

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: March 9, 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) W.W. IRBY ELEMENTARY SCHOOL STUDENT PERFORMING ARTS APPRECIATION

B) THEATRE PARK – PROJECT SUMMARY

C) UPDATE ON EVALUATION OF LIVE STREAMING FOR CITY COMMISSION MEETINGS

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 26-04 | ALACHUA SANTA FE CROSSINGS, PHASE 2 - A REQUEST BY PROFESSIONAL ENGINEERING CONSULTANTS, LLC APPLICANT AND AGENT FOR ALACHUA 441/235, LLC C/O V3 CAPITAL GROUP, 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 OF A +/- 4.17- ACRE SUBJECT PROPERTY FROM AGRICULTURE TO COMMERCIAL. THE SUBJECT PROPERTY IS ALACHUA COUNTY TAX PARCEL 03042-052-007. EXISTING FLU: AGRICULTURE; PROPOSED FLU: COMMERCIAL (LEGISLATIVE HEARING, FIRST READING).

B) ORDINANCE 26-05 | ALACHUA SANTA FE CROSSINGS, PHASE 2 - A REQUEST BY PROFESSIONAL ENGINEERING CONSULTANTS, LLC APPLICANT AND AGENT FOR ALACHUA 441/235, LLC C/O V3 CAPITAL GROUP, LLC, PROPERTY OWNERS, FOR CONSIDERATION OF A SITE-SPECIFIC AMENDMENT TO THE OFFICIAL ZONING ATLAS (REZONING). THE PROPOSED AMENDMENT WOULD CHANGE THE ZONING DISTRICT OF A +/- 4.17- ACRE SUBJECT PROPERTY FROM AGRICULTURAL (A) TO COMMERCIAL INTENSIVE (CI). THE SUBJECT PROPERTY IS ALACHUA COUNTY TAX PARCEL 03042-052-007. EXISTING ZONING: AGRICULTURAL; PROPOSED ZONING: COMMERCIAL INTENSIVE (CI) (QUASI-JUDICIAL HEARING, FIRST READING).

V. AGENDA ITEMS

A) RESOLUTION 26-04: AMENDING THE FISCAL YEAR 2025-2026 GENERAL FUND BUDGET FOR THE RECEIPT OF UNANTICIPATED REVENUE; INCREASING THE GENERAL FUND ALACHUA POLICE DEPARTMENT BUDGET TO APPROPRIATE REVENUE AND EXPENSES RELATED TO AN EDWARD BYRNE MEMORIAL JUSTICE ASSISTANCE GRANT AWARD RECEIVED FROM THE FLORIDA DEPARTMENT OF LAW ENFORCEMENT.

B) AMENDED & RESTATED POWER PURCHASE AGREEMENT AND AMENDED & RESTATED LICENSE AGREEMENT – ALACHUA SOLAR ENERGY I, LLC

C) CLEATHER HATHCOCK COMMUNITY CENTER – EXISTING FACILITY UPDATE

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

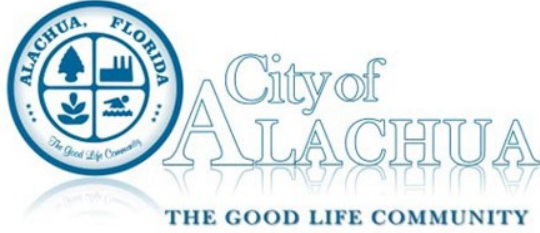
VIII. COMMISSION COMMENTS/DISCUSSION

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) LAW ENFORCEMENT COMMEMORATIVE SERVICE AWARD



Commission Agenda Item

MEETING DATE: March 9, 2026

SUBJECT: W.W. Irby Elementary School Student Performing Arts Appreciation

PREPARED BY: LeAnne Williams, Deputy City Clerk

RECOMMENDED ACTION:

Receive the presentation.

Summary

Performing arts offer a human connection like no other. It is a way of expressing thoughts and emotions through various mediums. Tonight, the W.W. Irby Elementary Chorus will perform Peace Like a River by Horatio Spafford in 1873 and Shake the Papaya Down by Ruth E. Dwyer and Judith Waller.

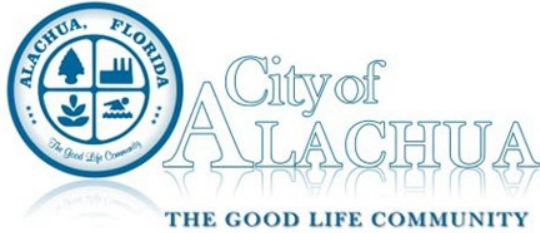
FINANCIAL IMPACT

ADDITIONAL FINANCIAL INFORMATION

COMMISSION GOALS

ATTACHMENTS

None



Commission Agenda Item

MEETING DATE: March 9, 2026

SUBJECT: Theatre Park – Project Summary

PREPARED BY:

RECOMMENDED ACTION:

Receive the staff presentation on Theatre Park.

Summary

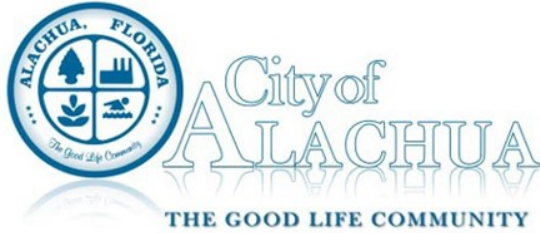
Theatre Park is a valued community space that serves as a venue for public gatherings, performances, and recreational use. As part of the City's ongoing efforts to enhance public amenities and improve park infrastructure, Theatre Park was identified as an opportunity for improvements and enhancements. Staff will present project summary.

FINANCIAL IMPACT

ADDITIONAL FINANCIAL INFORMATION

ATTACHMENTS

None



Commission Agenda Item

MEETING DATE: March 9, 2026

SUBJECT: Update on Evaluation of Live Streaming for City Commission Meetings

PREPARED BY: Rodolfo Valladares

RECOMMENDED ACTION:

Receive the staff presentation.

Summary

The City currently provides public access to City Commission meetings through in-person attendance. Recordings of meetings are available to the public upon request. To enhance accessibility, staff is evaluating options to provide live streaming access for City Commission meetings.

Staff will present an overview of actions taken to date regarding the exploration of live-streaming capabilities. The presentation will include information on equipment requirements, software platform options, accessibility considerations (including closed captioning), estimated costs, and a potential implementation timeline. The discussion will focus on expanding public access while ensuring system reliability, security, and compliance with applicable state and federal standards.

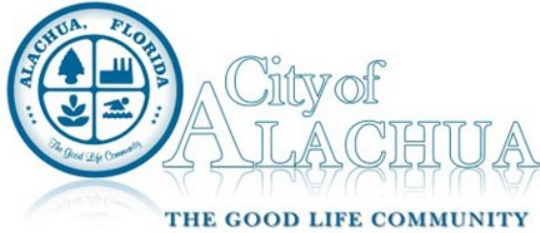
FINANCIAL IMPACT

TBD

ADDITIONAL FINANCIAL INFORMATION

ATTACHMENTS

None



Board Agenda Item

MEETING DATE: March 9, 2026

SUBJECT: Ordinance 26-04 | Alachua Santa Fe Crossings, Phase 2 - A request by Professional Engineering Consultants, LLC applicant and agent for Alachua 441/235, LLC c/o V3 Capital Group, 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 of a +/- 4.17-acre subject property from Agriculture to Commercial. The subject property is Alachua County Tax Parcel 03042-052-007. Existing FLU: Agriculture; Proposed FLU: Commercial (Legislative Hearing, first reading).

PREPARED BY: Bryan Thomas

RECOMMENDED ACTION:

Staff recommends that the City Commission find the Small-Scale Comprehensive Plan Amendment submitted by Professional Engineering Consultants, LLC, on behalf of Alachua 441/235, LLC, to be consistent with the City of Alachua Comprehensive Plan and (1) approve Ordinance 26-04 upon first reading and (2) schedule second and final reading for March 23, 2026.

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 Professional Engineering Consultants, LLC, on behalf of Alachua 441/235, LLC to be consistent with the City of Alachua Comprehensive Plan and (1) approve Ordinance 26-04 upon first reading and (2) schedule second and final reading for March 23, 2026.

Summary

This application is a request by R. Scott Batterson, PE (applicant/agent) on behalf of Alachua 441/205, 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 Commercial on a ± 4.17-acre subject property with tax parcel number 03042-052-007.

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 Commercial Intensive (CI).

Existing Future Land Use Designation

Objective 1.1 and Policies 1.1.a – 1.1.d of the Future Land Use Element (FLUE) establish the Agriculture land use category. Objective 1.1. states that the Agriculture land use category is established in order to maintain agriculture operations within the city limits as well as preserve the rural character and small-town charm of Alachua. Permitted uses within the Agriculture land use category are established in Policies 1.1.a – 1.1.d of the FLUE, and include: residential uses such as single family detached dwelling units, manufactured homes, accessory dwelling units, and group living, as provided by special exception; supporting community services such as schools, houses of worship, parks and community centers; agri-business and agritourism uses such as 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, agriculture support services, agri-tourism related activities, small-scale visitor and business accommodation uses such as bed and breakfasts, country inns, spa and retreat facilities, and conference facilities; and conservation subdivisions.

Proposed Future Land Use Designation

Policy 1.3.b of the City of Alachua Comprehensive Plan, Future Land Use Element establishes the Commercial land use category, the purpose of which is “provide for general commercial uses, as well as more intense commercial and highway commercial uses.” This land use is intended for large-scale, and regional commercial uses. Development in the Commercial land use category may occur as mixed-use or non-mixed-use. The following uses are allowed within the Commercial land use category: Retail sales and services; Personal services; Financial institutions; Recreation and entertainment; Tourist-related uses; Visitor accommodations; Commercial shopping centers; Auto-oriented uses; Traditional Neighborhood Planned Developments; Employment Center Planned Developments; Commercial recreation centers; Office/business parks; Limited industrial services; Eating establishments; Single family attached units; Apartments and townhomes; Duplexes and quadplexes; Single-family and multi-family residential above first floor commercial uses; Convention centers; and, Supporting community services such as schools, houses of worship, parks, and community centers. Development in the Commercial land use category may occur as mixed-use or non-mixed-use.

On February 10, 2026, the City of Alachua Planning & Zoning Board held a duly advertised public hearing and voted 5-0 to transmit the application to the City Commission with a recommendation to approve.

FINANCIAL IMPACT

ADDITIONAL FINANCIAL INFORMATION

ATTACHMENTS

1. Ordinance 26-04
2. Staff Report & Draft Ordinance
3. Application Materials
4. Public Notice Materials
5. Bryan S. Thomas, COA Resume

ORDINANCE 26-04

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 FROM AGRICULTURE TO COMMERCIAL ON A ± 4.17-ACRE SUBJECT PROPERTY GENERALLY LOCATED SOUTH OF US HIGHWAY 441 AND WEST OF NW 173RD STREET (CR 235A); TAX PARCEL NUMBER 03042-052-007; REPEALING ALL ORDINANCES IN CONFLICT; PROVIDING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, an application for a small-scale Comprehensive Plan amendment (“Amendment”), as described below, to the City of Alachua 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 February 10, 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 duly advertised public hearings on March 9, 2026, and _____, 2026, on the proposed Amendment and provided for and received public participation; 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 CITY COMMISSION OF THE CITY OF ALACHUA, FLORIDA.

Section 1. Findings of Fact and Conclusions of Law

1. The above recitals are true and correct and incorporated herein by reference.
2. The 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 Amended

The City of Alachua Comprehensive Plan Future Land Use Map is hereby amended from Agriculture to Commercial on a ± 4.17-acre subject property, consisting of tax parcel number 03042-052-007 in accordance with the legal description found in Exhibit “A” and map found in Exhibit “B” attached hereto and incorporated herein by reference.

Section 3. Ordinance to be Construed Liberally

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

Section 4. Repealing Clause

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

Section 5. Providing for Severability

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

Section 6. Effective Date

This Ordinance shall be effective upon its passage and adoption on the second and final reading. 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 on the 9th of March, 2026.

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

CITY COMMISSION OF THE
CITY OF ALACHUA, FLORIDA

Walter Welch, Mayor
SEAL

ATTEST:

APPROVED AS TO FORM

Rodolfo Valladares, City Manager/Clerk

Scott Walker, City Attorney

EXHIBIT "A"

Legal Description:

Tax Parcel: 03042-052-007

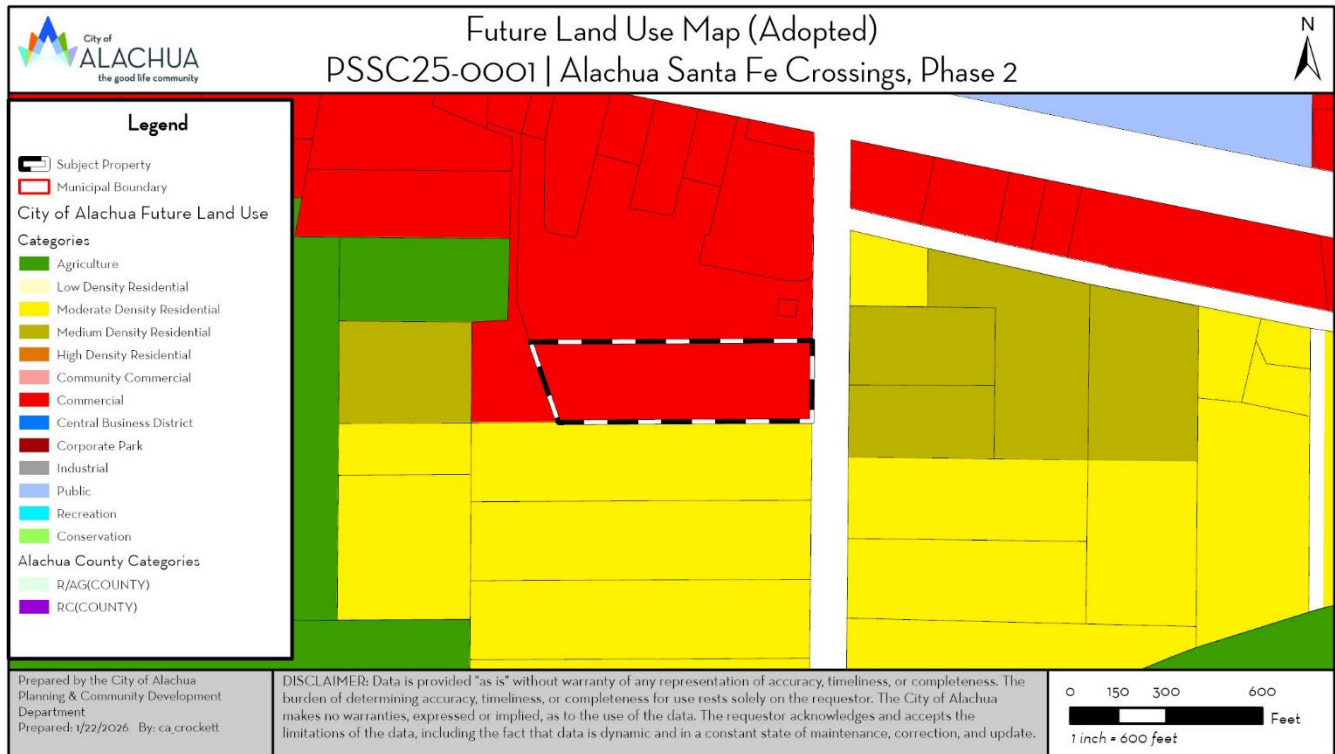
LEGAL DESCRIPTION - PER O.R.B. 2241, PG. 1384

IN SECTION 8, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA

COMMENCE AT THE SOUTHEAST CORNER OF SECTION 8, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA, FOR A POINT OF REFERENCE. THENCE RUN ALONG THE SOUTH LINE OF SAID SECTION 8, S 87°26'54" W, 50.01 FEET TO THE WESTERLY RIGHT OF WAY LINE OF COUNTY ROAD S 235 A; THENCE RUN ALONG SAID RIGHT OF WAY LINE, N 01°47'55" W, 611.24 FEET TO AND FOR THE POINT OF BEGINNING. THENCE DEPARTING SAID RIGHT OF WAY LINE, RUN S 87°27'06" W, 687.23 FEET; THENCE RUN N 19°05'30" W, 260.78 FEET; THENCE RUN N 87°27'06" W (SEE SURVEYOR NOTE 7), 764.76 FEET TO THE AFORESAID RIGHT OF WAY LINE OF COUNTY ROAD NO. S-235 A; THENCE RUN ALONG SAID RIGHT OF WAY LINE, S 01°47'55" E, 250.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 181,485 SQUARE FEET OR 4.17 ACRES MORE OR LESS.

EXHIBIT "B"





City of Alachua

Planning & Community Development Department

Staff Report

Planning & Zoning Board Hearing Date: February 10, 2026
Legislative Hearing

SUBJECT: A request to amend the Future Land Use Map (FLUM)
APPLICANT/AGENT: Professional Engineering Consultants, LLC
PROPERTY OWNER: Alachua 441/235, LLC
LOCATION: Generally located South of US 441, west of CR 235A
PARCEL ID NUMBER: 03042-052-007
FLUM DESIGNATION: Agriculture
ZONING: Agriculture (A)
OVERLAY: N/A
ACREAGE: ± 4.17
PROJECT PLANNER: Bryan S. Thomas, AICP

RECOMMENDATION: Staff recommends that the Planning & Zoning Board transmit the proposed Small-Scale Comprehensive Plan Amendment submitted by Professional Engineering Consultants, LLC, on behalf of Alachua 441/235, LLC 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 Alachua 441/235, 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 is a request by Professional Engineering Consultants, LLC (applicant/agent) on behalf of Alachua 441/205, 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 Commercial on a ± 4.17-acre subject property with tax parcel number 03042-052-007.

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 Commercial Intensive (CI).

Existing Future Land Use Designation

Objective 1.1 and Policies 1.1.a - 1.1.d of the Future Land Use Element (FLUE) establish the Agriculture land use category. Objective 1.1 states that the Agriculture land use category is established in order to maintain agriculture operations within the city limits as well as preserve the rural character and small-town charm of Alachua. Permitted uses within the Agriculture land use category are established in Policies 1.1.a - 1.1.d of the FLUE, and include: residential uses such as single family detached dwelling units, manufactured homes, accessory dwelling units, and group living, as provided by special exception; supporting community services such as schools, houses of worship, parks and community centers; agri-business and agritourism uses such as 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, agriculture support services, agri-tourism related activities, small-scale visitor and business accommodation uses such as bed and breakfasts, country inns, spa and retreat facilities, and conference facilities; and conservation subdivisions.

