursuant to Section 2.4.10(G)(7)-(8) of the LDRs and Section 14 of this Agreement. The City shall release and return the Private Improvements Maintenance Guarantee upon the Developer having obtained a passing inspection for such Private Improvements following expiration of the Warranty Period, pursuant to Section 2.4.10(G)(7)-(8) of the LDRs and Section 14 of this Agreement, less any applicable reductions or drawdowns.

11. **Inspections:** Upon the City's approval of the Plans and Final Plat, the Developer may commence construction of the Improvements. During the construction period, the Project's Engineer of Record, or Professional Engineer with a Professional Engineering Services Agreement with the City of Alachua shall perform Construction and Engineering Inspection Services (the "CEI Services") and shall prepare and provide to the City inspection reports at the following benchmarks:

a. Inspection of Underground Stormwater System: at beginning of process; during 2 pipe laying activities; during 3 random backfilling operations; and inspection of the completed system by visual and TV camera.

b. Inspections of sewer system: at the beginning of work; during 3 random manhole placements; 3 random pipe placements; 3 backfilling operations; and inspection of the completed system with TV camera.

c. Inspection of water system: at the beginning of work; during all taps or city connections; 3 random pipe placements; 3 backfilling operations; and inspection of the completed system including disinfection and pressure testing.

d. Inspection of the electrical conduit: at the beginning of work; during all city connections; 3 random pipe placements, 3 backfilling operations; and inspection of completed system.

e. Inspection of Stormwater Management basin: at the rough grade stage, outfall placement; final grassing and inspection of completed system.

f. Inspection of pavement: at sub grade of all roads for line and grade and yielding; lime rock base for placement and finish; asphalt inspections at the beginning of operations; at least 3 random quality control checks during placement, asphalt inspection; and inspection of completed pavement. If necessary, a thin asphalt coat shall be added to any areas of the streets in order to provide a smooth graded finish, in particular, around curbs.

The Project's Engineer of Record or the Professional Engineer performing CEI Services shall submit the inspection reports to the City. The inspection reports shall show any discrepancies and shall note the correction of each discrepancy in a subsequent report. The Developer shall provide

each inspection report to the City's Public Services Department with a copy to the City's Department of Planning and Community Development within three (3) business days of each inspection. The City may, in its sole discretion, demand in writing the immediate correction of any discrepancies contained on any of the inspection reports within a reasonable period set forth in the written demand. If the correction is not completed in the timeframe in the demand, the City is authorized to make a demand on the Improvements Surety Instrument for the amount needed in order to correct the discrepancy.

Upon completion of the Improvements, the Developer shall have the Project's Engineer of Record, or the Professional Engineer performing the CEI Services conduct a final inspection and compile a final punch list. Upon the Project's Engineer of Record or the Professional Engineer performing the CEI Services providing a final report to the Developer and the City indicating that all of the deficiencies noted in any inspection report and on the final punch list have been completed and the Improvements are in working order and in accordance with the Plans and LDRs, the LDR Administrator or designee shall thereafter perform a final inspection and provide a list specifying all defects, deficiencies, and necessary repairs to the Developer within 60 days of receipt of the final report. Upon completion of any and all repairs and a certification by the Project's Engineer of Record or the Professional Engineer performing the CEI Services that the Improvements have been completed in accordance with the requirements of this Agreement, the Plans, and the LDRs, the City shall issue a Certification of Completion and the Project's Engineer of Record or the Professional Engineer performing the CEI Services shall submit a certified cost of construction for the completed Improvements.

12. **No Transfer of Title Prior to Recording of Final Plat; Completion of Improvements Required Prior to Final Inspection:**

a. No transfer of title or sale of any lots for the Property that is subject to the Final Plat shall occur until the Final Plat has been recorded in accordance with this Agreement.

b. In the event the Developer conveys any interest, legal or equitable, to any portion of the Property, notice is hereby given that the City shall not conduct a final inspection on any dwelling, nor issue any certificate of occupancy, nor will the City provide permanent City utility services until the Improvements required in this Agreement have been fully and finally completed in accordance with this Agreement. Developer acknowledges and agrees that there is no reasonable business backed expectation that any purchasers of lots or dwellings will be able to occupy or inhabit dwellings in the Project until full and final completion of the Improvements.

13. **Warranty Period:** In accordance with Sections 6.10.4 and 7.8.1 of the LDRs, the Developer warrants all Improvements for a period of one-year from the City's issuance of a Certification of Completion for such Improvements (the "Warranty Period"). Should the City, in the City's sole discretion, determine repairs are needed to the Improvements during the Warranty Period, the City shall provide notice to the Developer and the repairs shall be made within thirty (30) days of such written notice. In the event the Project's Engineer of Record certifies that a requested repair will take more than thirty days to complete, the repair shall be completed in the amount of time determined by the City's Public Services Director, in their sole discretion. The Developer shall be responsible for making all repairs to Improvements, at Developer's sole

expense, so long as notice is sent to the Developer within the Warranty Period. The Warranty Period shall be automatically extended until the completion of all requested repairs. Failure of the Developer to complete the repairs within thirty days from the notice (or such time as the Public Services Director may authorize) shall constitute a breach of this Agreement.

14. **Inspections Following Warranty Period:** After the Warranty Period, the Developer shall submit a final certification prepared by the Developer's Engineer of Record that all of the Improvements have been completed and constructed in accordance with the Plans and applicable regulations and are functional and in good working order. The City shall not be bound to accept the Public Improvements for public maintenance or operation until the Public Services Director has determined that the Public Improvements were constructed in accordance with the LDRs, the City of Alachua Requirements for Design and Construction, applicable Florida Department of Transportation standards, and all other applicable laws, rules, and regulations and the City Commission has accepted the Public Improvements. Within 60 days of the Public Services Director's approval, the City Commission shall formally accept maintenance of the Public Improvements. The maintenance of all Private Improvements shall be the sole responsibility of the Developer and its successors.

15. **Maintenance of Landscape Improvements within City Rights of Way:** The Developer agrees to construct, install and maintain all landscape improvements located within the right-of-way as shown in the approved Plans for the Project at its sole cost and expense. Should the developer or successor fail to install or maintain the landscape improvements in accordance with the approved Plans, the City may provide written notice to the Developer or its successor, specifying the nature of the deficiency. Within 30 days following receipt of such notice, the Developer or successor shall cause the appropriate repairs or cure to be effected. In the event damage or failure to maintain results in a situation where public safety is at risk, the City may, in its sole discretion, effect repairs to the Improvements without the need of prior notice to the Developer or its successor. The City will promptly bill the Developer, its successors or assigns. If the bill is not paid within 30 days, it shall be a default hereunder and the City shall have the right, but not the obligation, to make a claim under the maintenance bond or other remedies at law.

16. **Construction, Installation, and Surety Devices for House Sidewalks:** The Construction, completion deadlines, and surety devices for House Sidewalks shall be as follows:

a. Construction Deadline: The Developer shall complete the construction and installation of the House Sidewalks in accordance with the Plans. The construction of all of the House Sidewalks shall be completed on or before November 18, 2027. If Developer has not completed all of the House Sidewalks by November 18, 2027, the City shall have the right, but not the obligation, to make a demand on the House Sidewalks Common Law Performance Bond described within Paragraph 16.b. below, for completing as many of the remaining sidewalks as possible with funds derived from such House Sidewalk Common Law Performance Bond. The City shall not, however, have any obligation to expend any money other than the proceeds from the House Sidewalk Common Law Performance Bond to construct sidewalks in the Project.

b. Surety Devices: In order to comply with Sections 2.4.10(G)(5)-(8), 6.10, 7.4.1, and 7.8.1 of the LDRs, the Developer or successor shall provide the City with a House

Sidewalks Common Law Performance Bond, in a form acceptable to the City, as the surety instrument to guarantee the satisfactory completion of the House Sidewalks as required in this Agreement. This surety shall be provided prior to the City issuing the Certificate of Completion for the improvements. The amount of the House Sidewalk Common Law Performance Bond shall be $45,003.82 ($37,503.18 x 120% of the certified estimated cost of completion in attached Exhibit "F"). Upon the satisfactory completion and inspection of the House Sidewalks, but not the acceptance, the Developer or successor shall provide the City with a House Sidewalk Common Law Maintenance Bond in the amount of $3,750.32 ($37,503.18 x 10%) for the one-year maintenance period. The City will then release and return the House Sidewalk Common Law Performance Bond.

c. Final Approval and Acceptance: Within one (1) year of the completion of all of the House Sidewalks, the City's Public Services Department will do a final inspection and notify the Developer or successor in writing of any deficiencies, in the City's sole discretion. The Developer or successor shall have thirty (30) days to cure any such deficiencies. If the Developer or successor does not cure these deficiencies within thirty (30) days, the City shall be authorized to have the work done and make a demand on the House Sidewalks Common Law Maintenance Bond to pay for the remedial work. Once all deficiencies are remedied to the satisfaction of the City, the House Sidewalks shall be submitted to the City Commission for acceptance. After the City Commission's acceptance of the House Sidewalks, the House Sidewalks Common Law Maintenance Bond will be released and returned to the Developer or successor, less any applicable reductions or drawdowns.

d. The Developer shall have complete and exclusive liability for all claims and shall indemnify the City for all claims, including but not limited to claims for bodily injury and damages, in any way related to or arising out of the construction, completion or non-completion of the House Sidewalks undertaken by the Developer until the City Commission has officially accepted the House Sidewalks.

17. **Non-Interest-Bearing Account:** All cash deposits made by Developer to the City under this Agreement shall be separately segregated on the books of the City and deposited into a non-interest-bearing bank account.

18. **No Inordinate Burden on Land:** The Developer acknowledges and agrees that the requirements under this Agreement in no way inordinately burdens any existing use of the Property or vested right to specific use of the Property described in Exhibit "A" and set forth in the Final Plat for the Project, attached hereto as Exhibit "B".

19. **Withholding Permits:** The City may, in its sole discretion, withhold any and all inspections, permits, and/or certificates for the Project if such action is deemed necessary by the City to secure the Developer's compliance with the terms of this Agreement.

20. **Compliance with Other Laws:** Nothing contained in this Agreement shall relieve the Developer or its successor or assigns from obtaining any local, regional, state or federal permits

or complying with any ordinances, laws, rules, or regulations applicable to the development of the Project.

21. **Police Powers:** In the event the Developer, the Developer's agents, contractor, subcontractors, or anyone else acting on behalf of the Developer or the Developer's contractor 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 working on the job or to any member of the general public, the City, in its sole discretion through its City Manager or designee, has the right to exercise its police powers and to stop work on the Project until appropriate corrective measures are taken, without limiting any other remedies available to the City.

22. **Indemnity:** The Developer shall indemnify and hold harmless the City of Alachua, its officers, agents, employees, attorneys, or anyone's action 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 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 Developer, Developer's agent, contractor, subcontractors, or anyone directly or indirectly employed or working on behalf of the Developer for whose acts the Developer or its agent, contractors, or subcontractors may be liable or responsible. The Developer further agrees that the Developer 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 Agreement, or from responsibility under this indemnification clause by employment of independent contractors or subcontractors or other entities. The Developer shall remain liable to the City notwithstanding any attempt by the Developer to pass any responsibility set forth herein to its contract, subcontractors, or other agent or employee.

23. **Payments:** Any payments due from the Developer to the City shall be made either by bank check or cashier's check payable to the City of Alachua, Florida, and provided to the City at the address provided in the Paragraph pertaining to Notices below.

24. **Agreement Runs with Land:** This Agreement shall be recorded in the Public Records of Alachua County, Florida and shall run with the Property.

25. **Default by Developer:**

Should Developer fail to complete the Improvements within the timeframes provided in Paragraph 8, the City shall not release the Final Plat for recording and may also pursue any other remedies allowed by law or equity. The City's rights to declare a default are cumulative and the City's failure to declare a default at any time shall not waive its right to declare a future default.

Should Developer fail to complete the House Sidewalks within the timeframes provided in Paragraph 16, the City shall be entitled to make immediate demand on any surety or guarantee provided by Developer hereunder, and also be entitled to any other remedies allowed by law or equity.

26. **Notices:** Except as otherwise provided in this 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, or by personal delivery. Such notice will be deemed to have been received when either deposited in the United States Postal Service mailbox 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: City Manager / LDR Administrator**
Via Hand Delivery:	15100 NW 142nd Terrace Alachua, FL 32615
Via U.S. Mail:	Post Office Box 9 Alachua, FL 32616
Developer:	Tara Baywood, LLC
Via Hand Delivery:	7717 NW 20th Lane Gainesville, FL 32606
Via U.S. Mail:	7717 NW 20th Lane Gainesville, FL 32606
With copy to:	JB Pro 3530 NW 43rd St. Gainesville, FL 32606
	Salter Fiber 3940 NW 16th Blvd Building B Gainesville, FL 32605

27. **Binding Effect:** The City and Developer each bind the other and their respective successors and assigns to all of the terms, conditions, covenants and provisions of this Agreement.

28. **Severability:** If any provision of this Agreement is declared void by a court of law, all other provisions will remain in full force and effect.

29. **Not Assignable without Approval:** This Agreement shall not be assignable by the Developer without the written approval of the City Commission.

30. **Enforcement:** The failure of either City or Developer to exercise any right under this Agreement shall not waive such right in the event of any future default or non-compliance with this Agreement.

31. **Jurisdiction and Venue:** This Agreement is governed in accordance with the laws of the State of Florida. Venue for any action regarding this Agreement shall be in the Circuit Court in Alachua County, Florida.

32. **Amendment:** This Agreement may only be amended by mutual written agreement by the City and the Developer with prior approval of the City Commission.

33. **Legal Advice:** The Developer and the City have each had the advice of their respective attorneys before entering into this Agreement, including all exhibits hereto.

34. **Joint Preparation:** This Agreement has been drafted with participation of the City and the Developer and shall not be construed against either the City or Developer on account of draftsmanship.

35. **Captions and Headings:** Paragraph headings are for convenience only and shall not be used to construe or interpret this Agreement.

36. **Time of Essence:** Time is of the essence in complying with each and every term and condition of this Agreement.

37. **Entire Agreement:** This Agreement constitutes the entire agreement of the City and the Developer and supersedes all prior written or oral agreements, understanding or representations.

38. **Exclusive Remedy:** In the event of any question or dispute arising out of or related to this Agreement, the sole and exclusive remedy of the Developer against the City, after Developer exhausts all administrative remedies in the City's LDRs, shall be an action for declaratory judgment. Developer specifically waives all other remedies it may have against the City. In no event shall Developer have a cause of action for monetary damages against the City for anything in any way related to or arising out of this Agreement.

39. **Sovereign Immunity:** The City does not waive its sovereign immunity in entering into this Agreement. Nothing herein, expressed or implied, waives or should be construed to be a waiver or an attempt to waive the sovereign immunity of the City under the Florida Constitution and the laws of the State of Florida.

40. **No Future Representations:** The City's approval of this Subdividers Agreement does not in any way imply, represent, require or guarantee that the City will approve the application for any other phase of the development of the Project.

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)

LOGAN PETERS
(Witness No. 1 - Printed)

3530 NW 43rd ST GAINESVILLE
(Witness No. 1 – Address) FL 32606

(Witness No. 2 - Signature)

Elizabeth McAlister
(Witness No. 2 - Printed)

3530 NW 43rd St GAINESVILLE
(Witness No. 2 – Address) FL 32606

DEVELOPER

By: SYED TOUQEER
Its: MANAGER

Date: 07/17/2024

STATE OF Florida
COUNTY OF Alachua

Sworn to (or affirmed) and subscribed before me by means of ☒ physical presence or ☐ online notarization this 17 day of July 2024 by [Developer Signatory], as [Title] of [Developer], ☒ who is personally known to me or ☐ who has produced _____ as identification.

COURTNEY PLUMMER
MY COMMISSION # HH 133937
EXPIRES: May 25, 2025
Bonded Thru Notary Public Underwriters

(Notary Stamp)

Signature of Notary Public
Printed Name of Notary: Courtney Plummer
Commission Number: HH 133937
Commission Expiration: May 25, 2025

ATTEST:

William M. DaRoza, City Manager/Clerk

CITY OF ALACHUA

Gib Coerper, Mayor

Approved as to Form:

Marian B. Rush, City Attorney

STATE OF Florida
COUNTY OF Alachua

Sworn to (or affirmed) and subscribed before me by means of ☑ physical presence or ☐ online notarization this 22 day of July 2024 by Gib Coerper, as Mayor of the City of Alachua, ☑ who is personally known to me or ☐ who has produced — as identification.

LeAnne Williams
Notary Public
State of Florida
Comm# HH237308
Expires 7/1/2026

Signature of Notary Public
Printed Name of Notary: L. Williams
Commission Number: HH237308
Commission Expiration: 7-1-2026

(Notary Stamp)

Exhibit "A"
Property

Tara Baywood Legal Descriptions

DESCRIPTION - BY THIS FIRM

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

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

SOUTHEASTERLY, HAVING A RADIUS OF 154.50 FEET, WITH A CHORD BEARING AND DISTANCE OF SOUTH 13°38'50" WEST, 72.31 FEET; THENCE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE AND ALONG SAID WESTERLY BOUNDARY, A DISTANCE OF 72.99 FEET; THENCE RUN SOUTH 00°04'10" WEST ALONG SAID WESTERLY BOUNDARY, A DISTANCE OF 189.27 FEET TO THE SOUTHWEST CORNER OF BAYWOOD PHASE 1C AND THE POINT OF BEGINNING.
CONTAINING 1.52 ACRES, MORE OR LESS.

PARCEL 2:

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

PARCEL 3:

COMMENCE AT THE NORTHEAST CORNER OF TARA BAYWOOD PHASE 1 PER THE PLAT RECORDED IN PLAT BOOK 38, PAGE 55 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE RUN SOUTH 00°01'22" WEST ALONG THE EAST BOUNDARY OF SAID TARA BAYWOOD PHASE 1, A DISTANCE OF 233.30 FEET TO THE POINT OF BEGINNING; THENCE RUN SOUTH 00°01'22" WEST, A DISTANCE OF 117.71 FEET; THENCE RUN NORTH 88°22'19" EAST ALONG SAID EAST BOUNDARY, A DISTANCE OF