Proposed Future Land Use Designation

Policy 1.3.b of the City of Alachua Comprehensive Plan, Future Land Use Element establishes the Commercial land use category, the purpose of which is “provide for general commercial uses, as well as more intense commercial and highway commercial uses.” This land use is intended for large-scale, and regional commercial uses. Development in the Commercial land use category may occur as mixed-use or non-mixed-use. The following uses are allowed within the Commercial land use category: Retail sales and services; Personal services; Financial institutions; Recreation and entertainment; Tourist-related uses; Visitor accommodations; Commercial shopping centers; Auto-oriented uses; Traditional Neighborhood Planned Developments; Employment Center Planned Developments; Commercial recreation centers; Office/business parks; Limited industrial services; Eating establishments; Single family attached units; Apartments and townhomes; Duplexes and quadplexes; Single-family and multi-family residential above first floor commercial uses; Convention centers; and, Supporting community services such as schools, houses of worship, parks, and community centers. Development in the Commercial land use category may occur as mixed-use or non-mixed-use.

Table 1. Comparison of Existing/Proposed FLUM Designations

	Existing FLUM Designation	Proposed FLUM Designation
FLUM Designation:	Agriculture	Commercial
Max. Gross Density:	1 dwelling/5-acres 1 dwelling unit	63 units
Max. Floor Area:	0.5 Floor Area Ratio (FAR) 90,823 square feet	0.85 Floor Are Ratio (FAR)* 154,398 square feet
Typical Uses:	<ol style="list-style-type: none"> 1. Single-family detached dwelling units; 2. Manufactured homes; 3. Accessory dwelling units; 4. Group living; and, 5. Agricultural related uses. 	<ol style="list-style-type: none"> 1. Retail sales and services; 2. Personal services; 3. Financial institutions; 4. Recreation and entertainment; 5. Tourist-related uses; 6. Visitor accommodations; 7. Commercial shopping centers; 8. Auto-oriented uses; 9. Traditional Neighborhood Planned Developments; 10. Employment Center Planned Developments; 11. Commercial recreation centers; 12. Office/business parks; 13. Limited industrial services; 14. Eating establishments; 15. Single family attached units; 16. Apartments and townhomes; 17. Duplexes and quadplexes; 18. Single-family and multi-family residential above first floor commercial uses; 19. Convention centers; and, 20. Supporting community services such as schools, houses of worship, parks, and community centers. Development in the Commercial land use category may occur as mixed-use or non-mixed-use.
Net Increase/Decrease:	<p style="text-align: center;">Increase of 62 dwellings Increase of 63,575 square feet for non-residential</p>	
<p>*Density and intensity calculations were completed using the highest densities and intensities permitted in the Commercial land use category; however, the highest densities and intensities are associated with mixed-use development. Non-mixed-use development would have a lower theoretical development potential.</p>		

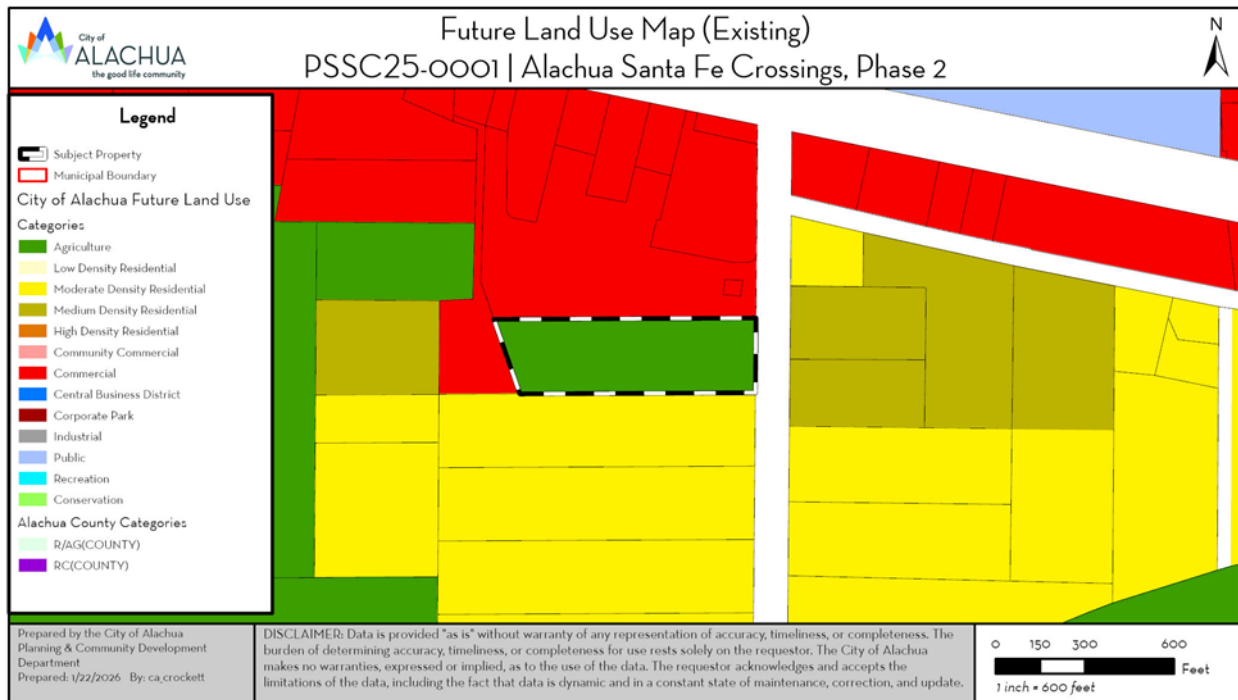


Figure 1. Existing Future Land Use Map with Subject Property

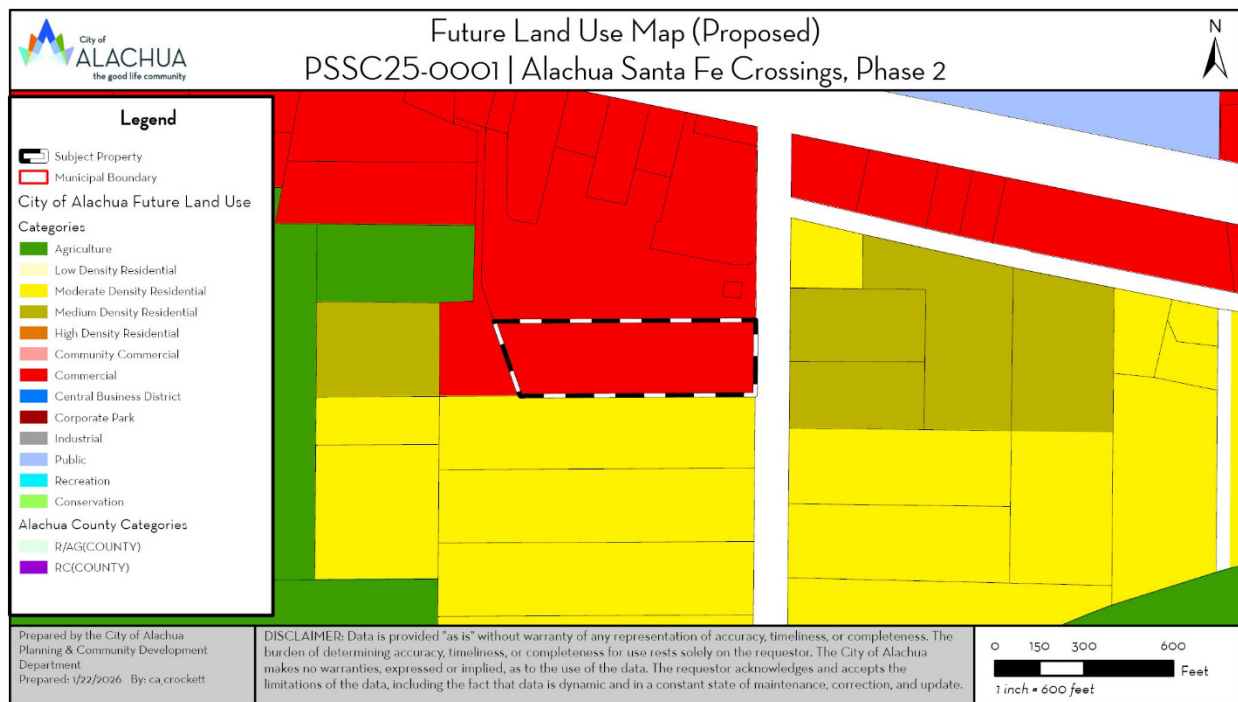


Figure 2. Proposed Future Land Use Map with Subject Property

EXISTING USES

The property historically was utilized as a tree farm. There are no existing structures located on the subject property. The majority of the subject property consists of a planted pine forest. The remainder of the property is primarily driveway and utility easement.

SURROUNDING USES

The existing uses, FLUM Designations, and zone 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	Commercial	Commercial Intensive (CI)
South	Vacant Lands	Moderate Density Res.	Planned Development Res. (PD-R)
East	Fire Station	Medium Density Res.	Residential Multifamily-8 (RMF-8)
West	Residential	Commercial	Commercial Intensive (CI)

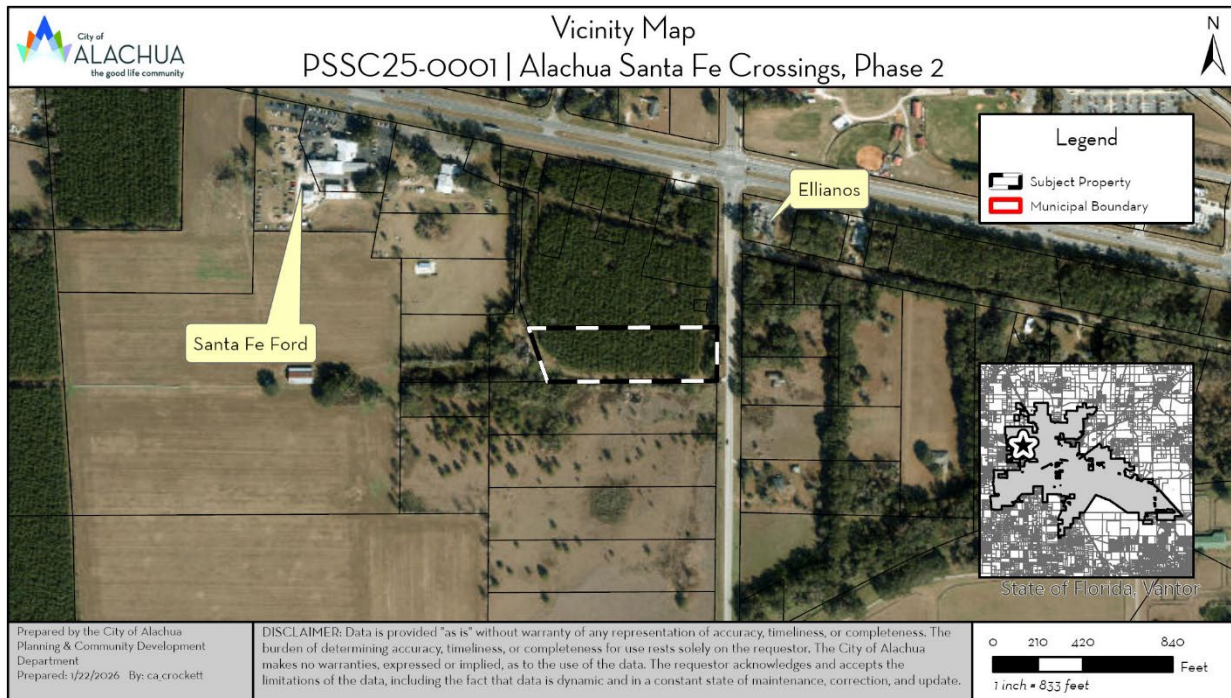


Figure 3. Vicinity Map

NEIGHBORHOOD MEETING

The purpose of a neighborhood meeting is to educate the owners of nearby land and any other interested members of the public about the project and to receive comments regarding the project. As required by Section 2.2.4 of the LDRs, all property owners within 400 feet of the subject property were notified of the meeting and notice of the meeting was published in a newspaper of general circulation.

While not required for a small-scale Comprehensive Plan amendment, a neighborhood meeting was held on February 13, 2025 at Alachua County Library Alachua Branch 14913 NW 140 St., Alachua, FL 32615, to discuss the accompanying rezoning application. The applicant was available to answer questions. Materials submitted by the applicant indicated the meeting was attended by two members of the community, that “expressed their strong support” for the Small-Scale Future Land Use Map Amendment and Rezoning.

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.

Objective 1.3: Commercial & Mixed-Use

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

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

1. Retail sales and services;
2. Personal services;
3. Financial institutions;
4. Recreation and entertainment;
5. Tourist-related uses;
6. Visitor accommodations;
7. Commercial shopping centers;
8. Auto-oriented uses;
9. Traditional Neighborhood Planned Developments;
10. Employment Center Planned Developments;
11. Commercial recreation centers;
12. Office/business parks;
13. Limited industrial services;
14. Eating establishments;
15. Single family attached units;
16. Apartments and townhomes;
17. Duplexes and quadplexes;

18. Single-family and multi-family residential above first floor commercial uses;
19. Convention centers; and,
20. Supporting community services such as schools, houses of worship, parks, and community centers. Development in the Commercial land use category may occur as mixed-use or non-mixed-use.

Evaluation & Findings: The current Agriculture Future Land Use designation is outdated and does not align with the existing commercial and residential land uses in the surrounding area. This requested amendment to the future land use map seeks to correct this inconsistency, ensuring that the Future Land Use Map (FLUM) accurately guides future development on the site. The subject property is currently bordered by properties assigned with the commercial future land use to the north and west. Given these circumstances, the proposed amendment to a Commercial designation more accurately reflects the established development pattern and character of the surrounding area than the existing Agriculture designation. This map amendment will enhance and facilitate a suitable transition from more intensive land uses towards lessening intensity in the residential areas.

The applicant asserts that the proposed future land use map amendment from Agriculture to Commercial is necessary to align the map with a more appropriate land use. In conjunction with this correction, the change would support a seamless transition between existing commercial and residential development along this corridor.

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

1. Integration of vehicular and non-vehicular access into the site and access management features of site in terms of driveway cuts and cross access between adjacent sites, including use of frontage roads and/or shared access;
2. Buffering from adjacent existing/potential uses;
3. Open space provisions and balance of proportion between gross floor area and site size;
4. Adequacy of pervious surface area in terms of drainage requirements;
5. Placement of signage;
6. Adequacy of site lighting and potential impacts of lighting upon 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 in adjacent properties by utilizing lighting at appropriate intensities, directions and times to ensure light is not overused or impacting areas where it is not intended;
7. Safety of on-site circulation patterns (patron, employee, and delivery vehicles), including parking layout, drive aisles, and points of conflict;

8. Landscaping, as it relates to the requirements and goals of the Comprehensive Plan and Land Development Regulations;
9. Unique features and resources which may constrain site development such as soils, existing vegetation and historic significance; and,
10. Performance based zoning requirements, which may serve as a substitute for or accompany land development regulations in attaining acceptable site design.

Evaluation & Findings: At this high-level, the Future Land Use Map 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.

Objective 5.1: *Natural Features*

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

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

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

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

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

Policy 5.1.e: *Habitat.* The City shall require as part of the development review process, an inventory of listed species for all new developments in areas identified as

known habitat for listed species if listed species are known to exist in close proximity to the development. The survey shall include detailed information regarding type, quantity, location, and habitat requirements for any listed species identified. A de minimus threshold for properties required to complete the inventory may be established in the City's Land Development Regulations.

Evaluation & Findings: Staff has prepared, and included within this report, an environmental conditions analysis. There are no concerns related to environmental features, topography, soils, flood prone areas, wetlands, or habitat on the subject property.

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 future development will connect to these City services as required.

Transportation Element

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

Evaluation & Findings: Future development on the site will be required to provide connectivity to adjacent parcels as well as to any existing adjacent sidewalks.

Policy 1.5.c: The City shall require new development and redevelopment which is compatible with an adjacent existing development(s) to interconnect with existing development (s) through one or more of the following methods:

1. Through the extension of a public or private street from the new development to the adjacent existing development or adjacent lands; and/or,
2. Through joint use of driveways and cross access agreements among adjoining properties to allow circulation between sites. Cross access between new development and existing development shall be configured to provide safe and convenient interconnectivity between the new development and all other existing development located along the cross access corridor.

Evaluation & Findings: Ingress and egress access will be controlled by way of primary access to NW 173rd St/CR 235A. Furthermore, interconnectivity between adjacent uses will provide indirect access to US 441 and safe and efficient vehicular movement.

Community Facilities Element

Objective 1.4: Preventing Additional Nutrients in High Aquifer Recharge Areas

The City shall prevent additional nutrients from entering high aquifer recharge areas by encouraging and supporting the connection of existing developed areas to the wastewater system. Policy 1.4.a: Within the high aquifer recharge areas, the City shall make it a priority to connect densely populated areas with onsite sewage treatment and disposal systems to the wastewater system, thereby minimizing the input of nutrients into the groundwater.

Policy 1.4.a: Within the high aquifer recharge areas, the City shall make it a priority to connect densely populated areas with onsite sewage treatment and disposal systems to the wastewater system, thereby minimizing the input of nutrients into the groundwater.

Evaluation & Findings: Future development on the site will be required to connect to municipal water and wastewater systems.

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: Staff has prepared, and included within this report, an environmental conditions analysis. 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: Staff has prepared, and included within this report, an environmental conditions analysis. There are no concerns related to wetlands 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 are two soil types found within the subject property, shown in Table 2.

Table 2. 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	± 95%
Arredondo Fine Sand; 5 - 8% Slopes	A	Well Drained	Slight	Moderate, Slope	± 5%

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

Flood Potential

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

Evaluation & Findings: 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.

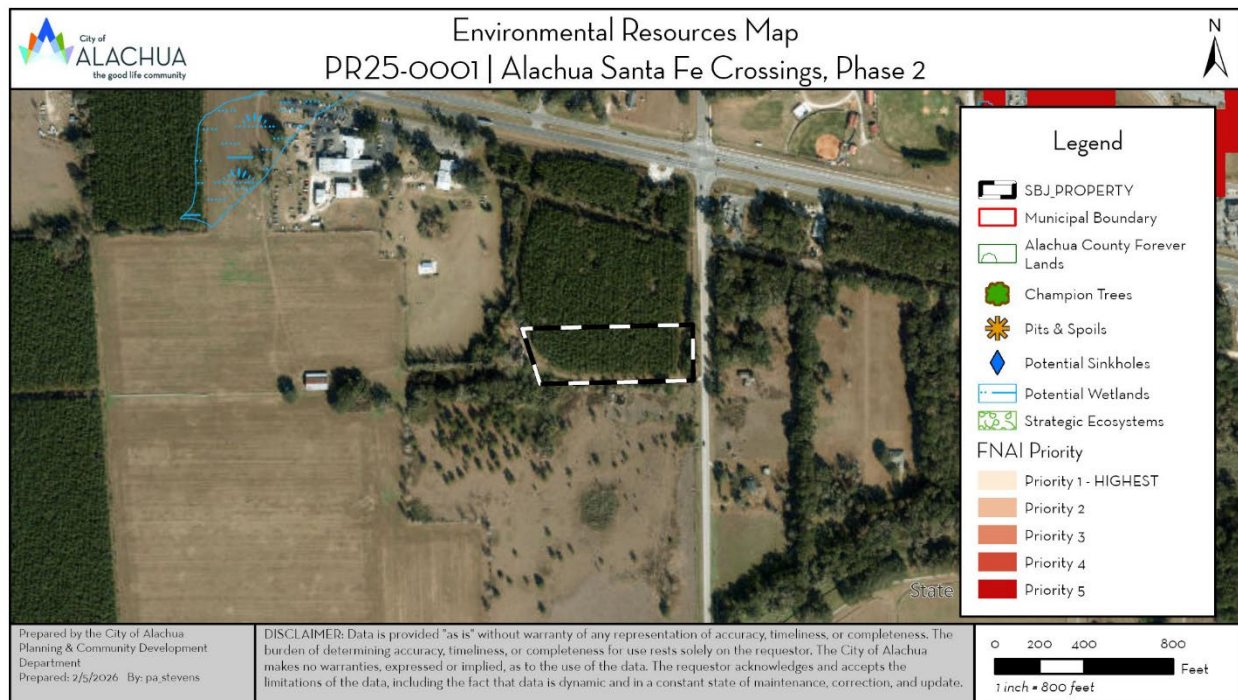


Figure 4. Environmental Resources Map

EXHIBIT "A"
TO
ALACHUA 441/235, LLC
SMALL SCALE COMPREHENSIVE PLAN AMENDMENT
STAFF REPORT

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

ORDINANCE 26-04

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 FROM AGRICULTURE TO COMMERCIAL ON A ± 4.17-ACRE SUBJECT PROPERTY GENERALLY LOCATED SOUTH OF US HIGHWAY 441 AND WEST OF NW 173RD STREET (CR 235A); TAX PARCEL NUMBER 03042-052-007; REPEALING ALL ORDINANCES IN CONFLICT; PROVIDING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, an application for a small-scale Comprehensive Plan amendment (“Amendment”), as described below, to the City of Alachua 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 duly advertised public hearings on _____, 2026, and _____, 2026, on the proposed Amendment and provided for and received public participation; 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 CITY COMMISSION OF THE CITY OF ALACHUA, FLORIDA.

Section 1. Findings of Fact and Conclusions of Law

1. The above recitals are true and correct and incorporated herein by reference.
2. The 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 Amended

The City of Alachua Comprehensive Plan Future Land Use Map is hereby amended from Agriculture to Commercial on a ± 4.17-acre subject property, consisting of tax parcel number 03042-052-007 in accordance with the legal description found in Exhibit “A” and map found in Exhibit “B” attached hereto and incorporated herein by reference.

Section 3. Ordinance to be Construed Liberally

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

Section 4. Repealing Clause

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

Section 5. Providing for Severability

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

Section 6. Effective Date

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

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

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

CITY COMMISSION OF THE
CITY OF ALACHUA, FLORIDA

Walter Welch, Mayor
SEAL

ATTEST:

APPROVED AS TO FORM

Rodolfo Valladres, City Manager/Clerk

Scott Walker, City Attorney

EXHIBIT "A"

Legal Description:

Tax Parcel: 03042-052-007

LEGAL DESCRIPTION - PER O.R.B. 2241, PG. 1384

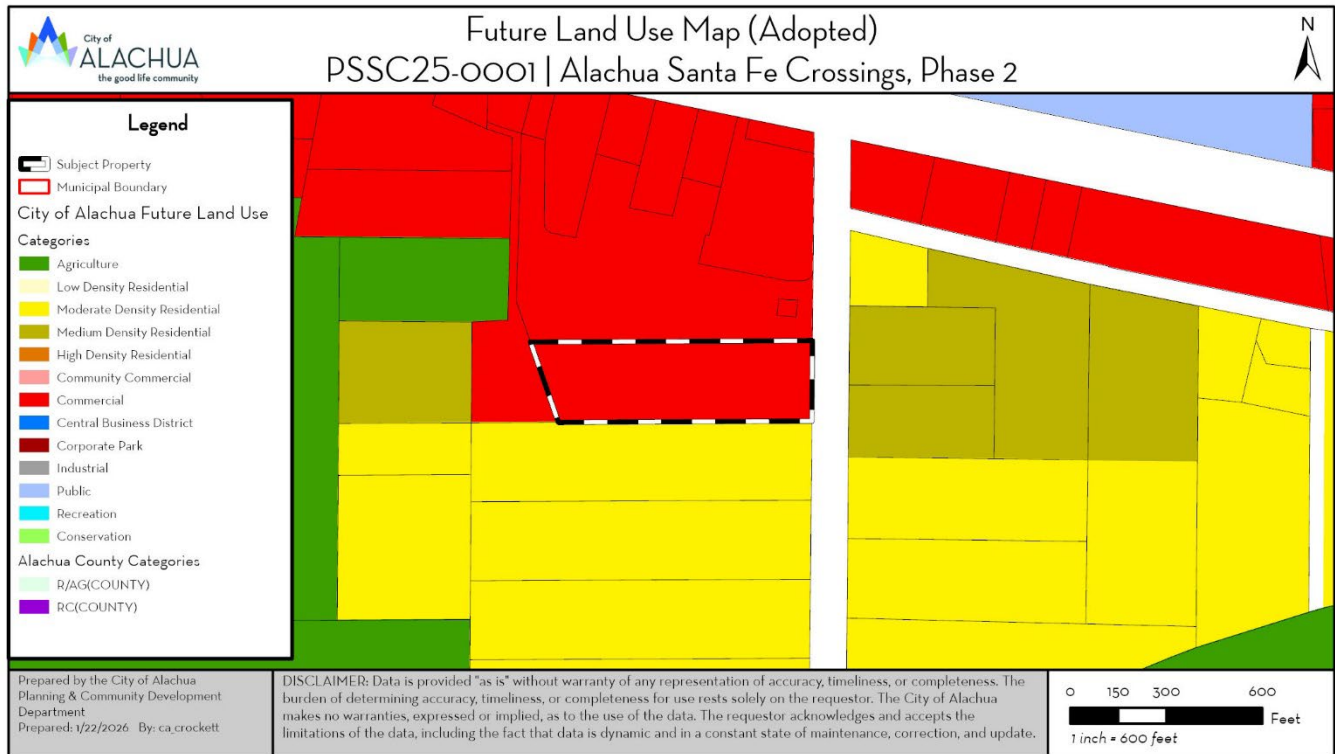
IN SECTION 8, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA

COMMENCE AT THE SOUTHEAST CORNER OF SECTION 8, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA, FOR A POINT OF REFERENCE. THENCE RUN ALONG THE SOUTH LINE OF SAID SECTION 8, S 87°26'54" W, 50.01 FEET TO THE WESTERLY RIGHT OF WAY LINE OF COUNTY ROAD S 235 A; THENCE RUN ALONG SAID RIGHT OF WAY LINE, N 01°47'55" W, 611.24 FEET TO AND FOR THE POINT OF BEGINNING. THENCE DEPARTING SAID RIGHT OF WAY LINE, RUN S 87°27'06" W, 687.23 FEET; THENCE RUN N 19°05'30" W, 260.78 FEET; THENCE RUN N 87°27'06" W (SEE SURVEYOR NOTE 7), 764.76 FEET TO THE AFORESAID RIGHT OF WAY LINE OF COUNTY ROAD NO. S-235 A; THENCE RUN ALONG SAID RIGHT OF WAY LINE, S 01°47'55" E, 250.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 181,485 SQUARE FEET OR 4.17 ACRES MORE OR LESS.

DRAFT

EXHIBIT "B"



DRAFT

July 23, 2025

Submitted electronically to scott@v3capital.com

Scott Batterson, P.E.
Director of Development
Alachua 441/235 Limited Liability Company
c/o V3 Capital Group Limited Liability Company
496 S Hunt Club Boulevard
Apopka, Florida 32703

**RE: Planning Assistance Team (PAT) Summary: Alachua Santa Fe Crossings, Phase 2
SSCPA and Rezoning Applications**

Dear Scott Batterson,

On June 23, 2025, the City of Alachua Planning & Community Development Department received your application for a Small-Scale Comprehensive Plan Map Amendment and a Site-Specific Amendment to the Official Zoning Atlas (Rezoning) on behalf of V3 Capital Group Limited Liability Company. The applications propose to amend the Future Land Use Map (FLUM) Designation of a 4.17 ± acre property, comprised of Tax Parcel Number 03042-052-007 from Agricultural to Commercial and to rezone the subject property from Agricultural (A) to Commercial Intensive (CI). A Completeness Review was performed on July 09, 2025 and the applications were determined to be complete on the same date.

The applications have been reviewed by the City's Planning Assistance Team (PAT). Upon review of the applications and materials, the following insufficiencies must be addressed.

Please address the insufficiencies in writing and provide an indication as to how they were addressed by **5:00 PM on Wednesday, August 06, 2025**. A total of four (4) copies of each application package and a digital copy of all materials in PDF format on a CD or sent by emailing a Cloud / FTP link must be provided by this date. If all comments are addressed by the resubmission date above, the application may be scheduled for the **September 09, 2025 Planning & Zoning Board (PZB) Meeting**.

Please address the following insufficiencies:

Comprehensive Plan Amendment Application:

1. D.1, required is a statement of proposed change and maps which illustrate the proposed change. **When reviewing the referenced application, the statement was not addressed. The burden of justifying the amendment including identifying specific reasoning warranting the amendment. Therefore, a description of why the proposed change is needed, including any**

change in circumstances to the property area in which the property is located that warrants the Future Land Use Map Amendment designation.

2. D.2(II), the response to the criteria reads, "This parcel is surrounded by urban public infrastructure, major roadways, adequately sized wet and dry utilities with capacities, and nearby urban support services e.g. new fire station adjacent to east". **Though this point has a response, it is in broad terms, which does not consummate the proposed Future Land Use Map Amendment promotes the efficient and cost-effective provision or extension of public infrastructure and services. Please address, giving specifics on how the propose Future Land Use Map Amendment will promote the efficiency and cost effectiveness of the public infrastructure and services.**
3. D.2(III), the response to the criteria reads, "Development to the north of the subject property provides for significant improvements to pedestrian facilities that previously did not exist. The proposed amendment will bring further connectivity south along CR 235A as it is developed with commercial uses, which also permit a mix of densities, supporting housing options. The connectivity will bridge existing commercial uses along the Hwy 441 commercial corridor with future residential development in the area. **This response does not identify supportive specifics in regards to promoting walkability and connected communities, provisions for compact development and a mix of uses at densities and intensities supporting a range of housing, and multimodal transportation system. Please correct the response to give specifics as it relates to the criteria for subject property and the surrounding area.**
4. D.2(IV), the response to the criterion reads, "The proposed amendment will promote conservation of water and energy by intensifying development along the Hwy 441 commercial corridor, where the City has robust infrastructure of water, wastewater and electric. By promoting compactness along this commercial corridor, it further discourages sprawl development that is costly to provide water and energy services. **This response will need to be qualitative, this is prevalent to describing why and how this proposed Future Land Use Map Amendment will positively promote conservation of water and energy. Please provide a response specific to the land use map amendment request and its promotion of conservation of water and energy.**
5. D.2(V), response reads, "By promoting commercial development along the Hwy 441 corridor, the preservation of agriculture areas and activities of the community can be achieved." **Please provide specifics on the agricultural areas that will be preserved as a result of allowing this Future Land Use Map Amendment request.**
6. D.2(VI), the response to this standard read, "The proposed amendment will allow for uses consistent with commercial activities. The City Land Development Regulations provide for open space requirements, including the use of stormwater management facilities." **This response does not address preservation of open space, natural lands or public open space relative to this subject property in review. Please correct response.**
7. D.2(VII), the response to this standard read, "Given the proposed residential units to the south (Alachua West residential subdivision), the west (Farmlands Subdivision Phase 1), the north Briarwood Phase 2 and 3) and the east (Tomoka Hills et al.) plus the surrounding

existing densities, the proposed commercial land use and zoning is not only justified but needed. The proposed amendment will ensure the nonresidential needs of this area are met.” **Please explain precisely how this proposed Future Land Use Map Amendment “will ensure the nonresidential need of this area are met”.**

8. D.2(VIII), the response to this point of criteria read, “N/A”. **This response requires corrections that include supportive information on how the proposed Future Land Use Map Amendment will provide remediation to existing or planned forms of urban sprawl in the immediate area.**
9. D.3, Concurrency Impact Analysis, includes a response that reads, “The Phase 2 parcel proposes to defer any City required studies, until a development program is finalized concurrent with Site Plan application. The City of Alachua Comprehensive Plan establishes concurrency standards that ensure that the city is able to provide public facilities to new developments without constraining adopted local level of service. The following assessment examines how this application impacts public service demands related to transportation, potable water, sanitary sewage, solid waste, stormwater, recreation, and public-school facilities. The most recent overall analysis provided by the City confirms that there is capacity for concurrency for a reasonably conservative development program.” **What specific policies, objectives, goals and quantitative data are in place to validate the information presented? Please provide information related to this Future Land Map Amendment. Additionally, it appears that the actual use of the property has not yet been identified. Though the request may move forward, it would be beneficial to have a verifiable response on how each of the relative factors are in public interest and what benefit to the public will accrue from this map amendment. Without this valid justification, the staff is unable to validate a positive recommendation.**
10. D.4, Needs Analysis demonstrating the necessity, the responsive statement reads, “Commercial uses shall be limited to an intensity of less than or equal to...0.75 floor area ratio for parcels less than 5 acres but greater than 1 acre...this would provide for an allowable 136,234 SF of commercial intensity, which is not economically or physically able to fit given the zoning yard design parameters such as height restrictions” **This statement is regarding zoning, therefore this is not the appropriate forum because the main purpose of this application is demonstrate evidence that supports the requested Future Land Use Map Amendment that the City of Alachua’s staff can recommend for approval.**
11. D.5, Analysis of Consistency with the City of Alachua Comprehensive Plan was shown twice, but only identified once. Additionally, each element, objective, policy chosen to support the Future Land Use Map Amendment request was not addressed individually. Therefore, this point of information must be corrected.

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

1. D.1, the response to this principle reads, “This application proposes via Small-Scale Comprehensive Plan Amendment and concurrent Rezoning to change the property’s Future Land Use designation from Agricultural to Commercial and Zoning Atlas from Agricultural “A” to the Commercial Intensive “CI” zoning district” **Please correct this statement to reflect this is the Zoning Atlas Amendment Application request accompanying a Future Land Use Map Amendment. The current reading does not correlate with this application request.**
2. D.3, Concurrency Impact Analysis, **what specific policies, objectives, goals and quantitative data are in place to validate the information presented? Please provide information related to this Zoning Map Amendment request. Additionally, it appears that the actual use of the property has not yet been identified. Though the request may move forward, in means of receiving a positive recommendation it will benefit to have a verifiable response to how each of the relative factors are in public interest and what benefit to the public will accrue from this map amendment. Without this valid justification, the staff is unable to validate a positive recommendation.**
3. D.4, Analysis of Consistency with City of Alachua Comprehensive Plan, response included in the application reads, “The proposed small-scale comprehensive plan amendment is consistent with the Goals, Objectives, and Policies (GOPS) identified below and are provided to established a basis of the application’s consistency with the Comprehensive Plan. There may be additional GOPs that the application is consistent with that are not identified within this report. An evaluation and findings of consistency with the identified GOPs are provided below.” **This response is related to a Future Land Use Map Amendment, not the requested Zoning Map Amendment. The Future Land Use is a component of the Comprehensive Plan, which offers guidance. Whereas Zoning governs how real property can and cannot be used in certain geographic areas. Therefore, this response will need to updated to reflect details related to the Zoning Map Amendment.**

Additionally, there is a statement at the end that reads, “The location of this proposed site plan is consistent with the City’s commercial areas and the use is consistent with the list of uses allowed by this policy.” At this time, there are no site plans under review for the subject property, please revise this statement.

4. D.5, Analysis of compliance with the Standards for Site Specific Amendments to the Official Zoning Atlas, the responses are as follows:
 - i. Consistent with Comprehensive Plan, the response provided reads, “The proposed site plan aligns with the goals, objectives, and policies set forth in the Comprehensive Plan. It supports planned land use, promotes sustainable development, and enhances the surrounding area in accordance with established guidelines. By incorporating key principles such as efficient land utilization, environmental stewardship, and community connectivity, the site plan effectively furthers the vision and framework outlined in the Comprehensive Plan.” **This statement refers to a site plan, which has not been submitted. At this time, the action sought in the application is to amend adopted Zoning Atlas; therefore, this an invalid statement that shall be revised. Additionally, details specific to**

the subject site in regards to how the Future Land Use Map Amendment requested is consistent with the City of Alachua's adopted Comprehensive Plan.