9.89 FEET; THENCE RUN SOUTH 00°03'52" WEST ALONG SAID EAST BOUNDARY, A DISTANCE OF 115.81 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY OF NORTHWEST 163RD PLACE; THENCE RUN NORTH 89°55'23" WEST ALONG SAID NORTH RIGHT-OF-WAY, A DISTANCE OF 87.57 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 275.00 FEET, WITH A CHORD BEARING AND DISTANCE OF NORTH 87°00'29" WEST, 28.42 FEET; THENCE RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE AND ALONG SAID NORTH RIGHT-OF-WAY, A DISTANCE OF 28.44 FEET; THENCE RUN NORTH 89°51'25" WEST ALONG SAID NORTH RIGHT-OF-WAY, A DISTANCE OF 34.64 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 25.00 FEET, WITH A CHORD BEARING AND DISTANCE OF NORTH 44°54'57" WEST, 35.36 FEET; THENCE RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 39.27 FEET TO A POINT ON THE EAST RIGHT-OF-WAY OF NORTHWEST 144TH STREET; THENCE RUN NORTH 00°05'03" EAST ALONG SAID EAST RIGHT-OF-WAY, A DISTANCE OF 25.00 FEET; THENCE DEPARTING SAID EAST RIGHT-OF-WAY, RUN NORTH 89°54'57" WEST, A DISTANCE OF 50.00 FEET TO THE WEST RIGHT-OF-WAY LINE OF NORTHWEST 144TH STREET; THENCE RUN SOUTH 00°05'03 WEST ALONG SAID WEST RIGHT-OF-WAY, A DISTANCE OF 25.00 FEET TO THE BEGINNING OF CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 25.00 FEET, WITH A CHORD BEARING AND DISTANCE OF SOUTH 45°05'03" WEST, 35.36 FEET; THENCE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 39.27 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY OF NORTHWEST 163RD PLACE; THENCE RUN NORTH 89°54'57" WEST ALONG SAID NORTH RIGHT-OF-WAY, A DISTANCE OF 150.00 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 25.00 FEET, WITH A CHORD BEARING AND DISTANCE OF NORTH 44°54'57" WEST, 35.36 FEET; THENCE RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 39.27 FEET; THENCE RUN NORTH 89°54'57" WEST, A DISTANCE OF 50.00 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 25.00 FEET, WITH A CHORD BEARING AND DISTANCE OF SOUTH 45°05'03" WEST, 35.36 FEET; THENCE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 39.27 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY OF NORTHWEST 163RD PLACE; THENCE RUN NORTH 89°54'57" WEST, A DISTANCE OF 75.00 FEET; THENCE DEPARTING SAID NORTH RIGHT-OF-WAY, RUN NORTH 00°05'03" EAST, A DISTANCE OF 141.50 FEET; THENCE RUN NORTH 01°01'24" EAST, A DISTANCE OF 61.01 FEET; THENCE RUN SOUTH 89°54'57" EAST, A DISTANCE OF 99.00 FEET; THENCE RUN SOUTH 88°46'12" EAST, A DISTANCE OF 50.01 FEET; THENCE RUN SOUTH 89°54'57" EAST, A DISTANCE OF 260.00 FEET; THENCE RUN NORTH 00°05'03" EAST, A DISTANCE OF 30.25 FEET; THENCE RUN SOUTH 89°54'57" EAST, A DISTANCE OF 155.54 FEET TO THE POINT OF BEGINNING.
CONTAINING 2.66 ACRES, MORE OR LESS.

"TOGETHER WITH" PARCEL:

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

NORTH 00°05'03" EAST, A DISTANCE OF 30.25 FEET; THENCE RUN SOUTH 89°54'57" EAST, A DISTANCE OF 10.00 FEET TO THE POINT OF BEGINNING.
CONTAINING 302.50 SQUARE FEET, MORE OR LESS.

PARCEL 4:

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

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

Exhibit "B"
Final Plat

NOT USED IN THIS AGREEMENT

Exhibit "C"
Certificate of Concurrency Compliance

CERTIFICATE OF CONCURRENCY COMPLIANCE FOR TARA BAYWOOD PHASE 2

This Certificate of Concurrency Compliance ("Certificate") is hereby issued to Tara Baywood, LLC, a Florida Limited Liability Company authorized to transact business in the State of Florida and ("Developer/Owner") by City of Alachua, Florida ("City") this 22 day of July, 2024.

RECITALS

WHEREAS, the Developer/Owner is developing a residential subdivision in the CITY known as Tara Baywood Phase 2 (the "Project"), legally described in attached Exhibit '1'.

WHEREAS, the Developer/Owner has secured a Subdivider Regulatory Agreement for the Project from the City for the Project (herein "Subdivider Agreement") as part of the City's site specific requirements for applications for Development permits for the subdivision as further set forth in Section 2.4.10(G)(4) of the City's Land Development Regulations (the "LDRs");

WHEREAS, the LDRs provide in Article 2, Section 2.4.14 for the issuance of a Certificate of Concurrency Compliance by the City as to provide a mechanism for reviewing applications for development approval to ensure that no development order is issued unless there is adequate public facility capacity for roads, sanitary sewer, solid waste, stormwater management, potable water, recreation, or public school facilities. This review is part of a regulatory program of the City to ensure that the adopted level of service standard for each public facility is available to serve development concurrent with the impacts of development;

WHEREAS, Section 2.4.14, requires that a project have one or more of the following land development permits in order to be eligible for issuance of a Certificate of Concurrency Compliance;

WHEREAS, the Project is zoned Residential Single Family - 6 ("RSF-6");

WHEREAS, the Project has an approved preliminary plat approval for a residential subdivision for the Project;

WHEREAS, the Project is now ready to proceed to approval of a Final Plat comprised of 67 residential lots;

WHEREAS, the Developer/Owner intends to immediately initiate construction on the Project;

WHEREAS, the Developer/Owner of the Project agrees to submit payment for sewer connection fees as determined in the City's Capital Facilities charges and as set forth in Section

38-139 of the City of Alachua Code of Ordinances, as those fees exist prior to the final inspection of each residential unit;

WHEREAS, the Developer/Owner of the Project further agrees to submit payment for water connection fees as determined in the City's Capital Facilities charges and as set forth in Section 38-139 of the City of Alachua Code of Ordinances, as those fees exist prior to the final inspection of each residential unit; and

WHEREAS, the City has determined that adequate water and wastewater capacity exists to the Project;

WHEREAS, the Developer/Owner acknowledges that this Certificate of Concurrency Compliance is a valid exercise of the City's police powers and is authorized by, among other things, Article VIII, Section 2(b) of the Florida Constitution, Section 163.3161, *et. seq.*, Fla. Stat., Section 163.3202, Fla. Stat., and Section 166.201 Fla. Stat.;

WHEREAS, the Developer/Owner acknowledges that this Certificate of Concurrency Compliance is governed by the City's LDRs and, as such, the Developer/Owner must utilize the administrative procedures contained in the LDRs in the event there is any dispute regarding this Certificate; and

WHEREAS, the Developer/Owner acknowledges that this Certificate of Concurrency Compliance constitutes a regulatory agreement required as part of the process for the issuance of Development permits for the Project and, as such, Developer/Owner has no claim for monetary damages against the City in the event of any dispute regarding this Certificate, Developer/Owner's sole remedy for any dispute in any way relating to this Certificate is an action for declaratory relief, and nothing in this Certificate expressed or implied waives or should be construed to 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;

NOW THEREFORE, BASED UPON THE FOREGOING RECITALS, findings of fact and conclusion of law, the City issues this Certificate of Concurrency Compliance subject to the following conditions of issuance:

1. The above recitals are true and correct and are incorporated into this Certificate of Concurrency Compliance by reference.

2. The City will reserve 16,750 gallons per day (67 lots x 250 gallons per day) of wastewater capacity for the 67 units proposed in the Project. This capacity reservation is intended solely for residential uses to be constructed within the Project as defined by applicable development permits including, but not limited to construction plans and Subdivider Agreement, on file with the City.

3. The City will reserve 18,425 gallons per day (67 lots x 275 gallons per day) of water capacity for the 67 units proposed in the Project. This capacity reservation is intended solely for residential uses to be constructed within the Project as defined

by applicable development permits including, but not limited to construction plans and Subdivider Agreement, on file with the City.

4. The City will reserve the following trips of traffic capacity for the 67 units proposed in Tara Baywood Phase 2 as defined by applicable development permits, including construction plans and Subdivider Agreement, on file with the City: 386 Average Annual Daily Trips ("AADT") and 33 Peak Hour Trips along US 441 (from SR235 to I-75)(Segment 5); 96 Average Annual Daily Trips ("AADT") and 8 Peak Hour Trips along CR241 (from SR235 to NCL)(Segment 12).

5. The City will reserve .86 acres (2.58 persons per household x 67 units x 5 acres per 1,000 persons) of recreation capacity for the 67 units proposed in Tara Baywood Phase 2 as defined by applicable development permits, including but not limited to the construction plans and Subdivider Agreement, on file with the City.

6. The City will reserve 126.19 tons per year (0.73 tons per capita per year x 2.58 persons per household x 67 units) of solid waste capacity for the 67 units proposed in Tara Baywood Phase 2 as defined by applicable development permits on file, including but not limited to, construction plans and subdividers agreement, on file with the City.

7. The City will reserve four (4) student stations in the Alachua School Concurrency Service Area (ACSA) for elementary schools, two (2) student stations in the Alachua SCSA for middle schools, and two (2) student stations in the Alachua SCSA for high schools, for the 67 units proposed in Tara Baywood Phase 2.

8. This Certificate of Concurrency Compliance shall remain in effect for a period of one (1) year from the date of the approval of the Subdivider Agreement between the parties hereto, unless otherwise extended in accordance with Section 2.4.14 (J)(2)(a) and (b) of the City of Alachua Land Development Regulations.

9. It is the intent of the City and Developer/Owner that this Certificate of Concurrency Compliance be incorporated into and considered a part of the Subdivider Agreement executed by the Developer/Owner and City for the Project dated the 22 day of July, 2024. Failure to comply with the term of that Subdivider Agreement shall result in the termination of the reservations in this Certificate.

10. This Certificate of Concurrency Compliance shall not be construed to be an absolute guarantee for the reservations should events occur which are outside the control of the City.

THIS CERTIFICATE OF CONCURRENCY COMPLIANCE IS ISSUED this 22 day of July, 2024, and is subject to the terms and findings as stated herein.

Attest: CITY OF ALACHUA

By:

William M. DaRoza, City Manager/Clerk/
Land Development Regulations Administrator

The Hon. Gib Coerper, Mayor

STATE OF FLORIDA
COUNTY OF ALACHUA

The foregoing CERTIFICATE OF CONCURRENCY COMPLIANCE FOR TARA BAYWOOD PHASE 2 was acknowledged before me, **by means of ☒ physical presence or ☐ online notarization,** on this 22 day of July, 2024, by GIB COERPER, who is (personally known to me) OR (who has produced _____ as identification).