- ii. Consistent with Ordinances, the response reads, "The proposed amendment is fully compliant with all applicable provisions of Alachua's Land Development Regulations (LDRs) and the City Code of Ordinances. It does not conflict with any established regulatory framework, ensuring alignment with local land use, zoning requirements, and municipal policies. The amendment maintains consistency with the city's planning goals while adhering to all legal standards and development guidelines. **This response acknowledges the proposed amendment is fully compliant, but it does not provide specifics that demonstrate support for this statement. Please provide more site specific and related details.**
- iii. Logical Development Pattern, the response states, "The proposed amendment promotes a logical and orderly development pattern, ensuring a cohesive and well-integrated approach to land use. It aligns with the established planning framework and is consistent with the character and purpose of the surrounding developments. By maintaining conformity with adjacent land uses, the amendment enhances continuity and supports a balanced growth strategy that respects both existing infrastructure and future development objectives. **Please explain how this proposed Future Land Use Map Amendment promotes logical and orderly development patterns precise to the subject property; to give an understanding of why approving this request is important and beneficial to the City.**
- iv. Pre-Mature Development, response reads, "The proposed amendment does not result in premature development in undeveloped or rural areas. Instead, it supports a well-timed and appropriate expansion that aligns with the evolving character of the surrounding area. With the construction of WaWa and ongoing development of neighboring properties, the site is primed and ready for growth. The amendment enhances the existing development momentum, ensuring compatibility with infrastructure and the community's forward-looking vision while fostering sustainable and strategic land use." **The response presented does not give a full spectrum of why this requested Zoning Map Amendment is not premature. The only specific reference is WaWa, please give more details.**
- v. Incompatible with Adjacent Lands, the response states, "The current land use designation of the subject property as Agricultural (AG) does not align with the adjacent lands designated as Commercial Intensive (CI). The surrounding area has evolved to support high-intensity commercial development, creating land use pattern that is no longer consistent with agricultural zoning. The proposed amendment seeks to bring the site into alignment with the existing commercial framework, ensuring computability with neighboring properties and facilitating a cohesive development pattern that supports the area's growth and economic vitality." **Please specify how the surrounding area has evolved to support high-intensity commercial development.**

- vi. Adverse Effect on Local Character, the statement reads, “ The proposed amendment will seamlessly integrate into the existing development landscape, reinforcing the area’s ongoing transformation. By aligning the site with neighboring properties and modern land use trends, this change fosters a cohesive and well-balanced expansion. Rather than introducing disruptive elements, it contributes to a more unified and efficient land use pattern, allowing the area to evolve in a manner that complements existing infrastructure and enhances economic opportunities. This amendment supports sustainable growth and ensures the site remains a valuable asset to the surrounding community.” **Please explain how the proposed Future Land Use Map Amendment for this subject property will not adversely affect the character of the general area including aspects of traffic, intensities of use, building height and bulk, noise, lights, or other physical effects or nuisances. With knowledge of what development type is being sought for this property that will assist in giving more details. The supporting details should include emphasis on how this request will not become adversary to the surrounding area, but more in concert with the existing development trend that has been established and other relevant information.**

- vii. Not Deviate from Pattern of Development, response shown in the application packet reads, “ The proposed amendment aligns seamlessly with the established and evolving development pattern of the area. The site’s transition to Commercial Intensive (CI) zoning ensures consistency with surrounding properties, reinforcing a unified land use framework.” **This statement reads good, but it does not give further details to support what development pattern has been established; please expound on what type or types of commercial. Also, the suggestion of the area’s development pattern evolving; please explain how in details related to the subject property.**

- viii. Encourage Sprawl, the reply states, “This parcel is an agriculturally designated “island” surrounded by more intense and dense Future Land Uses and existing and proposed urban development sufficient to support its change to commercial.” **Please give examples of what uses surround this property that is more intense and denser that adequately support the Zoning Map Amendment being requested.**

- ix. Spot Zoning, the reply reads, “By transitioning from Agricultural (AG) to Commercial Intensive (CI), the site will align with adjacent properties that already feature CI zoning.” **Please describe where these suggested properties are located in relation to the subject property.**

- x. Public Facilities, in response, stated is, “ The most recent overall analysis provided by the City confirms that there is capacity for concurrency for a reasonably conservative development program. Please see the most current City provided “Development Monitoring Report” typically updated on a monthly basis by Carson J. Crockett.” **This response does not address how the proposed Zoning Map Amendment will not result in development in a location where there are no plans by the City to provide public facilities. The information presented, must be site specific and include verifiable data. Please update this response.**

- xi. No Adverse Effect on the Environment, the response reads, “Note that no wetlands or protected habitats exist.” **Please present a map or data that supports this statement.**

If you have any questions regarding the information above, please contact me at (386) 418-6125 or via email at 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

November 12, 2025

Submitted electronically to scott@v3capital.com

Scott Batterson, P.E.
Director of Development
Alachua 441/235 Limited Liability Company
c/o V3 Capital Group Limited Liability Company
496 S Hunt Club Boulevard
Apopka, Florida 32703

RE: Completeness Review: Alachua Santa Fe Crossings, Phase 2 Small-Scale Comprehensive Plan Amendment (SSCPA) and Site-Specific Amendment to the Official Zoning Atlas (Rezoning) Applications

Dear Scott Batterson,

On October 30, 2025, the City of Alachua Planning & Community Development Department received your updated application for a Small-Scale Comprehensive Plan Map Amendment and a Site-Specific Amendment to the Official Zoning Atlas (Rezoning) on behalf of V3 Capital Group Limited Liability Company. The applications propose to amend the Future Land Use Map (FLUM) Designation of a 4.17 ± acre subject property from Agriculture to Commercial. Additionally, the Rezoning application proposes to amend the Official Zoning Atlas designation from Agricultural (A) to Commercial Intensive (CI) for the same 4.17 ± acre property, identified as Tax Parcel Number O3O42-052-007.

In accordance with 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 the applications are complete.

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

If you have any questions concerning the above information, please contact me at (386) 418-6125 or via email at be.fisher@cityofalachua.org.

Sincerely,



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

July 09, 2025

Submitted electronically to scott@v3capital.com

Scott Batterson, P.E.
Director of Development
Alachua 441/235 Limited Liability Company
c/o V3 Capital Group Limited Liability Company
496 S Hunt Club Boulevard
Apopka, Florida 32703

Application #: PSSC25-0001; PR25-0001

RE: Completeness Review for Alachua Santa Fe Crossings, Phase 2 Small Scale Comprehensive Plan Map Amendment (SSCPA) and Amendment to the Official Zoning Atlas (Rezoning) Applications

Dear Scott Batterson,

On June 23, 2025, the City of Alachua Planning & Community Development Department received your application for a Small-Scale Comprehensive Plan Map Amendment and a Site-Specific Amendment to the Official Zoning Atlas (Rezoning) on behalf of V3 Capital Group Limited Liability Company. The applications propose to amend the Future Land Use Map (FLUM) Designation of a 4.17 ± acre property, comprised of Tax Parcel Number 03042-052-007 from Agricultural (AG) to Commercial (COMM) and to rezone the subject property from Agricultural (A) to Commercial Intensive (CI).

According to Section 2.26 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 Division has reviewed the aforementioned application for completeness and finds the applications are complete.

This letter is based solely on a preliminary review of your application for completeness. An in-depth review of the content of the application will be performed, and the findings of the in-depth review will be discussed at a Project Assistance Team (PAT) Meeting.

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



City of Alachua Comprehensive Plan Amendment Application

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

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

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

A. PROJECT

1. Project Name: Alachua Santa Fe Crossings Phase 2 (ASFCP2)
2. Address of Subject Property: Unassigned Location (South of Phase 1 = 16304 NW US Hwy 441, Alachua, FL 32615)
3. Parcel ID Number(s): 03042-052-007
4. Existing Use of Property: Vacant / Planted Pines
5. Existing Future Land Use Map Designation: A (Agricultural)
6. Proposed Future Land Use Map Designation: COMM (Commercial)
7. Acreage: 4.17 Acres

B. APPLICANT

1. Applicant's Status Owner (title holder) Agent
2. Name of Applicant(s) or Contact Person(s): R. Scott Batterson, PE Title: Director of Development
Company (if applicable): ALACHUA 441/235 LLC c/o V 3 CAPITAL GROUP LLC
Mailing address: 496 S Hunt Club Blvd
City: Apopka State: Florida ZIP: 32703
Telephone: (407) 579-9808 FAX: () N/A e-mail: scott@v3capital.com
3. If the applicant is agent for the property owner*:
Name of Owner (title holder): ALACHUA 441/235 LLC c/o Trey Vick (JOHN C VICK, III) Manager
Mailing Address: 496 S Hunt Club Blvd
City: Apopka State: Florida ZIP: 32703

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

C. ADDITIONAL INFORMATION

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

D. ATTACHMENTS

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

- (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.

R. Scott Batterson
Signature of Applicant

Signature of Co-applicant

R. Scott Batterson
Typed or printed name and title of applicant

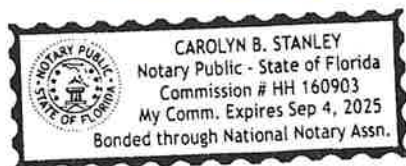
Typed or printed name of co-applicant

State of Florida County of Seminole

The foregoing application is acknowledged before me this 14 day of May, 2025 by R. Scott Batterson

_____, who is/are personally known to me, or who has/have produced _____ as identification.

NOTARY SEAL



Carolyn B. Stanley
Signature of Notary Public, State of Florida



THE GOOD LIFE COMMUNITY

Authorized Agent Affidavit

A. PROPERTY INFORMATION

Address of Subject Property: Unassigned Location (South of Phase 1 - 16304 NW US Hwy 441, Alachua, FL 32615)
Parcel ID Number(s): 03042-052-007
Acreage: 4.17

B. PERSON PROVIDING AGENT AUTHORIZATION

Name: Trey Vick (JOHN C VICK, III) Title: Manager
Company (if applicable): ALACHUA 441/235 LLC c/o V 3 CAPITAL GROUP LLC
Mailing Address: 496 S Hunt Club Blvd
City: Apopka State: Florida ZIP: 32703
Telephone: (407) 848-1663 FAX: _____ e-mail: trey@v3capital.com

C. AUTHORIZED AGENT

Name: R. Scott Batterson, PE Title: Director of Development
Company (if applicable): V 3 CAPITAL GROUP LLC c/o PEC-Professional Engineering Consults, LLC
Mailing address: 496 S Hunt Club Blvd
City: Apopka State: Florida ZIP: 32703
Telephone: (407) 579-9808 FAX: _____ e-mail: scott@v3capital.com

D. REQUESTED ACTION:

Small Scale Comprehensive Plan Amendment, Site Specific Amendment to the Official Zoning Atlas Amendment (Rezoning) Application, & ALL entitlement/permitting approvals

I hereby certify that I am the property owner of record, or I have received authorization from the property owner of record to file an application for a development permit related to the property identified above. I authorize the agent listed above to act on my behalf for purposes of this application.

Signature of Applicant

Signature of Co-applicant

John C. Vick III (Trey Vick)
Typed or printed name and title of applicant

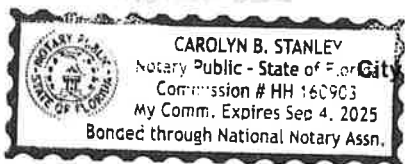
Typed or printed name of co-applicant

State of Florida County of Alachua Seminole

The foregoing application is acknowledged before me this 29 day of April, 2025, by John C.

Vick III, who is/are personally known to me, or who has/have produced _____
as identification.

Carolyn B. Stanley
Signature of Notary Public, State of Florida



City of Alachua ♦ Planning and Community Development Department
PO Box 9 ♦ Alachua, FL 32616 ♦ (386) 418-6121
Revised 9/30/2014



PROFESSIONAL ENGINEERING CONSULTANTS, LLC

June 20, 2025

To: The City of Alachua c/o Carson J. Crockett
Office of Planning and Community Development
15100 NW 142nd Terrace Alachua, FL 32615

Submitted via email:
ca_crockett@cityofalachua.org
(386) 418-6121

c/o: ALACHUA 441/235 LLC (Owner) c/o V 3 CAPITAL GROUP LLC
R. Scott Batterson, PE (Owner's Authorized Agent) scott@v3capital.com

Re: Alachua Santa Fe Crossings Phase 2 (ASFCP2)
Proposed Small-Scale Comprehensive Plan Amendment with concurrent Rezoning

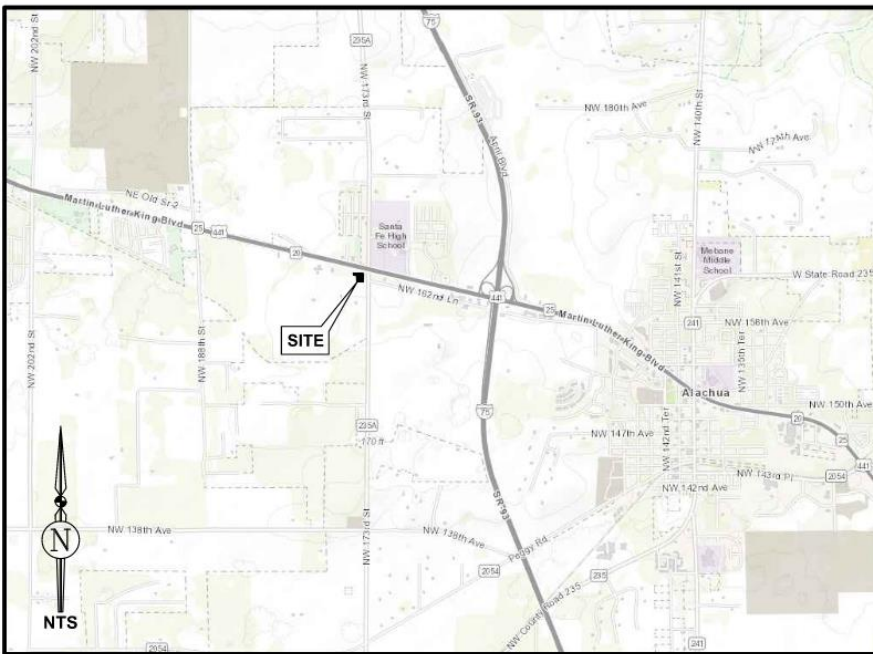
PEC - Professional Engineering Consultants, LLC has provided the additional supporting information below as required in the City's application for Comprehensive Plan Amendments items D 1 - 12.

ATTACHMENTS

1. Statement of proposed change and map which illustrates the proposed change:

This application proposes via Small-Scale Comprehensive Plan Amendment and concurrent Rezoning to change the property's Future Land Use designation from Agricultural to Commercial and Zoning Atlas from Agricultural "A" to the Commercial Intensive "CI" zoning district, on approximately 4.17 +/- acres. The property is identified as Tax Parcel No. 03042-052-007 within the jurisdictional authority of the City of Alachua. The parcel is currently designated as vacant and is being used for planted pines.

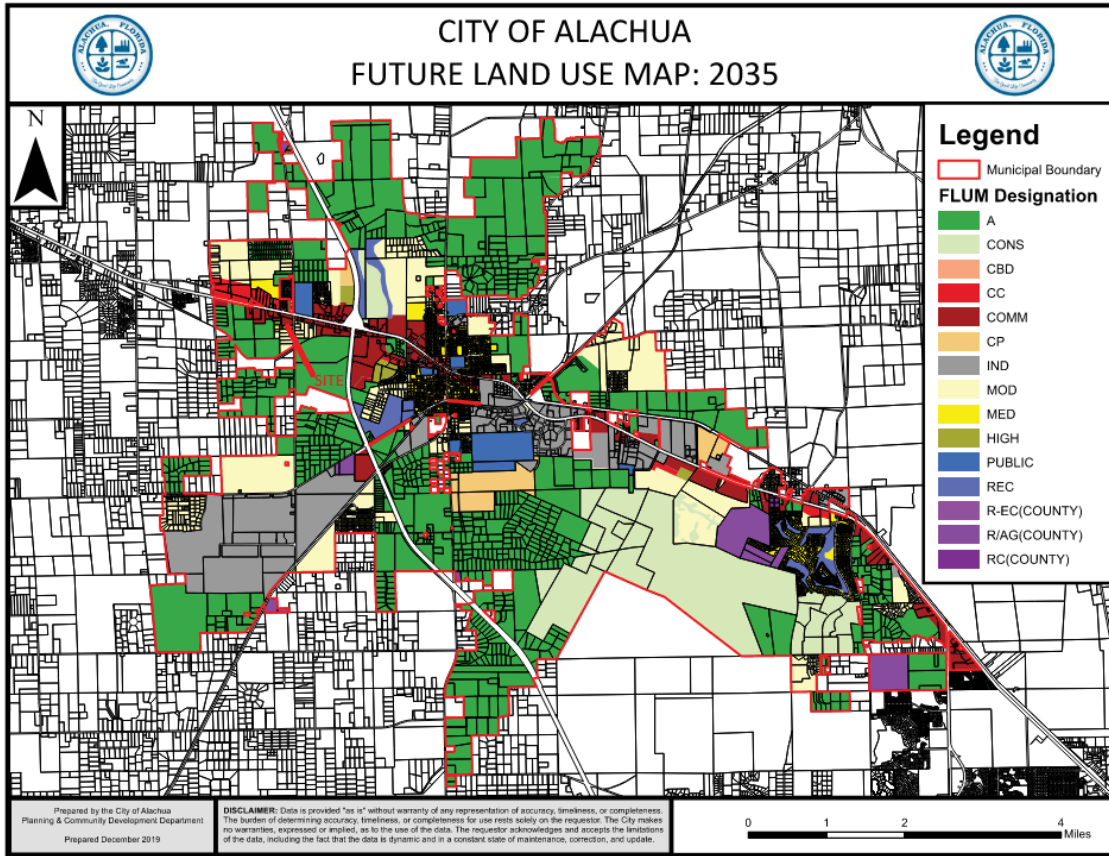
CITY OF ALACHUA PROPOSED PROJECT VICINITY / LOCATION MAP:



LOCATION MAP

N.T.S.

CITY OF ALACHUA FUTURE LAND USE MAP: 2035



CITY OF ALACHUA FUTURE LAND USE MAP: 2035 EXISTING FLU = A

Legend

- Municipal Boundary
- FLUM Designation**
- A
- CONS
- CBD
- CC
- COMM
- CP
- IND
- MOD
- MED
- HIGH
- PUBLIC
- REC
- R-EC(COUNTY)
- R/AG(COUNTY)
- RC(COUNTY)



CITY OF ALACHUA ZONING MAP: 2035 EXISTING ZONING = A

- City of Alachua Zoning
- zonecode
- [all other values]
- (A) Agriculture
- GF
- (CP) Corporate Park District
- (CBD) Commercial, Central Business District
- (CC) Community Commercial
- (CI) Commercial, Intensive
- (CN) Commercial, Neighborhood
- (CSV) Conservation
- (IG) Industrial General
- (ILW) Industrial, Light and Warehousing
- (OR) Office Residential
- (PD-COMM) Planned Development, Commercial
- (PD-EC) Planned Development, Employment Center
- (PD-R) Planned Development, Residential
- (PD-TND) Planned Development, TDR
- (PUD) Planned Unit Development



CITY OF ALACHUA FUTURE LAND USE MAP: 2035 PROPOSED FLU = COMM

Legend

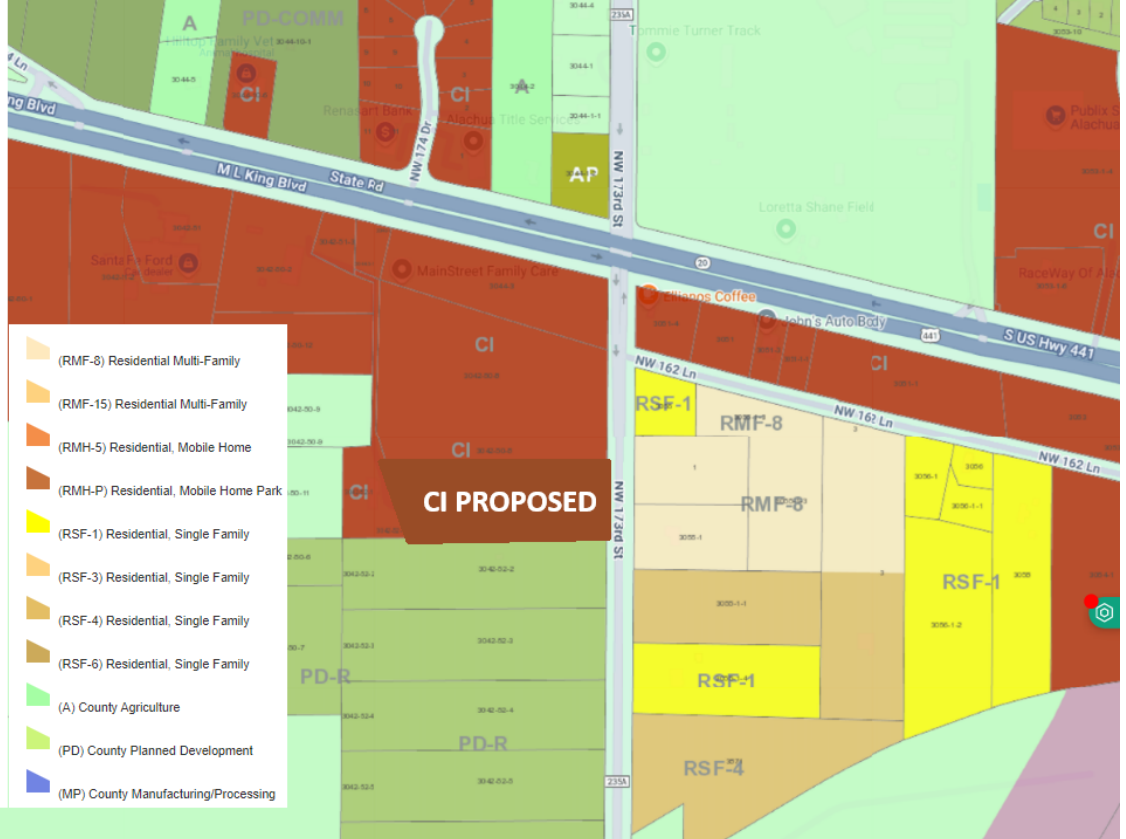
- Municipal Boundary
- FLUM Designation**
- A
- CONS
- CBD
- CC
- COMM
- CP
- IND
- MOD
- MED
- HIGH
- PUBLIC
- REC
- R-EC(COUNTY)
- R/AG(COUNTY)
- RC(COUNTY)



CITY OF ALACHUA ZONING MAP: 2035

PROPOSED ZONING = CI

- City of Alachua Zoning
- zonecode
- [all other values]
- (A) Agriculture
- GF
- (CP) Corporate Park District
- (CBD) Commercial, Central Business District
- (CC) Community Commercial
- (CI) Commercial, Intensive
- (CN) Commercial, Neighborhood
- (CSV) Conservation
- (IG) Industrial General
- (ILW) Industrial, Light and Warehousing
- (OR) Office Residential
- (PD-COMM) Planned Development, Commercial
- (PD-EC) Planned Development, Employment Center
- (PD-R) Planned Development, Residential
- (PD-TND) Planned Development, TDR
- (PUD) Planned Unit Development



2. *Urban Sprawl Analysis which evaluates as to whether the plan amendment incorporates a development pattern or urban form that achieves four or more of the following eight criteria:*

a. *Directs growth and development to areas of the community in a manner that does not adversely impact natural resources;*

There are no natural resources impacted by the proposed amendments.

b. *Promotes the efficient and cost- effective provision or extension of public infrastructure and services;*

This parcel is surrounded by urban public infrastructure, major roadways, adequately sized wet and dry utilities with capacities, and nearby urban support services e.g. new fire station adjacent to east.

c. *Promotes walkable and connected communities and provides for compact development and a mix of uses at densities and intensities that support a range of housing choices and a multimodal transportation system;*

Development to the north of the subject property provides for significant improvements to pedestrian facilities that previously did not exist. The proposed amendment will bring further connectivity south along CR 235A as it is developed with commercial uses, which also permit a mix of densities and intensities, supporting housing options. The connectivity will bridge existing commercial uses along the Hwy 441 commercial corridor with future residential development in the area.

d. *Promotes conservation of water and energy;*

The proposed amendment will promote conservation of water and energy by intensifying development along the Hwy 441 commercial corridor, where the City has robust infrastructure of water, wastewater and electric. By promoting compactness along this commercial corridor, it further discourages sprawl development that is costly to provide water and energy services.

e. *Preserves agricultural areas and activities;*

By promoting commercial development along the Hwy 441 corridor, the preservation of agriculture areas and activities of the community can be achieved.

f. *Preserves open space and natural lands and provides for public open space and recreation needs;*

The proposed amendment will allow for uses consistent with commercial activities. The City Land Development Regulations provide for open space requirements, including the use of stormwater management facilities.

g. *Creates a balance of land uses based on demands of residential population for the nonresidential needs of an area; and,*

Given the proposed residential units to the south ([Alachua West residential subdivision](#)), the west ([Farmlands Subdivision Phase 1](#)), the north ([Briarwood Phases 2 and 3](#)) and the east ([Tomoka Hills](#) et al.) plus the surrounding existing densities, the proposed commercial land use and zoning is not only justified but needed. The proposed amendment will ensure the nonresidential needs of this area are met.

- h. 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.*

N/A

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.*

The Phase 2 parcel proposes to defer any City required studies, until a development program is finalized concurrent with Site Plan application. The City of Alachua Comprehensive Plan establishes concurrency standards that ensure that the city is able to provide public facilities to new developments without constraining adopted local levels of service. The following assessment examines how this application impacts public service demands related to transportation, potable water, sanitary sewage, solid waste, stormwater, recreation, and public-school facilities. The most recent overall analysis provided by the City confirms that there is capacity for concurrency for a reasonably conservative development program.

Transportation Mobility

The City of Alachua Comprehensive Plan Transportation Element Objective 1.1 establishes level of service standards (LOS) for all roadways.

Concurrency Assessment:

The proposed project will generate trips and distributions based on the yet-to-be-determined development program. Based on the most recent attached, the City LOS will be maintained.

Owner/Applicant will provide an update to the previously approved phase 1 Santa Fe Crossings traffic study performed by KHA, per City approved methodology, at the time of site permit application.

Potable Water

The City of Alachua Comprehensive Plan Capital Improvements Element Policy 1.2.a.5 establishes Potable Water LOS.

Concurrency Assessment: The proposed project will generate demand based on the yet to be determined development program. Based on the most recent attached, the City LOS will be maintained. Concurrency will be evaluated at the site plan development stage.

Wastewater

The City of Alachua Comprehensive Plan Capital Improvements Element Policy 1.2.a.2 establishes LOS for Wastewater.

Concurrency Assessment: The proposed project will generate demand based on the yet to be determined development program. Based on the most recent attached, the City LOS will be maintained. Concurrency will be evaluated at the site plan development stage.

Solid Waste

The City of Alachua Comprehensive Plan Capital Improvements Element Policy 1.2.a.3 establishes LOS for Solid Waste.

Concurrency Assessment: The proposed project will generate demand based on the yet to be determined development program in tons per day. Based on the most recent attached, the City LOS will be maintained.

Stormwater

The City of Alachua Comprehensive Plan Capital Improvements Element Policy 1.2.a.4 establishes LOS for Stormwater. The policy establishes the standard as follows, "A design storm with 100-year critical duration rainfall depth for projects serving any land use other than agricultural, silvicultural, conservation, or recreational uses. The level of service standard for water quality treatment shall be treatment for the "first one inch" of runoff, and shall be in compliance with the design and performance standards established in Rules 40C42.025, and 40C-42.035, Florida Administrative Code, to ensure that the receiving water quality standards of Rule 62.302.500, Florida Administrative Code, are met and to ensure their water quality is not degraded below the minimum conditions necessary to maintain their classifications as established in Rule 62-302, Florida Administrative Code. These standards shall apply to all new development and redevelopment."

Concurrency Assessment: Any development of the subject property will be designed to maintain the City LOS with a master stormwater system to be designed to meet a 100-year critical duration rainfall and other stormwater regulatory requirements of the City and Suwannee River Water Management District.

Recreation

The City of Alachua Comprehensive Plan Capital Improvements Element Policy 1.2.a.6 establishes LOS for recreation based on the residents to be served.

Concurrency Assessment: As this is an application for a Future Land Use amendment and Zoning amendment to commercial, there is no impact to residential recreational facilities.

Public School Facilities

The City of Alachua Comprehensive Plan Policy 1.2.a.7 establishes LOS for public school facilities based on number of students and available capacity for educational facilities.

Concurrency Assessment: As this is an application for a Future Land Use amendment and Zoning amendment to commercial, there is no impact to public school facilities.

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.*

The subject property has a needs analysis based on the development pattern existing within the area and community. The City's Hwy 441 corridor has been designated for commercial development by the City Comprehensive Plan. This is evidenced by the Future Land Use Map, which provides a variety of commercial designations along the corridor. The subject property is located along existing commercially designated lands, which are along this commercial corridor. To discourage strip development, it is prudent to amend the subject property to promote a cohesive commercial corridor that promotes interconnectivity.

Commercial uses shall be limited to an intensity of less than or equal to...0.75 floor area ratio for parcels less than 5 acres but greater than 1 acre...this would provide for an allowable 136,234 SF of commercial intensity, which is not economically or physically able to fit given the zoning yard design parameters such as height restrictions.

Further detailed Analysis of Consistency with the COMPREHENSIVE PLAN are below:

The Goals, Objectives, and Policies (GOPs) identified below are provided to establish a basis of the application's proposed 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.

Objective 1.3: Commercial

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

1. Retail sales and services;
2. Personal services;
3. Financial institutions;
4. Outdoor recreation and entertainment;
5. Tourist-related uses;
6. Hotels and motels;
7. Commercial shopping centers;
8. Auto-oriented uses;
9. Traditional Neighborhood Planned Developments;
10. Employment Center Planned Developments;
11. Commercial recreation centers;
12. Office/business parks;
13. Limited industrial services; and,
14. Eating establishments.

Objectives

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

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

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

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

Note that none exist onsite.

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.

Note that no wetlands exist.

Policy 5.1.e: Habitat: The City shall require as part of the development review process, an inventory of listed species for all new developments in areas identified as known habitat for listed species if listed species are known to exist in close proximity to the development. A de minimus threshold for properties required to complete the inventory shall be established in the City's Land Development Regulations.

Note that no protected habits exist.

Analysis of Consistency with Objective 5.1 and Policies 5.1.a – e: Based on the best available data, there are no significant environmental resources that would limit or impact development consistent with the commercial designation.

Objective 5.2: Availability of facilities and services: All new development shall be planned and constructed concurrently with the availability of facilities and services necessary for the development.

Analysis of Consistency with Objective 5.2: The subject property is located within the City's potable water and wastewater service areas, as defined in Policies 1.2.a and 4.2.a of the Community Facilities and Natural Groundwater Aquifer Recharge Element of the Comprehensive Plan, and will be required to connect to the City of Alachua's potable water and wastewater system. Furthermore, the subject property will be interconnected with the lands to the north that have access to Hwy 441, which is an arterial roadway. The subject property will have direct access to CR 235A, which is designated as a collector roadway.

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: 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.

Analysis of Consistency with Goal 9 and Policy 9.1: The subject property is within the potable water and wastewater service area. Any development of the subject property will be required to connect to the potable water and wastewater systems at the time of development.

Transportation Element

Objective 1.1: Level of Service: The City shall establish a safe, convenient and efficient level of service standard for all motorized and non-motorized transportation systems.

Analysis of Consistency with Objective 1.1: The proposed project will generate demand based on the yet to be determined development program. Based on the most recent attached, the City LOS will be maintained. At the time of development, traffic impact analysis will be evaluated.

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:

1. A gravity water main exists within 100 feet of the property line of any lot with a residential land use category or an existing single family residence and wastewater 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.
2. Gravity wastewater main exists with 500 feet of the property line of any proposed residential subdivision consisting of 5 units or less and the gravity wastewater system 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.
3. A gravity wastewater main, wastewater pumping station, or force main exists within 2,640 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.

Analysis of Consistency with Objective 1.2.a: The subject property is within the wastewater service area of the City.

Policy 2.1.a:

The City hereby establishes the following level of service standards for solid waste disposal facilities:

<u>FACILITY TYPE</u>	<u>LEVEL OF SERVICE STANDARD</u>
Solid Waste Landfill	.73 tons per capita per year

The proposed project will generate demand based on the yet to be determined development program. Based on the most recent attached, the City LOS will be maintained. At the time of development a project-specific application will be evaluated for level of service compliance.

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 can be accessed through public utility easements or right of ways. The distance shall be measured as required for construction of the infrastructure along public utility easements and right of ways.

Analysis of Consistency with Policy 4.1.b: The subject property is located within the potable water service area, and any future development on the subject property will be required to connect to the potable water system.

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.)*

The proposed small scale comprehensive plan amendment is consistent with the Goals, Objectives, and Policies (GOPs) identified below and are provided to establish a basis of the application’s consistency with the Comprehensive Plan. There may be additional GOPs that the application is consistent with that are not identified

within this report. An evaluation and findings of consistency with the identified GOPs are 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.

Comprehensive Plan Consistency: The location of this project is consistent with the Future Land Use Map and executes the development of economic commercial uses.

Objective 1.3: Commercial

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

Comprehensive Plan Consistency: The location of this use in an area that is intended to contribute to the provision of a broad range of commercial uses including retail sales and services, particularly along the Hwy 441 corridor, which the City has designated for commercial uses

Policy 1.3.b: *Commercial:*

The Commercial land use category is established to provide for general commercial uses, as well as more intense commercial and highway commercial uses. This is the land use category in which large-scale, regional commercial uses may locate.

The following uses are allowed within the Commercial land use category:

1. Retail sales and services;
2. Personal services;
3. Financial institutions;
4. Outdoor recreation and entertainment;
5. Tourist-related uses;
6. Hotels and motels;
7. Commercial shopping centers;
8. Auto-oriented uses;
9. Traditional Neighborhood Planned Developments;
10. Employment Center Planned Developments;
11. Commercial recreation centers;
12. Office/business parks;
13. Limited industrial services; and,
14. Eating establishments.

Comprehensive Plan Consistency: The location of this proposed site plan is consistent with the City's commercial areas and the use is consistent with the list of uses allowed by this policy.

- 6. A current aerial map of the property (may be obtained from the Alachua County Property Appraiser).

Please see below ACPA aerial map May 2023



- 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).

Please see below ACPA map properties within 400’ “buffer”:



Please see below completed labels contents in file:

M3 ALACHUA LLC c/o PETER MCDANIEL
 (03042-050-006, 03042-050-007,
 03042-052-002, 03042-052-003)
 1276 MINNESOTA AVE
 WINTER PARK, FL 32789

WAITCUS JOHN J TRUSTEE
 (03042-050-009, 03042-050-012)
 7453 SW 116TH TER
 GAINESVILLE, FL 32608

WAITCUS HENRIETTA TRUSTEE
 03042-050-011
 7453 SW 116TH TER
 GAINESVILLE, FL 32608

WAITCUS GREGORY MICHAEL SR TRU
 (03042-052-001)
 15218 NW 258TH PL
 ALACHUA, FL 32615

TOMOKA HILLS FARMS INC
 (03055-001-001, 03055-001-003,
 03055-010-001)
 1301 DIXIANA DOMINO RD
 LEXINGTON, KY 40511

TOMOKA HILLS FARMS INC
 ATTN: LEGAL COMPLIANCE
 (03055-001-001, 03055-001-003, 03055-010-001)
 P.O. BOX 147018
 GAINESVILLE, FL 32614-7018

SINGH LAKHVIR
 (03055-000-000)
 PO BOX 2092
 ALACHUA, FL 32616

ACKLEY ROBERT L & MARY J
 (03055-001-004)
 15817 NW 173RD ST
 ALACHUA, FL 32615

Alachua County c/o **Rafael Rincon**
 (03055-001-00)
 PO BOX 2877
 GAINESVILLE, FL 32602

PALMETTO ALACHUA-US 441 LLC
 c/o Jeff Lazenby
 (03044-003-002)
 632 E Main St, Suite 301
 Lakeland, FL 33801

City of Alachua c/o Michael Carrillo
 (03042-050-081)
 P.O. Box 9
 Alachua, FL 32616

City of Alachua c/o
 Mike DaRoza City Manager
 (Public Notification Neighborhood Meetings)
 PO Box 9
 Alachua FL 32615

Alachua County
 c/o Michele Lieberman, City Manager
 (Public Notification Neighborhood Meetings)
 12 SE 1st Street
 Gainesville FL 32601

Antoinette Endelicato
 (Public Notification Neighborhood Meetings)
 5562 NW 93rd Avenue
 Gainesville FL 32653

University of Florida c/o
 Linda Dixon, AICP
 (Public Notification Neighborhood Meetings)
 PO Box 115050
 Gainesville FL 32611

Tamara Robbins
 (Public Notification Neighborhood Meetings)
 PO Box 2317
 Alachua FL 32616

Lynda Coon
 (Public Notification Neighborhood Meetings)
 7216 NW 126 Avenue
 Alachua FL 32615

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

Jean Calderwood
 (Public Notification Neighborhood Meetings)
 14095 NW 174th Ave
 Alachua FL 32615

Lynn Horton
 (Public Notification Neighborhood Meetings)
 19005 NW 138th Avenue
 Alachua FL 32615

Alachua County
 c/o Stephen Hofstetter, Director
 Environmental Protection Department
 (Public Notification Neighborhood Meetings)
 14 NE 1st Street
 Gainesville FL 32601

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<p>WAITCUS GREGORY MICHAEL SR TRU (03042-052-001) 15218 NW 258TH PL ALACHUA, FL 32615</p>	<p>TOMOKA HILLS FARMS INC (03055-001-001, 03055-001-003, 03055-010-001) 1301 DIXIANA DOMINO RD LEXINGTON, KY 40511</p>	<p>TOMOKA HILLS FARMS INC ATTN: LEGAL COMPLIANCE (03055-001-001, 03055-001-003, 03055-010-001) P.O. BOX 147018 GAINESVILLE, FL 32614-7018</p>
<p>SINGH LAKHVIR (03055-000-000) PO BOX 2092 ALACHUA, FL 32616</p>	<p>ACKLEY ROBERT L & MARY J (03055-001-004) 15817 NW 173RD ST ALACHUA, FL 32615</p>	<p>Alachua County c/o Rafael Rincon (03055-001-00) PO BOX 2877 GAINESVILLE, FL 32602</p>
<p>PALMETTO ALACHUA-US 441 LLC c/o Jeff Lazenby (03044-003-002) 632 E Main St, Suite 301 Lakeland, FL 33801</p>	<p>City of Alachua c/o Michael Carrillo (03042-050-081) P.O. Box 9 Alachua, FL 32616</p>	<p>City of Alachua c/o Mike DaRoza City Manager (Public Notification Neighborhood Meetings) PO Box 9 Alachua FL 32615</p>
<p>Alachua County c/o Michele Lieberman, City Manager (Public Notification Neighborhood Meetings) 12 SE 1st Street Gainesville FL 32601</p>	<p>Antoinette Endelicato (Public Notification Neighborhood Meetings) 5562 NW 93rd Avenue Gainesville FL 32653</p>	<p>University of Florida c/o Linda Dixon, AICP (Public Notification Neighborhood Meetings) PO Box 115050 Gainesville FL 32611</p>
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- 8. *If the application includes any Future Land Use Map Designation which permits residential uses, Public School Student Generation Form.*

The proposed amendment is excluded from public schools as it proposes only commercial intensities.