Notary Public, State of Florida at Large
Commission No.:
Expiration:

LeAnne Williams
Notary Public
State of Florida
Comm# HH237308
Expires 7/1/2026

Approved as to form:

Marian B. Rush, City Attorney

SIGNATURES CONTINUE ON NEXT PAGE

Witnesses:

(sign) _____

(print) LOGAN PETERS

DEVELOPERS/OWNERS

TARA BAYWOOD, LLC
a Florida Limited Liability Company
By:

(sign) _____

(print) SAYED MOUKHTARA

(title) MANAGER

STATE OF FLORIDA

COUNTY OF Pinellas

The foregoing CERTIFICATE OF CONCURRENCY COMPLIANCE FOR TARA BAYWOOD PHASE 2 was acknowledged before me, **by means of ☒ physical presence or ☐ online notarization,** on this 17 day of July, 2024, by Sayed Moukhtara, who is (personally known to me) OR (who has produced _____ as identification).

Courtney Plummer
Notary Public, State of Florida at Large
Commission No.: HH 133937
Expiration: May 25, 2025 [SEAL]

COURTNEY PLUMMER
MY COMMISSION # HH 133937
EXPIRES: May 25, 2025
Bonded Thru Notary Public Underwriters

Exhibit "1"
Property

Tara Baywood Legal Descriptions

DESCRIPTION - BY THIS FIRM

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

PARCEL 1:

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

SOUTHEASTERLY, HAVING A RADIUS OF 154.50 FEET, WITH A CHORD BEARING AND DISTANCE OF SOUTH 13°38'50" WEST, 72.31 FEET; THENCE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE AND ALONG SAID WESTERLY BOUNDARY, A DISTANCE OF 72.99 FEET; THENCE RUN SOUTH 00°04'10" WEST ALONG SAID WESTERLY BOUNDARY, A DISTANCE OF 189.27 FEET TO THE SOUTHWEST CORNER OF BAYWOOD PHASE 1C AND THE POINT OF BEGINNING.
CONTAINING 1.52 ACRES, MORE OR LESS.

PARCEL 2:

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

PARCEL 3:

COMMENCE AT THE NORTHEAST CORNER OF TARA BAYWOOD PHASE 1 PER THE PLAT RECORDED IN PLAT BOOK 38, PAGE 55 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE RUN SOUTH 00°01'22" WEST ALONG THE EAST BOUNDARY OF SAID TARA BAYWOOD PHASE 1, A DISTANCE OF 233.30 FEET TO THE POINT OF BEGINNING; THENCE RUN SOUTH 00°01'22" WEST, A DISTANCE OF 117.71 FEET; THENCE RUN NORTH 88°22'19" EAST ALONG SAID EAST BOUNDARY, A DISTANCE OF

9.89 FEET; THENCE RUN SOUTH 00°03'52" WEST ALONG SAID EAST BOUNDARY, A DISTANCE OF 115.81 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY OF NORTHWEST 163RD PLACE; THENCE RUN NORTH 89°55'23" WEST ALONG SAID NORTH RIGHT-OF-WAY, A DISTANCE OF 87.57 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 275.00 FEET, WITH A CHORD BEARING AND DISTANCE OF NORTH 87°00'29" WEST, 28.42 FEET; THENCE RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE AND ALONG SAID NORTH RIGHT-OF-WAY, A DISTANCE OF 28.44 FEET; THENCE RUN NORTH 89°51'25" WEST ALONG SAID NORTH RIGHT-OF-WAY, A DISTANCE OF 34.64 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 25.00 FEET, WITH A CHORD BEARING AND DISTANCE OF NORTH 44°54'57" WEST, 35.36 FEET; THENCE RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 39.27 FEET TO A POINT ON THE EAST RIGHT-OF-WAY OF NORTHWEST 144TH STREET; THENCE RUN NORTH 00°05'03" EAST ALONG SAID EAST RIGHT-OF-WAY, A DISTANCE OF 25.00 FEET; THENCE DEPARTING SAID EAST RIGHT-OF-WAY, RUN NORTH 89°54'57" WEST, A DISTANCE OF 50.00 FEET TO THE WEST RIGHT-OF-WAY LINE OF NORTHWEST 144TH STREET; THENCE RUN SOUTH 00°05'03 WEST ALONG SAID WEST RIGHT-OF-WAY, A DISTANCE OF 25.00 FEET TO THE BEGINNING OF CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 25.00 FEET, WITH A CHORD BEARING AND DISTANCE OF SOUTH 45°05'03" WEST, 35.36 FEET; THENCE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 39.27 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY OF NORTHWEST 163RD PLACE; THENCE RUN NORTH 89°54'57" WEST ALONG SAID NORTH RIGHT-OF-WAY, A DISTANCE OF 150.00 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 25.00 FEET, WITH A CHORD BEARING AND DISTANCE OF NORTH 44°54'57" WEST, 35.36 FEET; THENCE RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 39.27 FEET; THENCE RUN NORTH 89°54'57" WEST, A DISTANCE OF 50.00 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 25.00 FEET, WITH A CHORD BEARING AND DISTANCE OF SOUTH 45°05'03" WEST, 35.36 FEET; THENCE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 39.27 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY OF NORTHWEST 163RD PLACE; THENCE RUN NORTH 89°54'57" WEST, A DISTANCE OF 75.00 FEET; THENCE DEPARTING SAID NORTH RIGHT-OF-WAY, RUN NORTH 00°05'03" EAST, A DISTANCE OF 141.50 FEET; THENCE RUN NORTH 01°01'24" EAST, A DISTANCE OF 61.01 FEET; THENCE RUN SOUTH 89°54'57" EAST, A DISTANCE OF 99.00 FEET; THENCE RUN SOUTH 88°46'12" EAST, A DISTANCE OF 50.01 FEET; THENCE RUN SOUTH 89°54'57" EAST, A DISTANCE OF 260.00 FEET; THENCE RUN NORTH 00°05'03" EAST, A DISTANCE OF 30.25 FEET; THENCE RUN SOUTH 89°54'57" EAST, A DISTANCE OF 155.54 FEET TO THE POINT OF BEGINNING.
CONTAINING 2.66 ACRES, MORE OR LESS.

"TOGETHER WITH" PARCEL:

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

NORTH 00°05'03" EAST, A DISTANCE OF 30.25 FEET; THENCE RUN SOUTH 89°54'57" EAST, A DISTANCE OF 10.00 FEET TO THE POINT OF BEGINNING.
CONTAINING 302.50 SQUARE FEET, MORE OR LESS.

PARCEL 4:

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

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

Exhibit "D"
Engineer's Certification of Construction Costs for Public Improvements

JBPro

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

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

Exhibit "E"
Engineer's Certification of Construction Costs for Private Improvements

JBPro

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

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

Exhibit "F"
Engineer's Certification of Construction Costs for House Sidewalk

JBPro

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

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

JBPro
Civil Engineering | Land Planning
Surveying | Construction Services

Gainesville | St. Augustine
3530 NW 43rd Street
Gainesville, FL 32606

December 18, 2024

Mr. Adam Hall,
Principle Planner
City of Alachua.
P.O. Box 9
Alachua, FL 32616

Re: Tara Baywood Phase 2

Dear Mr. Hall:

JBPro has inspected the work completed at **Tara Baywood Phase 2** in relation to the site plan improvements and finds the construction to be complete in accordance with our construction drawings, and that no substantial deviations have been noted.

If I can be of further assistance, please do not hesitate to contact me.

Sincerely,

Logan Peters

Logan Peters
Project Manager, JBPro

(352) 375-8999 contact@jbpro.com jbpro.com

JBPro

Gainesville
3530 NW 43rd Street
Gainesville, FL 32606

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

jbpro.com
(844) Go-JBPro
contact@jbpro.com

December 26, 2024

Mr. Michael Carrillo, PE
Public Services Director
City of Alachua
15100 NW 142nd Terrace
Alachua, FL 32615

Re: **Tara Baywood – Phase 2 Certified Costs of Construction**

Dear Mr.Carrillo:

On behalf of Tara Baywood, LLC and it's Manager, Mr. Sayed Moukhtara, we are providing a certification of the cost of construction for the recently completed construction project Tara Baywood - Phase 2. The cost of construction of Tara Baywood Phase 2 as reported by the site contractor Nemer Construction, LLC are as follows.

Private Improvements

Private Mobilization & General:	$ 40,000
Geotechnical Testing:	$ 8,000
Demolition& Erosion Control:	$ 6,731
Earthwork:	$ 433,079
Survey:	$ 8,125
Contingency / Field Revisions:	$ 48,108

Public Improvements

Paving, Grading & Drainage:	$ 92,295
Wastewater:	$ 42,714
Water:	$ 84,008
Contingency / Field Revisions:	$ 21,902

The construction cost breakdowns are included in the attached documents. We have coordinated with the owner and provided construction inspection services throughout the construction phase. I certify that these costs reported were provided to construct Tara Baywood Phase 2. If you have any questions regarding this certification, please reach out via phone or email.

Sincerely,

Jay Brown, PE (FL PE # 43879)
President, JBPro

JBPro

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

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

City of Alachua

MIKE DAROZA
CITY MANAGER

MICHAEL CARRILLO, P.E.
PUBLIC SERVICES DEPARTMENT

December 30, 2024

Mr. Sayed Moukhtara
Tara Baywood, LLC
7717 NW 20th Lane
Gainesville, FL 32605

RE: CERTIFICATION OF COMPLETION OF TARA BAYWOOD PHASE 2 INFRASTRUCTURE IMPROVEMENTS

Dear Mr. Moukhtara:

In accordance with the Subdividers Agreement for Tara Baywood Phase 2, Section 11 Inspections, this correspondence certifies the Improvements have been completed in accordance with the requirements of the Land Development Regulations. Tara Baywood, LLC has demonstrated the repairs outlined in the enclosed *Tara Baywood Phase 2 - Final Completion Inspection Punch List,* which details identified defects, deficiencies and required repairs – have been completed, other than sidewalks, which are subject to Section 16 of the Subdividers Agreement.