- 9. *Legal description with tax parcel number.*

The subject property parcel ID # is 03042-052-007

LEGAL DESCRIPTION - PER O.R.B. 2241, PG. 1384

IN SECTION 8, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA

COMMENCE AT THE SOUTHEAST CORNER OF SECTION 8, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA, FOR A POINT OF REFERENCE. THENCE RUN ALONG THE SOUTH LINE OF SAID SECTION 8, S 87°26'54" W, 50.01 FEET TO THE WESTERLY RIGHT OF WAY LINE OF COUNTY ROAD S-235 A; THENCE RUN ALONG SAID RIGHT OF WAY LINE, N 01°47'55" W, 611.24 FEET TO AND FOR THE POINT OF BEGINNING. THENCE DEPARTING SAID RIGHT OF WAY LINE, RUN S 87°27'06" W, 687.23 FEET; THENCE RUN N 19°05'30" W, 260.78 FEET; THENCE RUN N 87°27'06" W (SEE SURVEYOR NOTE 7), 764.76 FEET TO THE AFORESAID RIGHT OF WAY LINE OF COUNTY ROAD NO. S-235 A; THENCE RUN ALONG SAID RIGHT OF WAY LINE, S 01°47'55" E, 250.00 FEET TO THE POINT OF BEGINNING. CONTAINING 181,485 SQUARE FEET OR 4.17 ACRES MORE OR LESS.

RECORDED IN OFFICIAL RECORDS
 INSTRUMENT # 3457916 5 PG(S)
 11/18/2022 2:13 PM
 BOOK 5052 PAGE 2102
 J.K. JESS IRBY, ESQ.
 Clerk of the Court, Alachua County, Florida
 ERECORDED Receipt # 1117019
 Doc Stamp-Mort: \$0.00
 Doc Stamp-Deed: \$17,115.70
 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: 03042-050-008 & 03042-052-007 & 03044-003-000

Special Warranty Deed

This Indenture, Made this 18th day of November, 2022 A.D., Between ASHOK PATEL AND SHEILA PATEL, HUSBAND AND WIFE of the County of Alachua, State of Florida, grantors, and ALACHUA 441/235, LLC, A FLORIDA LIMITED LIABILITY COMPANY whose address is: 496 S. Hunt Club Blvd, Apopka, FL 32703 of the County of Orange, State of Florida, grantee.

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

SEE EXHIBIT "A" ATTACHED HERETO

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.

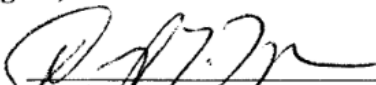
Together with all tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

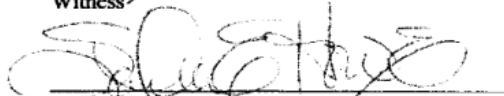
To Have and to Hold, the same in fee simple forever.


And the grantors hereby covenant with said grantee that grantors are lawfully seized of said land in fee simple; that grantors have good right and lawful authority to sell and convey said land; that grantors hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under grantors.

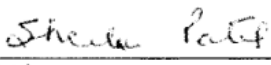
In Witness Whereof, the grantors have hereunto set their hands and seals the day and year first above written.

Signed, sealed and delivered in our presence:


 Printed Name: Darryl J. Tompkins
 Witness


 Printed Name: Sandra E. Howe
 Witness


 Ashok Patel
 Address: 6036 NW 112th Place, Alachua, FL 32615


 Sheila Patel
 Address: 6036 NW 112th Place, Alachua, FL 32615

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 3457917 8 PG(S)
 11/18/2022 2:13 PM
 BOOK 5052 PAGE 2107
 J.K. JESS IRBY, ESQ.
 Clerk of the Court, Alachua County, Florida
 ERECORDED Receipt # 1117019
 Doc Stamp-Mort: \$0.00
 Doc Stamp-Deed: \$756.00
 Intang. Tax: \$0.00

Return to:
 Name: PAUL "JJ" JOHNSON, ESQUIRE
 Address: Fishback Dominick LLP
 1947 Lee Road
 Winter Park, Florida 32789

This Instrument Prepared by:
 Name: PAUL "JJ" JOHNSON, ESQUIRE
 Address: Fishback Dominick LLP
 1947 Lee Road
 Winter Park, Florida 32789

Parcel Identification No. 03044 003 000
 03042 050 008
 03042 052 007

WARRANTY DEED

THIS WARRANTY DEED, made the 18th day of November, 2022, by, PARKER LAND CO., a Florida corporation, whose address is 6119 NW 47th Place, Gainesville, FL 32653, hereinafter referred to as the Grantor, to ALACHUA 441/235, LLC, a Florida limited liability company, whose address is 496 S. Hunt Club Blvd., Apopka, FL 32703, hereinafter called the Grantee.

WITNESSETH:

That the Grantor, for and in consideration of the sum of TEN AND NO/100 (\$10.00) DOLLARS and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, all that certain land situate in Alachua County, Florida, to-wit:

All rights, title, and interest in and to all of the oil, gas, and other minerals of every kind and character in, on and under, or that may be produced from that certain tracts or parcels of land described as follows:

See attached Exhibit "A"

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

TO HAVE AND TO HOLD the same in fee simple forever.

AND the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land; that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever.

11. Proof of payment of taxes.



ALAT815081F

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

ACCOUNT NUMBER	PROPERTY ADDRESS	MILLAGE CODE
03042 052 007	UNASSIGNED LOCATION RE	1700

ALACHUA 441/235 LLC
496 S HUNT CLUB BLVD
APOPKA, FL 32703

EXEMPTIONS:



AD VALOREM TAXES					
TAXING AUTHORITY	MILLAGE RATE	ASSESSED VALUE	EXEMPTION(S)	TAXABLE VALUE	TAXES LEVIED
COUNTY GENERAL	7.6180	499,524	0	499,524	3,805.37
LIBRARY GENERAL	1.0000	499,524	0	499,524	499.52
SCHOOL CAP PROJECT	1.5000	499,524	0	499,524	749.29
SCHOOL DISCRNRY & CN	0.7480	499,524	0	499,524	373.64
SCHOOL GENERAL	3.0130	499,524	0	499,524	1,505.07
SCHOOL VOTED	1.0000	499,524	0	499,524	499.52
CHILDREN'S TRUST	0.4500	499,524	0	499,524	224.79
SUWANNEE RIVER WATER MGT DIST	0.2936	499,524	0	499,524	146.66
CITY OF ALACHUA	5.9500	499,524	0	499,524	2,972.17
TOTAL MILLAGE	21.5726			AD VALOREM TAXES	\$10,776.03

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

LEGAL DESCRIPTION	NON-AD VALOREM ASSESSMENTS			
COM SE COR SEC W 50.01 FT N 611.26 FT POB W 687.23 FT N 19 DEG W 260.78 FT E 764 See Additional Legal on Tax Roll	LEVYING AUTHORITY	UNIT	RATE	AMOUNT
	550 COUNTY FIRE SERVICES	1.000	Varies	90.69
NON-AD VALOREM ASSESSMENTS				\$90.69

PAY ONLY ONE AMOUNT. ↓

COMBINED TAXES AND ASSESSMENTS \$10,866.72

IF PAID BY PLEASE PAY	Nov 30, 2024 \$0.00				
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JOHN POWER, CFC 2024 PAID REAL ESTATE
ALACHUA COUNTY TAX COLLECTOR NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS
PLEASE PAY IN U.S. FUNDS TO JOHN POWER, TAX COLLECTOR • P.O. BOX 44310 • JACKSONVILLE, FL 32231-4310

ACCOUNT NUMBER	PROPERTY ADDRESS
03042 052 007	UNASSIGNED LOCATION RE

ALACHUA 441/235 LLC
496 S HUNT CLUB BLVD
APOPKA, FL 32703

PAY ONLY ONE AMOUNT	
IF PAID BY	PLEASE PAY
<input type="checkbox"/> Nov 30, 2024	\$0.00
<input type="checkbox"/>	
<input type="checkbox"/>	
<input type="checkbox"/>	
<input type="checkbox"/>	

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

Receipt # 24-0038308 \$10,432.05 Paid 11/25/2024

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.*

Check is attached to the application.

Should you have any questions regarding the contents of this report or if we can be of further assistance, please do not hesitate to contact us at your convenience.

Sincerely,



R. Scott Batterson PE, LEED AP BD+C
PEC - Professional Engineering Consultants, LLC
Principal & Managing Member
Florida Licensed Professional Engineer # 60853
Florida Certificate of Authorization # 28959
304 Santiago Drive
Winter Park, FL 32789
sbatterson@pec-fl.com
www.pec-fl.com
(407) 579-9808



City of ALACHUA

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

Notice is hereby given that the Planning and Zoning Board of the City of Alachua will hold a public hearing on March 10, 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:

Application #: PTAL26-0001 - Certified Recovery Residence Text Amendment to the Land Development Regulations

A request by the City of Alachua Planning & Community Development Department for a staff-initiated text amendment to the City of Alachua Land Development Regulations, amending Article 2 and Article 10 relating to the establishment of a process to receive a reasonable accommodation for certified recovery residences as required by Florida Statute 397.487.

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 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 26, 2026)

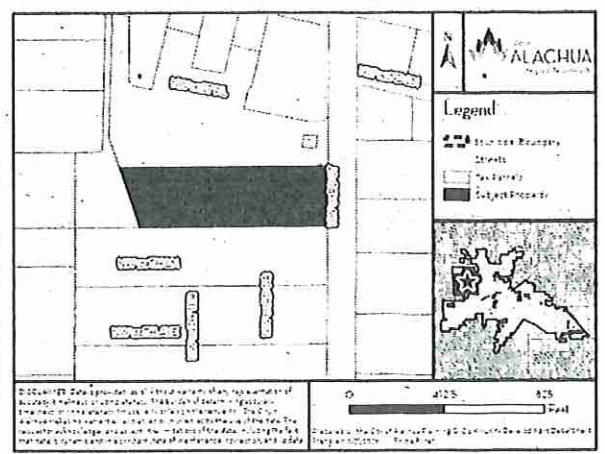
ALACHUA

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 March 9, 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 26-04

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 FROM AGRICULTURE TO COMMERCIAL ON A ± 4.17-ACRE SUBJECT PROPERTY GENERALLY LOCATED SOUTH OF US HIGHWAY 441 AND WEST OF NW 173RD STREET (CR 235A); TAX PARCEL NUMBER 03042-052-007; 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 26, 2026)

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

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Application #: PTAL26-0001 - Certified Recovery Residence Text Amendment to the Land Development Regulations

A request by the City of Alachua Planning & Community Development Department for a staff-initiated text amendment to the City of Alachua Land Development Regulations, amending Article 2 and Article 10 relating to the establishment of a process to receive a reasonable accommodation for certified recovery residences as required by Florida Statute 397.487.

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 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 26, 2026)



RODOLFO VALLADARES
CITY MANAGER

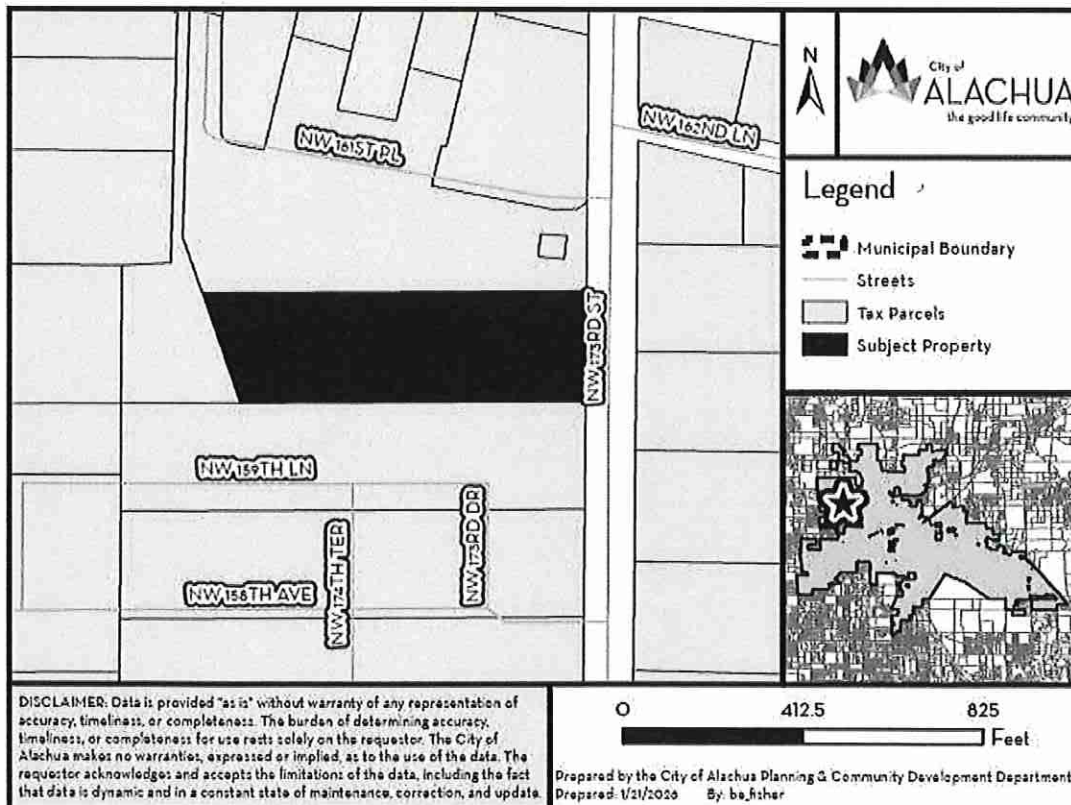
PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR BRYAN S. THOMAS, AICP

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 March 9, 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 as titled:

Ordinance 26-04

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 FROM AGRICULTURE TO COMMERCIAL ON A ± 4.17-ACRE SUBJECT PROPERTY GENERALLY LOCATED SOUTH OF US HIGHWAY 441 AND WEST OF NW 173RD STREET (CR 235A); TAX PARCEL NUMBER 03042-052-007; 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.

Alachua County
PO Box 2877
Gainesville, FL 32602-2877
Parcel ID: (03055-001-000)

Singh Lakhvir
PO Box 2092
Alachua, FL 32616
Parcel ID: (03055-000-000)

Waitcus John J Trustee
7453 SW 116th Ter.
Gainesville, FL 32608-4234
Parcel ID: (03042-050-012)

HeritageBank of the South
PO Box 709
Tupelo, MS 38802
Parcel ID: (03044-020-011)

RUC Alachua LLC
3800 Colonnade Pkwy
Birmingham, AL 32543
Parcel ID: (03044-003-001)

Ackley Robert L & Mary J
15817 NW 173rd ST
Alachua, FL 32615
Parcel ID: (03055-001-004)

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

Waitcus Henrietta Trustee
7453 SW 116th Ter.
Gainesville, FL 32608-4234
Parcel ID: (03042-050-011, 03042-050-002, 03042-051-003)

Moser, Jeffrey A & Patricia A
PO Box 520
Alachua, FL 32616-0520
Parcel ID: (03044-020-001)

Cornerstone Alachua LLC
426 SW Commerce Dr. Ste 130
Lake City, FL 32025
Parcel ID: (03051-004-000)

Waitcus John J Trustee
7453 SW 116th Ter.
Gainesville, FL 32608-4234
Parcel ID: (03042-050-009)

City of Alachua
15100 NW 142nd Ter
Alachua, FL 32615
Parcel ID: (03042-050-081)

Soorya Lindberg
16630 NW 173rd Terrace
Alachua, FL 32615

Antoinette Endelicato
5562 NW 93rd Avenue
Gainesville, FL 32653

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

Stephen Hofstetter
14 NE 1st Street
Gainesville, FL 32601

Lynda Coon
7216 NW 126 Avenue
Alachua, FL 32615

M3 Alachua LLC
1276 Minnesota Ave
Winter Park, FL 32789-4833
Parcel ID: (03042-052-002, 03042-050-006, 03042-052-003, 03042-050-007)

Waitcus Gregory Michael SR Trustee
15218 NW 258TH PL
Alachua, FL 32615
Parcel ID: (03042-052-001)

Tomoka Hills Farms Inc
1301 Dixiana Domino Rd
Lexington, KY 40511
Parcel ID: (03055-010-001, 03055-001-001, 03055-001-003)

M & L 441 LLC
1113 Old Popo Point
St Johns, FL 32259
Parcel ID: (03051-000-000)

Palmetto Alachua-US 441 LC
632 E Main St Ste 301
Lakeland, FL 33801
Parcel ID: (03044-003-002)

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

Lynn Horton
19005 NW 138th Avenue
Alachua, FL 32615

Constance Meyer
4720 NW 104th Lane
Gainesville, FL 32653



PEC-PROFESSIONAL ENGINEERING CONSULTANTS, LLC
Established 2010 | Serving Florida Ever Since
Planning • Civil Engineering • Land Use & Development
Engineering Business Registry License No. 28959
 304 Santiago Drive Winter Park, FL 32789 www.pec-fl.com

2/21/2026

To: Bryan S. Thomas, AICP Director of Planning & Community Department
 City of Alachua, FL 15100 NW 142nd Terrace Alachua, FL 32615
 Submitted via email: Bryan Thomas br_thomas@cityofalachua.org

RE: ASFC City Commission date 3/9/2026 for PSSC25-0001/PR25-0001 - Alachua Santa Fe Crossings, Phase 2 Ag
AFFIDAVIT OF POSTING PLANNING & ZONING PUBLIC NOTICE CITY OF ALACHUA
 STATE OF FLORIDA COUNTY OF ALACHUA

Dear: Bernadette & Bryan:

Please find below the affidavit and my signature of my posting the required signs, two days in advance of the required 14 days. I, R. Scott Batterson, P.E., duly sworn under oath, deposes and states as follows: I am over eighteen (18) years of age and competent to testify to the matters stated herein. I have personal knowledge of the facts contained in this affidavit. I affirm that the City of Alachua City Commission & Planning and Zoning public notice signs associated with Application No(s). PRC25-0001 and PSSC25-0001 were posted on the subject property ACPA Parcel ID # 03042-052-007 located south of 16304 NW US Hwy 441, Alachua, FL 32615. The sign was posted on Saturday February 21, 2026, in a location visible from the public right-of-way in accordance with the City of Alachua Land Development Regulations and City Commission notice requirements for the required posting period prior to the public hearing scheduled for 3/9/2026. Photographic documentation of the posted sign has been provided to the City of Alachua as required. I certify under oath that the foregoing statements are true and correct.

Should you have any questions, please do not hesitate to contact me immediately.

Respectfully,

R. Scott Batterson PE, LEED AP BD+C

Affiant

President & CEO



PEC-PROFESSIONAL ENGINEERING CONSULTANTS, LLC
Established 2010 | Serving Florida for Over 15 Years
Planning • Civil Engineering • Land Use & Development
Engineering Business Registry License No. 28959
Florida Licensed Professional Engineer # 60853
 304 Santiago Drive Winter Park, FL 32789

Direct: (407) 579-9808 | sbatterson@pec-fl.com | www.pec-fl.com

CITY OF ALACHUA

NOTICE OF LAND USE DEVELOPMENT ACTION

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

PROJECT NAME: Alachua Santa Fe Crossings, PH 2 APPLICATION NO.: PSSC25-0001

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):	February 10, 2026	AT	6:00	PM
	March 9, 2026	AT	6:00	PM
	March 23, 2026	AT	6:00	PM

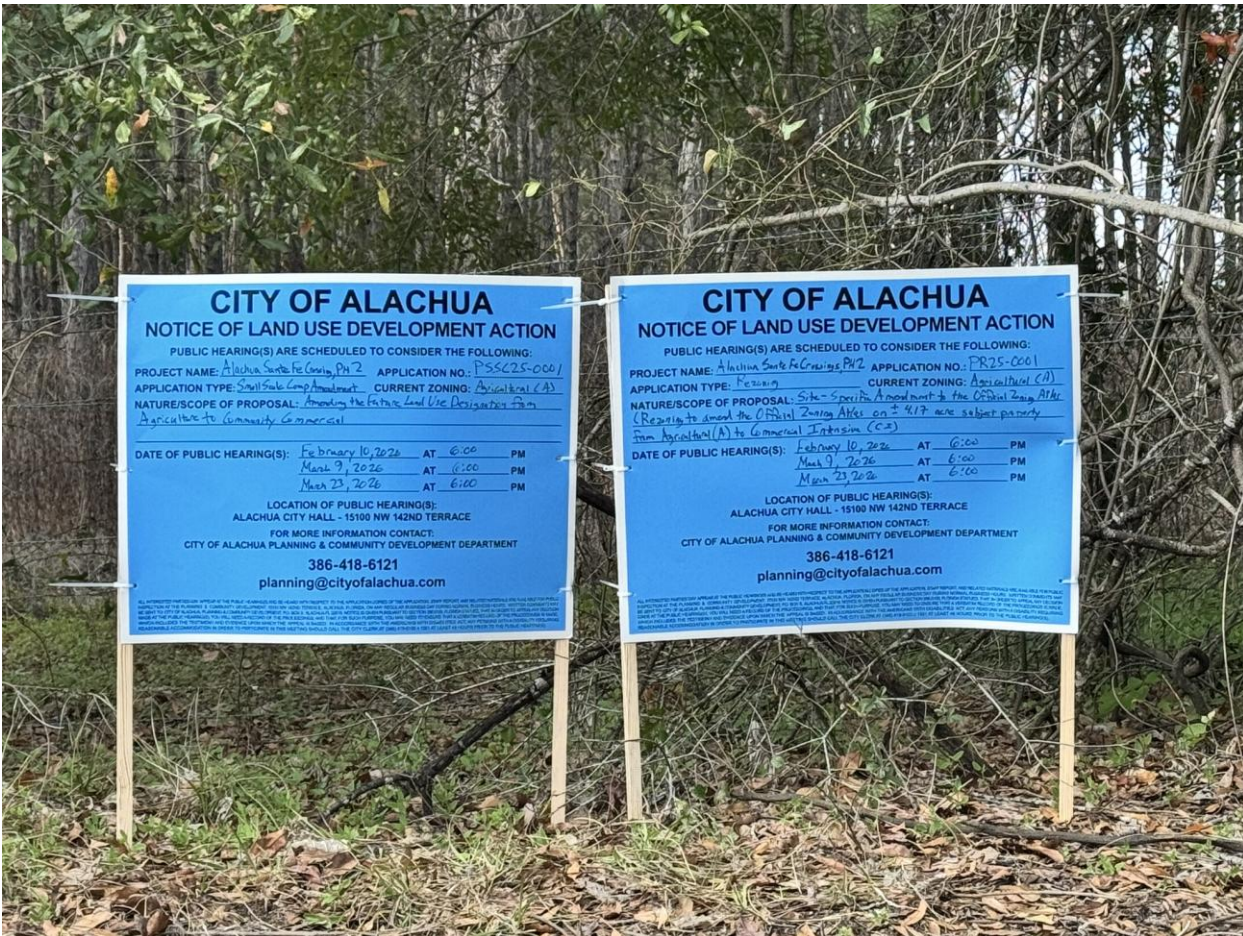
LOCATION OF PUBLIC HEARING(S):
ALACHUA CITY HALL - 15100 NW 142ND TERRACE

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 296.016, FLORIDA STATUTES, THAT IN ORDER TO APPEAL ANY DECISION MADE AT THE PUBLIC HEARING(S), YOU WILL NEED A RECORD OF THE PROCEEDINGS, AND THAT FOR SUCH PURPOSE YOU MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS BASED. IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT, ANY PERSONS WITH A DISABILITY REQUIRING REASONABLE ACCOMMODATION IN ORDER TO PARTICIPATE IN THIS MEETING SHOULD CALL THE CITY CLERK AT (386) 418-6100 x 1501 AT LEAST 48 HOURS PRIOR TO THE PUBLIC HEARING(S).







Bryan S. Thomas, AICP
Director of Planning & Community Development
Planning and Community Development Department

As Director Bryan oversees the operations of the Planning & Community Development and Code Enforcement Departments for the City of Alachua. Bryan strives to help the city attain its vision of providing a vibrant, growing and diverse community through the implementation of smart growth planning principals. Bryan worked in the private sector in economic development and real estate, and earned a master's degree in Urban & Regional Planning from Florida State University and a bachelor of arts degree from the University of Florida.

EDUCATION

University of Florida

Bachelor of Arts in Liberal Arts & Sciences,
Major in Economics, Minor in Philosophy
Graduated: 1989

Gainesville High School

High School Diploma
Graduated: 1981

Florida State University

Master of Urban and Regional Planning
Graduated: 1992

WORK EXPERIENCE

City of Alachua, FL | Director of Planning & Community Development | June 2025 to present

City of Lake City, FL | Principal Planner | Sept. 2024-June 2025

City of Newberry, FL, | Director of Planning & Economic Development | Jan. 2014-June 2025

North Central Florida Regional Planning Council, Gainesville, FL | Economic Development
Director | 2008-Dec. 2013

City of Jacksonville, FL, | Associate Planner | July 1992-1995

Apalachee Regional Planning Council, Tallahassee FL | Associate Planner | 1991-1993

PROFESSIONAL ORGANIZATIONS

American Planning Association | San Felasco Section, Florida Chapter
Fl. Redevelopment Association

CERTIFICATES AND OTHER SKILLS

American Institute of Certified Planners |

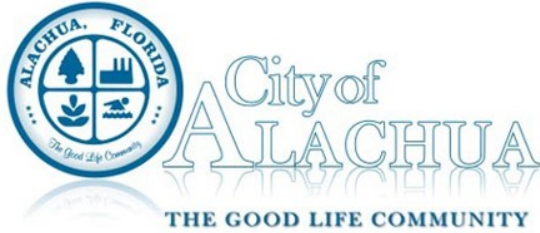
Jun 2025-Present

Fla. Society of Certified Public Managers |

Certified July 2023

Fla. Redevelopment Association |

Redevelopment Administrator (application
pending)



Board Agenda Item

MEETING DATE: March 9, 2026

SUBJECT: Ordinance 26-05 | Alachua Santa Fe Crossings, Phase 2 - A request by Professional Engineering Consultants, LLC applicant and agent for Alachua 441/235, LLC c/o V3 Capital Group, LLC, property owners, for consideration of a Site-Specific Amendment to the Official Zoning Atlas (Rezoning). The proposed amendment would change the zoning district of a +/- 4.17– acre subject property from Agricultural (A) to Commercial Intensive (CI). The subject property is Alachua County Tax Parcel 03042-052-007. Existing Zoning: Agricultural; Proposed Zoning: Commercial Intensive (CI) (Quasi-Judicial Hearing, first reading).

PREPARED BY: Bryan Thomas

RECOMMENDED ACTION:

Staff recommends that the City Commission find the site-specific amendment to the Official Zoning Atlas for Alachua 441/235, 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 26-05 upon first reading and (2) schedule second and final reading for March 23, 2026.

Recommended Motion: I move that, based upon the competent and 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 Alachua 441/235, 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 26-05 upon first reading and (2) schedule second and final reading for March 23, 2026.

Summary

This application is a request by Professional Engineering Consultants, LLC (applicant/agent) on behalf of Alachua 441/205, 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 Commercial Intensive (CI) on a ± 4.17-acre subject property assigned tax parcel number 03042-052-007.

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 Commercial.

On February 10, 2026, the City of Alachua Planning & Zoning Board held a duly advertised public hearing and voted 4-1 to transmit the application to the City Commission with a recommendation to approve.

FINANCIAL IMPACT

ADDITIONAL FINANCIAL INFORMATION

ATTACHMENTS

- 1. Ordinance 26-05
- 2. Staff Report & Draft Ordinance
- 3. Application Materials
- 4. Public Notice Materials
- 5. Bryan S. Thomas Resume

ORDINANCE 26-05

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 FROM AGRICULTURAL (A) TO COMMERCIAL INTENSIVE (CI) ON A ± 4.17-ACRE SUBJECT PROPERTY GENERALLY LOCATED SOUTH OF US HIGHWAY 441 AND WEST OF NW 173RD STREET (CR 235A); TAX PARCEL NUMBER 03042-052-007; REPEALING ALL ORDINANCES IN CONFLICT; PROVIDING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, an application for a site-specific amendment to the Official Zoning Atlas (“Amendment”), as described below, has been filed with the City; and,

WHEREAS, a duly advertised quasi-judicial public hearing was conducted on the proposed Amendment on February 10, 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 duly advertised quasi-judicial public hearings on March 9, 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 CITY COMMISSION OF THE CITY OF ALACHUA, FLORIDA.

Section 1. Findings of Fact and Conclusions of Law

1. The above recitals are true and correct and incorporated herein by reference.
2. The 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 City of Alachua Official Zoning Atlas is hereby amended from Agricultural (A) to Commercial Intensive (CI) on a ± 4.17-acre subject property, consisting of tax parcel number 03042-052-007 in accordance with the legal description found in Exhibit “A” and map found in Exhibit “B” attached hereto and incorporated herein by reference.

Section 3. Ordinance to be Construed Liberally

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

Section 4. Repealing Clause

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

Section 5. Providing for Severability

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

Section 6. Effective Date

This Ordinance shall be effective upon its passage and adoption on the second and final reading. The effective date of this amendment shall be concurrent with the effective date of Ordinance 26-04. 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 on the 9th of March, 2026.

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

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

Walter Welch, Mayor
SEAL

ATTEST:

APPROVED AS TO FORM

Rodolfo Valladares, City Manager/Clerk

Scott Walker, City Attorney

EXHIBIT "A"

Legal Description:

Tax Parcel: 03042-052-007

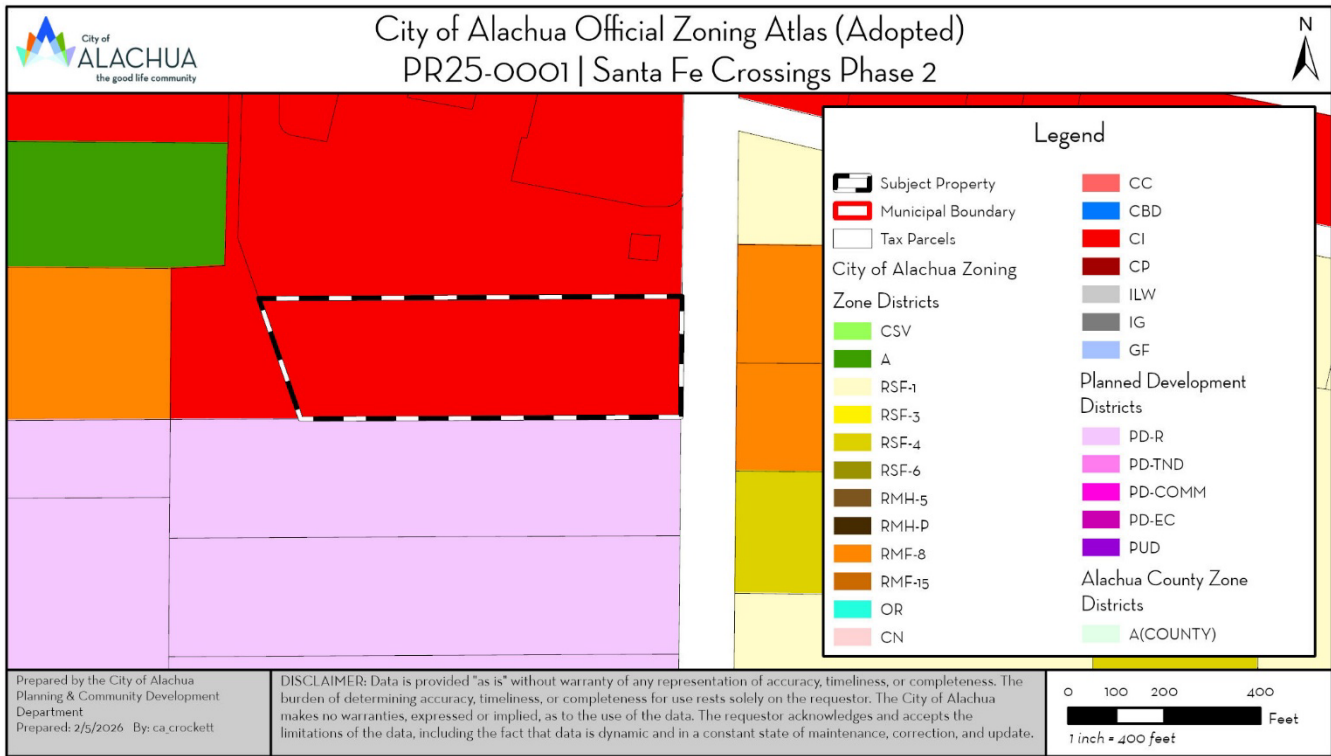
LEGAL DESCRIPTION - PER O.R.B. 2241, PG. 1384

IN SECTION 8, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA

COMMENCE AT THE SOUTHEAST CORNER OF SECTION 8, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA, FOR A POINT OF REFERENCE. THENCE RUN ALONG THE SOUTH LINE OF SAID SECTION 8, S 87°26'54" W, 50.01 FEET TO THE WESTERLY RIGHT OF WAY LINE OF COUNTY ROAD S 235 A; THENCE RUN ALONG SAID RIGHT OF WAY LINE, N 01°47'55" W, 611.24 FEET TO AND FOR THE POINT OF BEGINNING. THENCE DEPARTING SAID RIGHT OF WAY LINE, RUN S 87°27'06" W, 687.23 FEET; THENCE RUN N 19°05'30" W, 260.78 FEET; THENCE RUN N 87°27'06" W (SEE SURVEYOR NOTE 7), 764.76 FEET TO THE AFORESAID RIGHT OF WAY LINE OF COUNTY ROAD NO. S-235 A; THENCE RUN ALONG SAID RIGHT OF WAY LINE, S 01°47'55" E, 250.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 181,485 SQUARE FEET OR 4.17 ACRES MORE OR LESS.

EXHIBIT "B"





City of Alachua

Planning & Community Development Department

Staff Report

Planning & Zoning Board Hearing Date:
Quasi-Judicial Hearing

February 10, 2026
Application #: PR25-0001

SUBJECT: A request to amend the

APPLICANT/AGENT: Professional Engineering Consultants, LLC

PROPERTY OWNER: Alachua 441/235, LLC

LOCATION: Generally located South of US 441, west of CR 235A

PARCEL ID NUMBER: 03042-052-007

FLUM DESIGNATION: Agriculture (proposed Commercial)

ZONING: Agriculture (A)

OVERLAY: N/A

ACREAGE: ± 4.17

PROJECT PLANNER: Bryan S. Thomas, AICP

RECOMMENDATION: Staff recommends that the Planning & Zoning Board find the site-specific amendment to the Official Zoning Atlas for Alachua 441/235, 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 Alachua 441/235, 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 Professional Engineering Consultants, LLC (applicant/agent) on behalf of Alachua 441/205, 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 Commercial Intensive (CI) on a ± 4.17-acre subject property assigned tax parcel number 03042-052-007.

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 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(E) *CI, Commercial Intensive District.* The CI District is established and intended to provide lands and facilitate highway-oriented development opportunities within the City, for uses that require high public visibility and an accessible location. Higher density residential uses and affordable housing may be developed in conjunction with nonresidential uses. The CI district should be located along major arterials or highways and at the US 441/Interstate-75 interchange. The maximum residential density allowed is 15 dwelling units an acre.

Table 1. Comparison of Existing/Proposed FLUM Designations

	Existing FLUM Designation	Proposed FLUM Designation
FLUM Designation:	Agriculture	Commercial
Max. Gross Density:	1 dwelling/5-acres 1 dwelling unit	63 units
Max. Floor Area:	0.5 Floor Area Ratio (FAR) 90,823 square feet	0.85 Floor Are Ratio (FAR)* 154,398 square feet
Typical Uses:	<ol style="list-style-type: none"> 1. Single-family detached dwelling units; 2. Manufactured homes; 3. Accessory dwelling units; 4. Group living; and, 5. Agricultural related uses. 	<ol style="list-style-type: none"> 1. Retail sales and services; 2. Personal services; 3. Financial institutions; 4. Recreation and entertainment; 5. Tourist-related uses; 6. Visitor accommodations; 7. Commercial shopping centers; 8. Auto-oriented uses; 9. Traditional Neighborhood Planned Developments; 10. Employment Center Planned Developments; 11. Commercial recreation centers; 12. Office/business parks; 13. Limited industrial services; 14. Eating establishments; 15. Single family attached units; 16. Apartments and townhomes; 17. Duplexes and quadplexes; 18. Single-family and multi-family residential above first floor commercial uses; 19. Convention centers; and, 20. Supporting community services such as schools, houses of worship, parks, and community centers. Development in the Commercial land use category may occur as mixed-use or non-mixed-use.
Net Increase/Decrease:	<p style="text-align: center;">Increase of 62 dwellings Increase of 63,575 square feet for non-residential</p>	
<p>*Density and intensity calculations were completed using the highest densities and intensities permitted in the Commercial land use category; however, the highest densities and intensities are associated with mixed-use development. Non-mixed-use development would have a lower theoretical development potential.</p>		