Therefore, per Section 9 of the Agreement, Tara Baywood, LLC is required to make a cash deposit of 10 percent of the certified value of the Improvements as the maintenance surety. Such surety deposit value is approximately $24,091.00. We are in receipt of the requested certification of value of the improvements, from JBPr. Thank you. Please remit the surety, preferred by hand delivery to:

City of Alachua
Attn: Mike DaRoza
15100 NW. 142nd Terrace
Alachua, FL 32615

The one (1) year maintenance period, as described in Section 13 of the Agreement, shall commence December 31, 2024. Consistent with the Agreement, it is the responsibility of Tara Baywood, LLC to make any repairs of the Improvements, as deemed necessary by the City, during the maintenance period. After the maintenance period, Tara Baywood, LLC shall submit a final certification to the City requesting acceptance of the Improvements by the City Commission. Upon the City Commission acceptance, the surety instrument will be released by the City.

Thank you for your attention in this matter and please contact me should you have any questions.

Sincerely,

Michael Carrillo

Michael Carrillo, P.E.
Public Services Director

Commission Agenda
Item

MEETING DATE: February 23, 2026
SUBJECT: Approval of the February 9, 2026, City Commissioner Meeting Minutes
PREPARED BY: LeAnne Williams, Deputy City Clerk
RECOMMENDED ACTION:
Approve the February 9, 2026, City Commissioner Meeting Minutes.

Summary

Approval of the February 9, 2026, City Commissioner Meeting Minutes.

FINANCIAL IMPACT

ADDITIONAL FINANCIAL INFORMATION

COMMISSION GOALS

ATTACHMENTS

1. 26.02.09.M.CCM

Regular City Commission Meeting Minutes
February 9, 2026 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 Scott Walker

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

CITIZENS PRESENT: Michele Lee, Connie Meyer, James Curington, Ted Welcome, Chris Hill, Eileen Hayes, Richard Barbary, James Bramblet, Jay Brown, Leslie Richardson, Faith Collins, Soorya Lindberg, Carol Richardson, Phyllis Strickland, Teretha Carter, Glen Anderson, Jackson Youmas, John Harlik, Dietra Sherman, Anthony Hall, Tamara Robbins, Virgil Postell, Jr.
STAFF ATTENDING: Robert Bonetti, Carson Crockett, Kenyata Curtis, Jack Hansen, Janet Knapp, Brent Lanier, Tara Malone, Carl Newsome, Jesse Sandusky, Bryan Thomas, LeAnne Williams, Tyler Williams, 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. In accordance with Section 286.26, Florida Statutes, persons with disabilities needing special accommodations to participate in this meeting should contact the Mayor, through the City Clerk's office, no later than 5:00 P.M. on the day prior to the meeting.

CALL TO ORDER

Walter Welch, Mayor

INVOCATION

Pastor James Bramblet, Calvary Baptist Church

PLEDGE TO THE FLAG

Walter Welch, Mayor

APPROVAL OF THE AGENDA

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

Passed by unanimous consent.

APPROVE READING OF PROPOSED ORDINANCES AND RESOLUTIONS BY TITLE ONLY

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

Passed by unanimous consent.

I. SPECIAL PRESENTATIONS

A) A.L. MEBANE MIDDLE SCHOOL STUDENT PERFORMING ARTS APPRECIATION

Jacqueline Huynh, a music teacher at A.L. Mebane Middle School, led the students in their performing arts presentation.

B) PIO STRATEGIC INITIATIVE ENGAGEMENT PLAN

Kenyata Curtis, Public Information Officer, PIO Strategic Engagement Plan, staff report — filed.

C) PROGRESS REPORT FOR THE HATHCOCK COMMUNITY CENTER

Rodolfo Valladares, City Manager, Progress Report for the Hathcock Community Center, staff report — filed.

Brandon Wilson and Vanessa Wilson, Crafty Gemini, report - submitted.

D) CITY OF ALACHUA ECONOMIC DEVELOPMENT OVERVIEW

David Wisener, Economic Development Manager, City of Alachua Economic Development Overview, staff report — filed.

E) SANTA FE HILLS WATER SYSTEM

Ramon Gavarrete, P.E., Alachua County Public Works Director, Santa Fe Hills Water System — filed.

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)

Citizens Commented:
Faith Hill
Antonio Hall
Soorya Lindberg
Charley Jackson
Ted Welcome
Wilber Jackson
Tamara Robbins
Teretha Carter
Phyllis Strickland
Jackson Youmas
Glen Anderson
Dietra Sherman

III. COMMITTEE REPORTS/COMMITTEE APPOINTMENTS/CITY ANNOUNCEMENTS

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 (REHEARING OF ENACTMENT; LEGISLATIVE HEARING).

Bryan Thomas, Planning and Community Development Director, Ordinance 25-12, staff report – filed.

Commissioner Ringersen moved 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 third and final reading; seconded by Commissioner Williams.

Citizen Comments:
Leslie Richardson

Passed 5-0 by roll call.

B) ORDINANCE 26-02: AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA, RELATING TO THE SMALL-SCALE AMENDMENT OF THE CITY OF ALACHUA COMPREHENSIVE PLAN FUTURE LAND USE MAP; AMENDING THE FUTURE LAND USE MAP CLASSIFICATION OF A ± 1.35-ACRE SUBJECT PROPERTY FROM AGRICULTURE TO COMMUNITY COMMERCIAL; LOCATED NORTHWEST OF 164TH LANE AND NORTH OF NW US HIGHWAY 441; TAX PARCEL NUMBER 03046-004-000; REPEALING ALL ORDINANCES IN CONFLICT; PROVIDING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.(LEGISLATIVE HEARING; FIRST READING).

Bryan Thomas, Planning and Community Development Director, Ordinance 26-02, staff report – filed.

Ryan Thompson, Agent, NV5, stated that the property was purchased by a local small business for office space, which was not part of the Briarwood PUD, which has community commercial zoning, and per the comprehensive plan, the description of that community's commercial future land use is a transition to buffer residential from more commercial-intensive land uses.

Commissioner Williams moved that, based upon competent, substantial evidence, the presentation before this Commission, and Staff's recommendation, this Commission finds the application for a Small-Scale Comprehensive Plan Amendment for Mallard Construction & Electric, LLC to be consistent with the City of Alachua Comprehensive Plan and (1) approve Ordinance 26-02 upon first reading and (2) schedule second and final reading for February 23, 2026; seconded by Commissioner Ringersen.

Passed 5-0 by roll call.

C) ORDINANCE 26-03: AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA, RELATING TO THE SITE-SPECIFIC AMENDMENT TO THE OFFICIAL ZONING ATLAS OF THE CITY OF ALACHUA; AMENDING THE OFFICIAL ZONING ATLAS FOR A + 1.35-ACRE SUBJECT PROPERTY FROM AGRICULTURAL (A) TO COMMUNITY COMMERCIAL (CC); LOCATED NORTHWEST OF 164TH LANE AND NORTH OF NW US HIGHWAY 441; TAX PARCEL NUMBER 03046-004-000; REPEALING ALL ORDINANCES IN CONFLICT; PROVIDING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.(QUASI-JUDICIAL HEARING, FIRST READING).

Bryan Thomas, Planning and Community Development Director, Ordinance 26-03, staff report – filed.

Ryan Thompson, Agent, NV5, stated that the property was purchased by a local small

business for office space, which was not part of the Briarwood PUD, which has community commercial zoning, and per the comprehensive plan, the description of that community's commercial future land use is a transition to buffer residential from more commercial-intensive land uses.

Commissioner Ringersen moved that, based upon competent, substantial evidence, the presentation before this Commission, and Staff's recommendation, this Commission finds the application for a site-specific amendment to the Official Zoning Atlas for Mallard Construction & Electric, 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 26-03 upon first reading and (2) schedule second and final reading for February 23, 2026; seconded by Vice Mayor Brown.

Passed 5-0 by roll call.

V. AGENDA ITEMS

A) *Review of Polling Place Alternatives for Precinct 53*

Rodolfo Valladares, City Manager, Review of Polling Places Alternatives for Precinct 53, staff report — filed.

Commissioner Fletcher moved to approve the Alachua Branch Library as the temporary location for Precinct 53 during the 2026 City Commission election, replacing Legacy Park as the temporary location of Precinct 53 for the 2026 City Commission election, and for staff to present the results of safety inspections for the Cleather H. Hathcock Senior Center by the next City Commission meeting, once reports are provided; seconded by Commissioner Ringersen.

Citizens Commented:
Wilber Jackson
Richard Barbary
Unnamed Citizen
Teretha Carter
Tamara Robbins
Soorya Lindberg
Charley Jackson
Glen Anderson
Dietra Sherman
Virgil Postell, Jr.

Passed 5-0 by roll call.

VI. COMMENTS FROM CITIZENS ON SUBJECTS NOT ON THE AGENDA

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

Bryan Buescher
Dietra Sherman
Charley Jackson
Virgil Postell, Jr.

VII. COMMENTS FROM CITY MANAGER AND CITY ATTORNEY

VIII. COMMISSION COMMENTS/DISCUSSION

ADJOURN

Commissioner Ringersen moved to adjourn; seconded by Commissioner Williams.

Passed by unanimous consent.

The meeting adjourned at 10:31 p.m.

CONSENT AGENDA

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

A) APPROVAL OF THE SEPTEMBER 22, 2025, CITY COMMISSION MEETING MINUTES

B) APPROVAL OF THE JANUARY 26, 2026, CITY COMMISSION MEETING MINUTES

ATTEST:

_____
Rodolfo Valladares, City Manager/Clerk

CITY COMMISSION OF THE CITY OF ALACHUA, FLORIDA:

_____
Walter Welch, Mayor

Commission Agenda
Item

MEETING DATE: February 23, 2026
SUBJECT: Stanley Utility Contractor, Inc. - Directional Bore Services
PREPARED BY: Donna Smith
RECOMMENDED ACTION:
1) Authorize the issuance of a Purchase Order to Stanley Utility Contractor, Inc. in the amount of $101,335.00.

Summary

On September 22, 2025, the City Commission adopted the FY 26 (2025-2026) Budget authorizing $1,197,960 in the Public Services - Electric Division to provide for Capital Improvement Underground Distribution Projects.

On March 1, 2023, Stanley Utility Contractor, Inc. was awarded a contract under RFB 2023-02 to provide Horizontal Directional Drilling and Open Cut Method Services to the City.

The Electric Division is ready to move forward with Job # 312 OH-UG Conversion Project located at/near 14111 NW 166th Place, Alachua, FL and requires the directional bore services performed in order to complete the project.

Staff recommends issuing a purchase order to Stanley Utility Contractor, Inc. for Directional Bore Services based on RFB 2023-02.

FINANCIAL IMPACT

ADDITIONAL FINANCIAL INFORMATION

COMMISSION GOALS

Quality of LIfe
Community Enhancement
Funding Source - Electric Fund
Strengthen Community Service

ATTACHMENTS

1. Stanley Utility Contractor, Inc. Work Order

WORK ORDER

WORK ORDER NO.:_____ (For tracking purposes only, to be assigned by CONTRACTOR after execution).

PURCHASE ORDER (P.O.) NO.:_____ (For billing purposes only, to be assigned by CITY after execution.)

PROJECT NAME: Job #312 – 14111 NW 166th Place OH-UG Conversion

CITY: CITY OF ALACHUA, a municipality in Alachua County Florida

PROJECT MANAGER: Anthony Lindsey

CONTRACTOR: Stanley Utility Contractor, Inc.

CONTRACTOR ADDRESS: 103 Lee Street

Leesburg, FL 34748-4912

Execution of the Work Order and of a companion P.O. by CITY shall serve as authorization for CONTRACTOR to provide for the above project pursuant to that certain Agreement dated March 1, 2023, between CITY and CONTRACTOR and further delineated in the specifications, conditions and requirements stated in the following listed documents which are attached hereto and made a part hereof as Exhibit A.

ATTACHMENTS (Check all that apply):

[X] DRAWINGS/PLANS/SPECIFICATIONS
[ ] DETAILED SERVICES AND TASKS FOR PROJECT
[ ] SPECIAL CONDITIONS
[ ] _____

The CONTRACTOR shall provide services pursuant to this Work Order, its attachments and the above-referenced Agreement, which is incorporated herein by reference as if it had been set out in its entirety. Whenever this Work Order conflicts with the Agreement, the Agreement shall prevail.

TIME FOR COMPLETION: The work authorized by this Work Order shall be commenced upon receipt of a Purchase Order by and shall be completed by CONTRACTOR within (60) calendar days.

COMPENSATION (Select One)

(a) Compensation is based on a **LUMP SUM** and CONTRACTOR shall perform all work required by this Work Order for the sum of_____DOLLARS ($_____). In no event shall CONTRACTOR be paid more than the Lump Sum Amount.

OR

(b) Compensation is based on a **UNIT BASIS WITH A NOT-TO- EXCEED AMOUNT,** CONTRACTOR shall perform all work required by this Work Order for a sum not exceeding One Hundred One Thousand Three Hundred Thirty-Five and NO/100 DOLLARS ($101,335.00).

CITY shall make payment to CONTRACTOR in strict accordance with the payment terms of the referenced Agreement.

It is expressly understood by CONTRACTOR that this Work Order, until executed by CITY and delivery of a P.O., does not authorize the performance of any services by CONTRACTOR and that CITY, prior to its execution of the Work Order and P.O., reserves the right to authorize a party other than CONTRACTOR to perform the services called for under this Work Order.

Work shall not be conducted on Fridays, Saturdays, Sundays, or on holidays observed by the City, or outside the regularly scheduled work days defined as Monday to Thursday from 8:00 a.m. to 4:30 p.m. unless the City, in its discretion, determines the interests of the public otherwise so demand or require. Should the Contractor find it necessary to work outside the regularly scheduled work days or time, the Contractor shall submit written notice and obtain City approval a minimum of 48 hours in advance.

IN **WITNESS WHEREOF,** the parties hereto have made and executed this Work Order on this 11TH day of FEB, 2026, for the purposes stated herein.

(CONTRACTOR)

DOREEN STORY
Witness

By: Marlea Markely

Title: Acct Admin Asst.

CITY OF ALACHUA, FLORIDA

Witness

By: _____
Rodolfo Valladares, City Manager

Date: 2/12/26

GL # 6302
Job # 312
14111 NW 166th Place

BID FORM

Provide bid costs for each item listed below. Bidder is directed to include all costs to complete the work in the bids for the items listed. No additional compensation will be provided to complete the work. CONTRACTOR shall provide a Unit Price Bid in the format shown below. This price structure includes all materials, labor & equipment to install electrical conduit base on the following:

Mobilization/Demobilization:

MOBILIZATION AND DEMOBILIZATION: $500.00/EA X 1 /EA = $ 500.00

Directional Bore Method:

2" HDPE ORANGE FIBER CONDUIT: $12.50/LF X _____/LF = $_____

2" HDPE ELECTRICAL CONDUIT: $12.50/LF X 1450 /LF = $ 18,125.00

3" HDPE ELECTRICAL CONDUIT: $15.00/LF X 1080 /LF = $ 16,200.00

4" HDPE ELECTRICAL CONDUIT: $20.00/LF X 1140 /LF = $ 22,800.00

6" HDPE ELECTRICAL CONDUIT: $31.00/LF X 1410 /LF = $ 43,710.00

2" & 2" HDPE ELECTRICAL CONDUIT: $20.00/LF X _____/LF = $_____

2" & 3" HDPE ELECTRICAL CONDUIT: $24.00/LF X _____/LF = $_____

2" & 4" HDPE ELECTRICAL CONDUIT: $26.00/LF X _____/LF = $_____

2" & 6" HDPE ELECTRICAL CONDUIT: $37.00/LF X _____/LF = $_____

4" & 6" HDPE ELECTRICAL CONDUIT: $44.00/LF X _____/LF = $_____

6" & 6" HDPE ELECTRICAL CONDUIT: $51.00/LF X _____/LF = $_____

Open Cut Method:

2" Sch. 40 PVC ELECTRICAL CONDUIT: $10.75/LF X _____/LF = $_____

3" Sch. 40 PVC ELECTRICAL CONDUIT: $14.25/LF X _____/LF = $_____

4" Sch. 40 PVC ELECTRICAL CONDUIT: $17.50/LF X _____/LF = $_____

6" Sch. 40 PVC ELECTRICAL CONDUIT: $29.50/LF X _____/LF = $_____

2" & 2" Sch. 40 PVC ELECTRICAL CONDUIT: $15.50/LF X _____/LF = $_____

2" & 3" Sch. 40 PVC ELECTRICAL CONDUIT: $20.00/LF X _____/LF = $_____

2" & 4" Sch. 40 PVC ELECTRICAL CONDUIT: $24.00/LF X _____/LF = $_____

3" & 4" Sch. 40 PVC ELECTRICAL CONDUIT: $27.00/LF X _____/LF = $_____

4" & 6" Sch. 40 PVC ELECTRICAL CONDUIT: $37.00/LF X _____/LF = $_____

6" & 6" Sch. 40 PVC ELECTRICAL CONDUIT: $45.00/LF X _____/LF = $_____

Pull Box Installation: (PVC, Concrete, Fiberglass)

Pull Box Sizes: (12"x17") (23"x16") (48" x 30"): $500.00/EA X _____/EA = $_____

Pull Box Installation: (Concrete)

Pull Box Sizes: (48" x 72" x 40") $1,000.00/EA X _____/EA = $_____

Communication and Water:

Bore 2-2" Pipe $21.50/EA X _____/EA = $_____

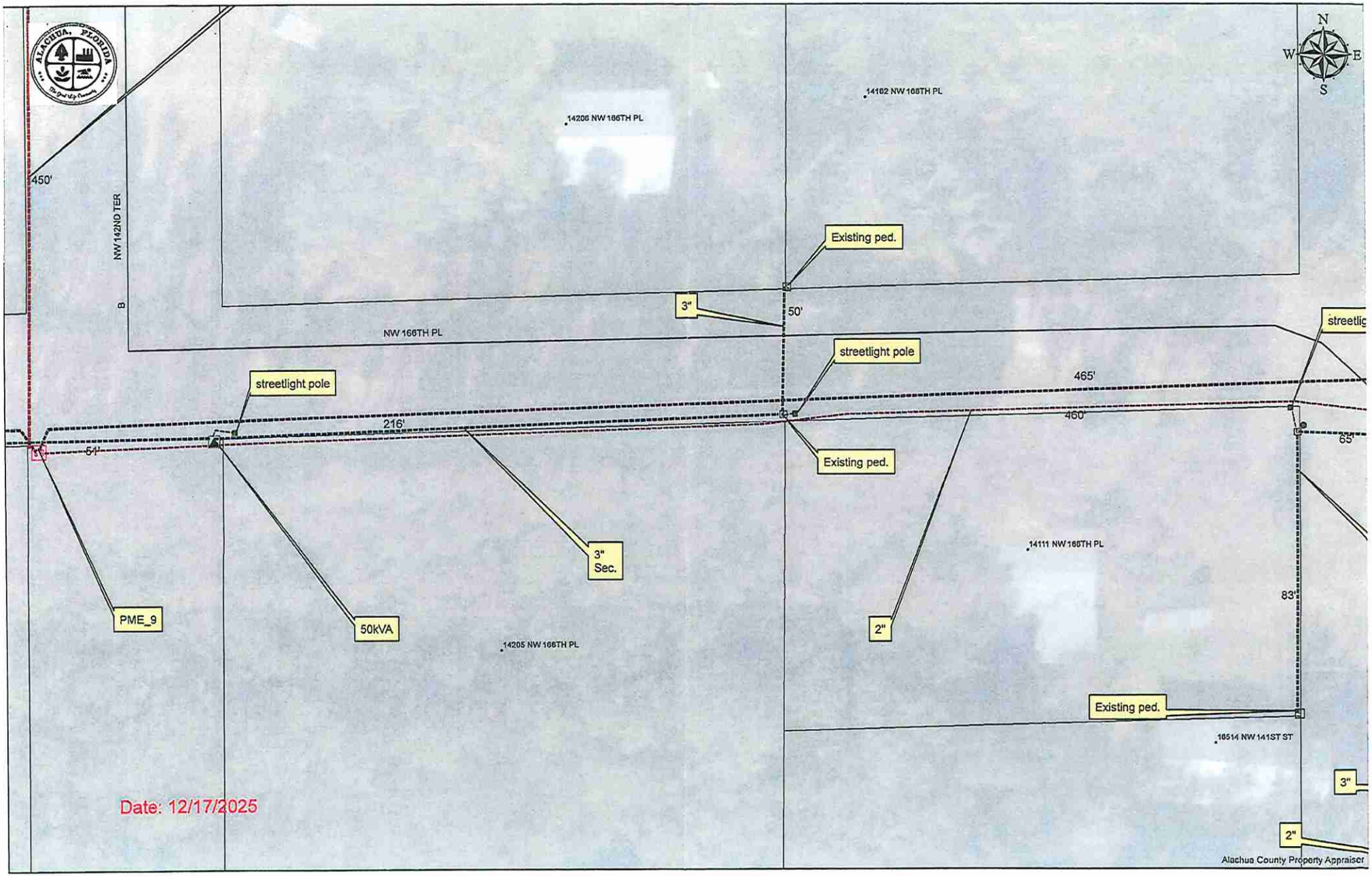
Other Services:

GPR LOCATES: $3,200.00*/DAY X _____/DAY(S) = $_____

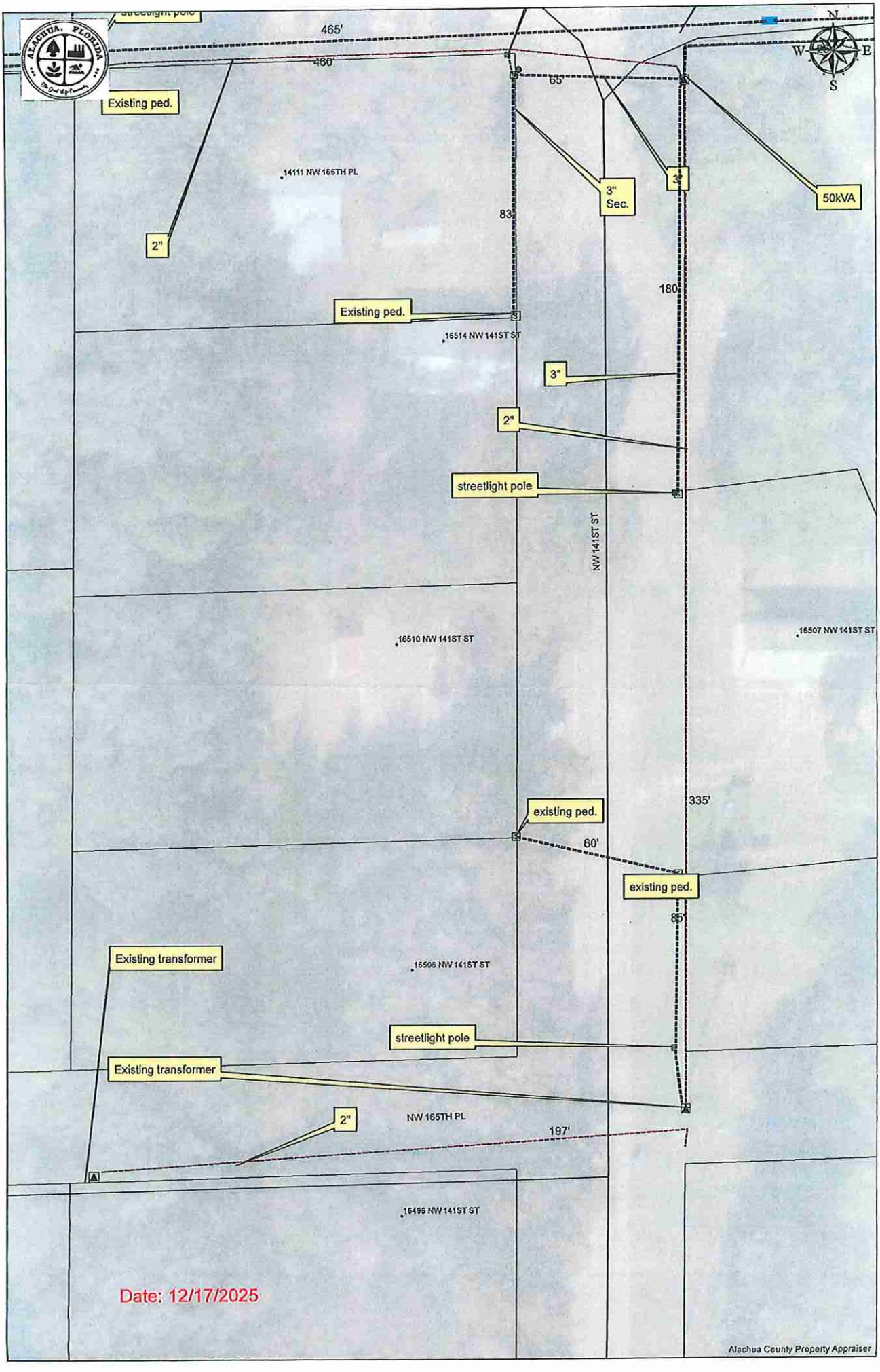
*Minimum (daily) rate

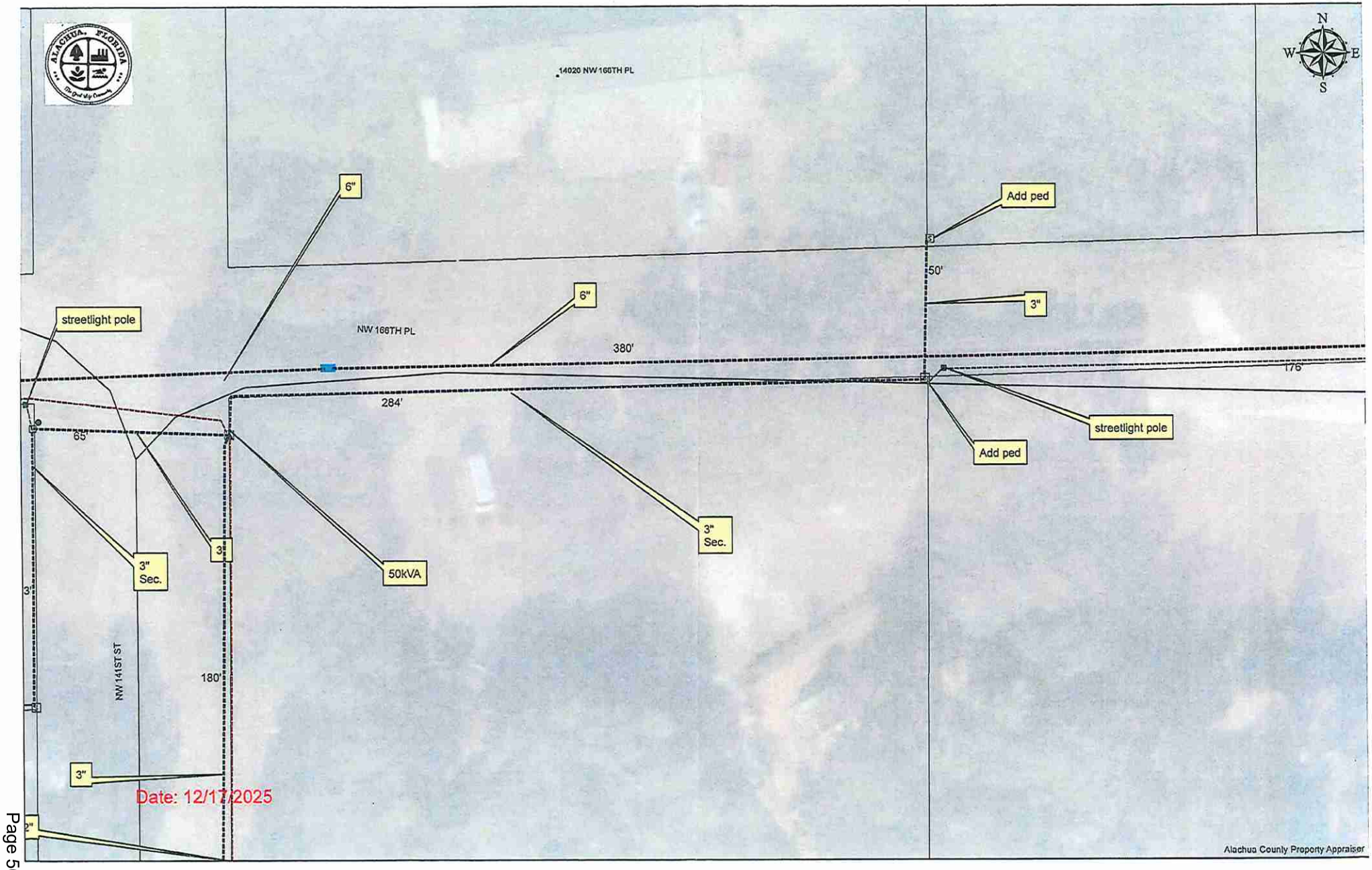
NOTE: COA will furnish ONLY 2", 4" , & 6" elbows, transformer pads, and pull boxes for the sizes shown above; CONTRACTOR to provide all other items required to complete the installation of the electrical conduits into transformer, switchgears and pull boxes.

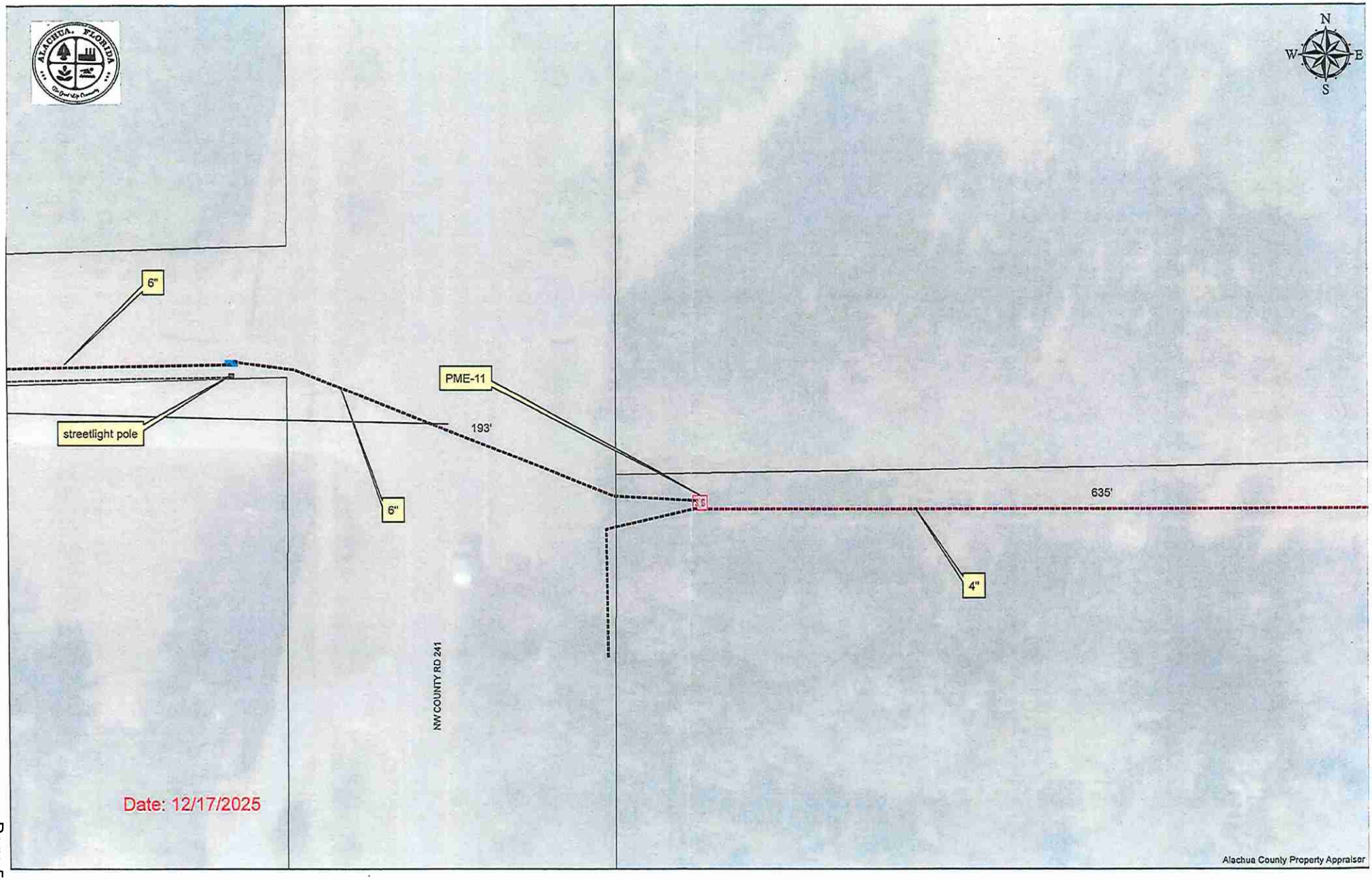
TOTAL - 101,335.00

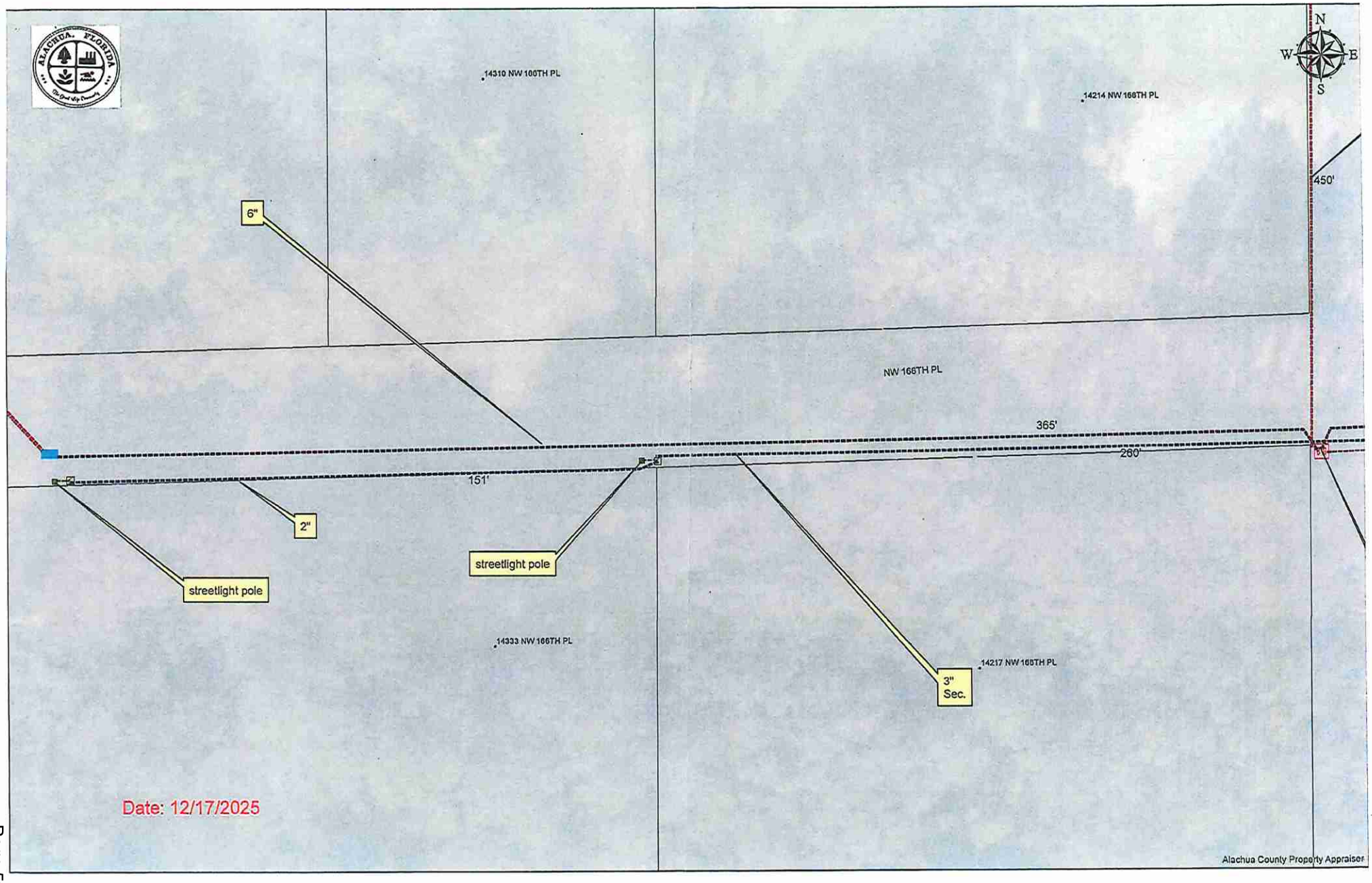

ALACHUA, FLORIDA
N
W
E
S
14206 NW 166TH PL
14102 NW 166TH PL
450'
NW 142ND TER
B
Existing ped.
3"
50'
NW 166TH PL
streetlight pole
streetlight pole
465'
216'
460'
54'
65'
Existing ped.
3"
Sec.
14111 NW 166TH PL
PME_9
50kVA
2"
83'
14205 NW 166TH PL
Existing ped.
16514 NW 141ST ST
3"
2"
Date: 12/17/2025
Alachua County Property Appraiser

Alachua County Property Appraiser
streetlight pole
NW 166TH PL
NW 142ND TER
450'
4"
14214 NW 166TH PL
14215 NW 167TH PL
4" Stub up next to Ex. 2" stub up
NW 167TH PL
S
W
E
N


465'
460'
65'
Existing ped.
14111 NW 165TH PL
3" Sec.
50kVA
83'
2"
180'
Existing ped.
16514 NW 141ST ST
3"
2"
streetlight pole
NW 141ST ST
16510 NW 141ST ST
16507 NW 141ST ST
335'
existing ped.
60'
existing ped.
85'
Existing transformer
16506 NW 141ST ST
streetlight pole
Existing transformer
2"
NW 165TH PL
197'
16495 NW 141ST ST
Date: 12/17/2025
Alachua County Property Appraiser


14020 NW 166TH PL
N
W
E
S
6"
Add ped
50'
6"
3"
streetlight pole
NW 166TH PL
380'
176'
284'
65'
streetlight pole
Add ped
3"
Sec.
3"
50kVA
3"
Sec.
3'
NW 141ST ST
180'
3"
Date: 12/17/2025
2"
Alachua County Property Appraiser


6"
PME-11
streetlight pole
193'
6"
635'
4"
NW COUNTY RD 241
Date: 12/17/2025
Alachua County Property Appraiser


14310 NW 166TH PL
14214 NW 166TH PL
N
W
E
S
450'
6"
NW 166TH PL
365'
280'
151'
2"
streetlight pole
streetlight pole
14333 NW 166TH PL
14217 NW 166TH PL
3"
Sec.
Date: 12/17/2025
Alachua County Property Appraiser


N
W
E
S
Date: 12/17/2025
Alachua County Property Appraiser


N
W
E
S
Date: 12/17/2025
Alachua County Property Appraisor