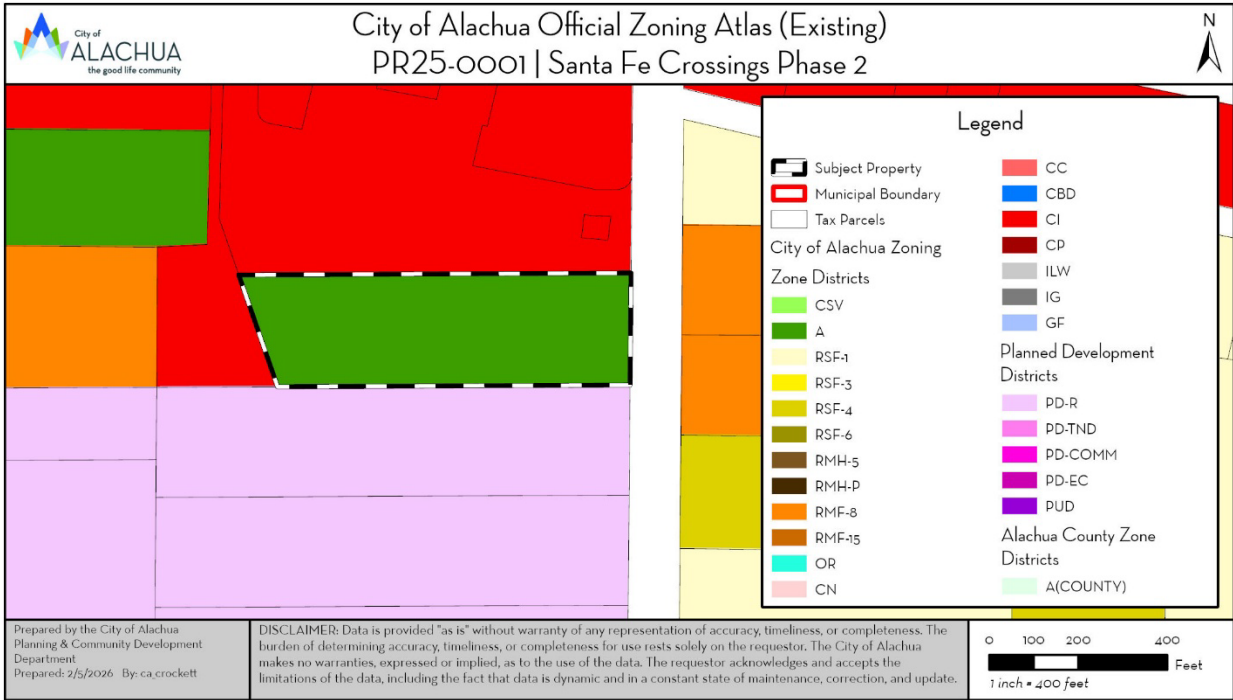


Figure 1. Existing Official Zoning Atlas with Subject Property

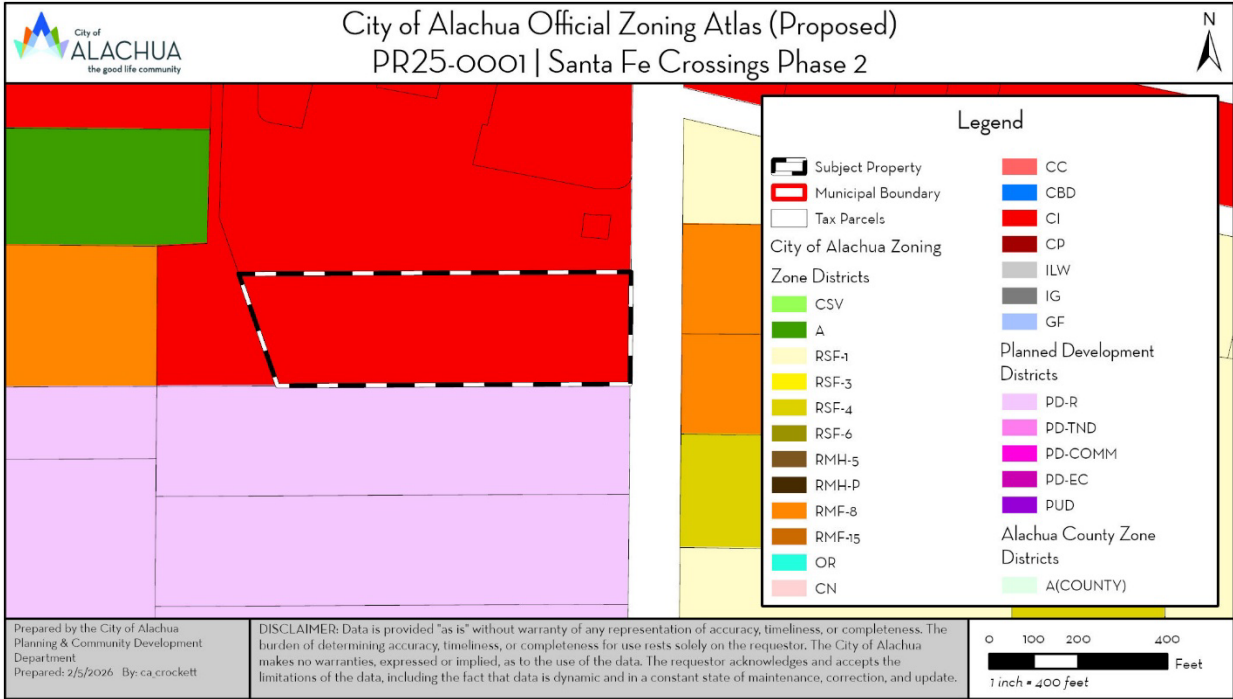


Figure 2. Proposed Future Land Use Map with Subject Property

EXISTING USES

The subject property is currently in planted pine trees, and has a utility easement across the eastern frontage with CR 235.

SURROUNDING USES

The existing uses, Future Land Use Map (FLUM) designations, and zoning districts of the surrounding area are identified in Table 2. Figure 3 provides an overview of the vicinity of the subject property. (NOTE: The information below is intended to provide a general overview of the area surrounding the subject property and to generally orient the reader. The information below is not intended to be all-inclusive, and may not identify all existing uses, FLUM designations, and/or zoning districts surrounding the subject property.)

Table 2. Surrounding Land Uses

Direction	Existing Use(s)	FLUM Designation(s)	Zoning District(s)
North	Vacant Lands	Commercial	Commercial Intensive (CI)
South	Vacant Lands	Moderate Density Res.	Planned Development Res. (PD-R)
East	Fire Station	Medium Density Res.	Residential Multifamily-8 (RMF-8)
West	Residential	Commercial	Commercial Intensive (CI)

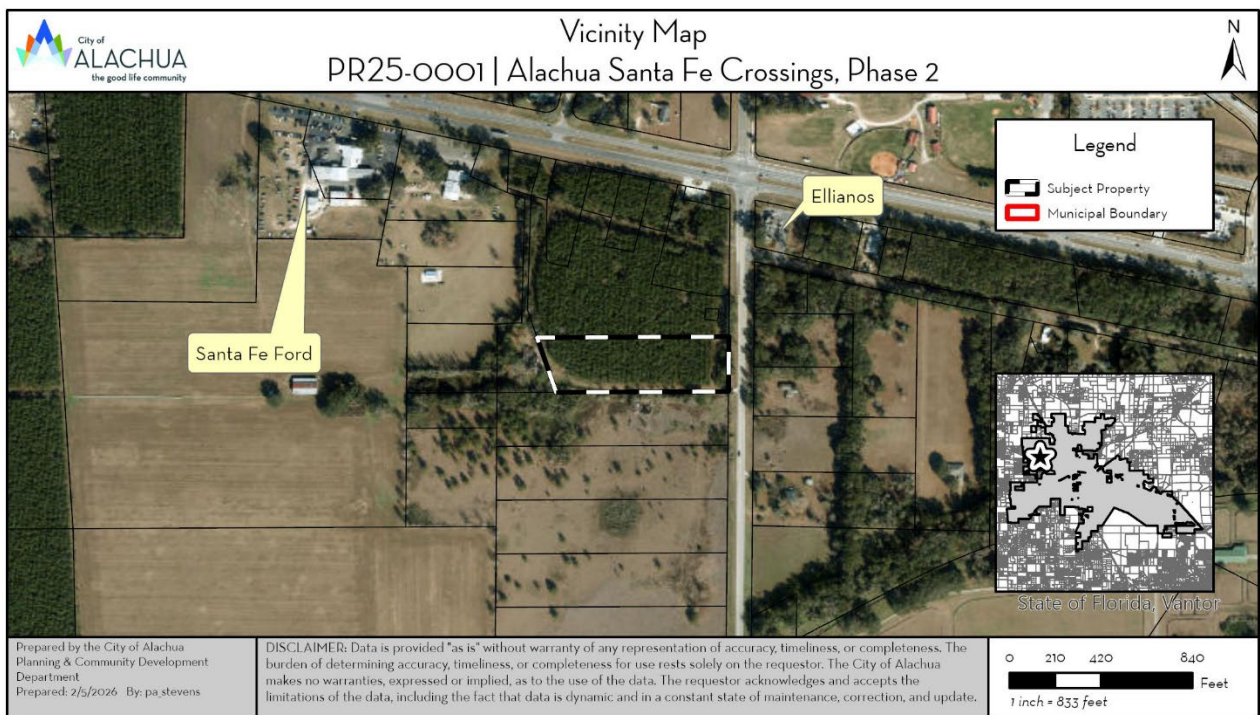


Figure 3. Vicinity Map

NEIGHBORHOOD MEETING

The purpose of a neighborhood meeting is to educate the owners of nearby land and any other interested members of the public about the project and to receive comments regarding the project. As required by Section 2.2.4 of the LDRs, all property owners within 400 feet of the subject property were notified of the meeting and notice of the meeting was published in a newspaper of general circulation. Neighborhood meetings are required for rezoning applications.

A neighborhood meeting was held on February 13, 2025 at Alachua County Library Alachua Branch 14913 NW 140 St., Alachua, FL 32615, to discuss the accompanying rezoning application. The applicant was available to answer questions. Materials submitted by the applicant indicated the meeting was attended by two members of the community, that “expressed their strong support” for the Small-Scale Future Land Use Map Amendment and Rezoning.

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.

Objective 1.3: *Commercial & Mixed-Use*

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

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

1. Retail sales and services;

2. Personal services;
3. Financial institutions;
4. Recreation and entertainment;
5. Tourist-related uses;
6. Visitor accommodations;
7. Commercial shopping centers;
8. Auto-oriented uses;
9. Traditional Neighborhood Planned Developments;
10. Employment Center Planned Developments;
11. Commercial recreation centers;
12. Office/business parks;
13. Limited industrial services;
14. Eating establishments;
15. Single family attached units;
16. Apartments and townhomes;
17. Duplexes and quadplexes;
18. Single-family and multi-family residential above first floor commercial uses;
19. Convention centers; and,
20. Supporting community services such as schools, houses of worship, parks, and community centers. Development in the Commercial land use category may occur as mixed-use or non-mixed-use.

Evaluation & Findings: The current Agriculture Future Land Use designation is outdated and does not align with the existing commercial and residential land uses in the surrounding area. This requested amendment to the future land use map seeks to correct this inconsistency, ensuring that the Future Land Use Map (FLUM) accurately guides future development on the site. The subject property is currently bordered by properties assigned with the commercial future land use to the north and west. Given these circumstances, the proposed amendment to a Commercial designation more accurately reflects the established development pattern and character of the surrounding area than the existing Agriculture designation. This map amendment will enhance and facilitate a suitable transition from more intensive land uses towards lessening intensity in the residential areas.

The applicant asserts that the proposed future land use map amendment from Agriculture to Commercial is necessary to align the map with a more appropriate land use. In conjunction with this correction, the change would support a seamless transition between existing commercial and residential development along this corridor.

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

1. Integration of vehicular and non-vehicular access into the site and access management features of site in terms of driveway cuts and cross access

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

2. Buffering from adjacent existing/potential uses;
3. Open space provisions and balance of proportion between gross floor area and site size;
4. Adequacy of pervious surface area in terms of drainage requirements;
5. Placement of signage;
6. Adequacy of site lighting and potential impacts of lighting upon 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 in adjacent properties by utilizing lighting at appropriate intensities, directions and times to ensure light is not overused or impacting areas where it is not intended;
7. Safety of on-site circulation patterns (patron, employee, and delivery vehicles), including parking layout, drive aisles, and points of conflict;
8. Landscaping, as it relates to the requirements and goals of the Comprehensive Plan and Land Development Regulations;
9. Unique features and resources which may constrain site development such as soils, existing vegetation and historic significance; and,
10. Performance based zoning requirements, which may serve as a substitute for or accompany land development regulations in attaining acceptable site design.

Evaluation & Findings: At this high-level, the Future Land Use Map 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.

Objective 5.1: *Natural Features*

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

- Policy 5.1.a: *Topography*: The City shall protect the natural topography of the City. Including steep and seepage slopes, by requiring new development to include techniques to minimize negative impacts on the natural terrain. An emphasis will be placed on retaining the natural function of seepage slopes during development. Additionally, retention of existing native vegetation will be encouraged as one method of protecting slopes.
- Policy 5.1.b: *Soils*: The City shall ensure soil protection and intervention measures are included in the development process.
- Policy 5.1.c: *Flood prone areas*: The City shall require as part of the development review process the identification of FEMA flood zone areas. Where necessary, base flood elevations and minimum finished floor elevations shall be established. The City shall also require finished floor elevations on subdivision plats, site plans and building permits when necessary to determine compliance with flood prone area regulations. The City shall establish standards for a limitation on filling in flood prone areas.
- Policy 5.1.d: *Wetlands*: The City shall utilize statewide wetland delineation methodology in accordance with Florida Administrative Code (FAC) and regulations adopted by the FDEP and Suwannee River Water Management District.
- Policy 5.1.e: *Habitat*: The City shall require as part of the development review process, an inventory of listed species for all new developments in areas identified as known habitat for listed species if listed species are known to exist in close proximity to the development. The survey shall include detailed information regarding type, quantity, location, and habitat requirements for any listed species identified. A de minimus threshold for properties required to complete the inventory may be established in the City's Land Development Regulations.

Evaluation & Findings: Staff has prepared, and included within this report, an environmental conditions analysis. There are no concerns related to environmental features, topography, soils, flood prone areas, wetlands, or habitat on the subject property.

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 future development will connect to these City services as required.

Transportation Element

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

Evaluation & Findings: Future development on the site will be required to provide connectivity to adjacent parcels as well as to any existing adjacent sidewalks.

Policy 1.5.c: The City shall require new development and redevelopment which is compatible with an adjacent existing development(s) to interconnect with existing development (s) through one or more of the following methods:

1. Through the extension of a public or private street from the new development to the adjacent existing development or adjacent lands; and/or,
2. Through joint use of driveways and cross access agreements among adjoining properties to allow circulation between sites. Cross access between new development and existing development shall be configured to provide safe and convenient interconnectivity between the new development and all other existing development located along the cross access corridor.

Evaluation & Findings: Ingress and egress access will be controlled by way of primary access to NW 173rd St/CR 235A. Furthermore, interconnectivity between adjacent uses will provide indirect access to US 441 and safe and efficient vehicular movement.

Community Facilities Element

Objective 1.4: Preventing Additional Nutrients in High Aquifer Recharge Areas

The City shall prevent additional nutrients from entering high aquifer recharge areas by encouraging and supporting the connection of existing developed areas to the wastewater system. Policy 1.4.a: Within the high aquifer recharge areas, the City shall make it a priority to connect densely populated areas with onsite sewage treatment and disposal systems to the wastewater system, thereby minimizing the input of nutrients into the groundwater.

Policy 1.4.a: Within the high aquifer recharge areas, the City shall make it a priority to connect densely populated areas with onsite sewage treatment and disposal systems to the wastewater system, thereby minimizing the input of nutrients into the groundwater.

Evaluation & Findings: **Evaluation & Findings:** Future development on the site will be required to connect to municipal water and wastewater systems.

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: Staff has prepared, and included within this report, an environmental conditions analysis. 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: Staff has prepared, and included within this report, an environmental conditions analysis. There are no concerns related to wetlands 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 are two soil types found within the subject property, shown in Table 3.

Table 3. Soil Types

Soil Type	Hydrologic Group	Drainage Class	Limitations		% of Subject Property (may not total to 100% due to rounding)
			Dwellings Without Basements	Small Commercial Buildings	
Arredondo Fine Sand; 0 - 5% Slopes	A	Well Drained	Slight	Slight	± 95%
Arredondo Fine Sand; 5 - 8% Slopes	A	Well Drained	Slight	Moderate, Slope	± 5%

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

Flood Potential

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

Evaluation & Findings: 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.

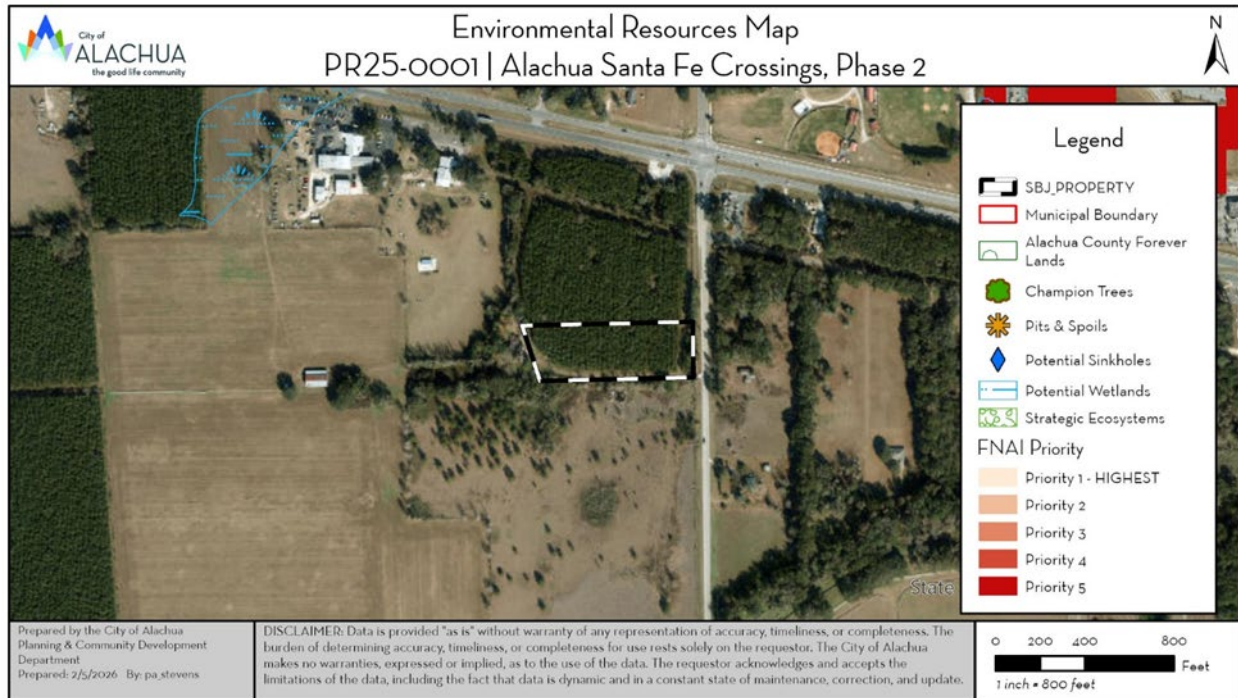


Figure 4. Environmental Resources Map

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 consistency with the zoning pattern established around the subject parcel. The amendment will provide for a logical continuation of business uses compatible with adjacent properties.

Additionally, the subject property is located along County Road 235A, near the intersection with U.S. Highway 441, which is an arterial roadway. The establishing purpose of the Commercial Intensive (CI) zoning district in accordance with Section 3.5.2(E) of the City’s Land Development Regulations states that the, “CI district should be located along major arterials or highways and at the US 441/Interstate-75 interchange.”

- (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 urbanized area of the City, proximate to existing nonresidential uses. Lands adjacent to the south is zoned for a planned residential community, while land to the north is already zoned CI and contains pre-existing business. 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 complete a Commercial Intensive zone district by joining zoning with parcels north of the subject property, while eliminating an incompatible agricultural island.

The established purpose of the Community Intensive (CI) district is established and intended to provide lands and facilitate highway-oriented development opportunities within the City, for uses that require high public visibility and an accessible location.

- (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 Intensive (CI) 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 west side of CR 235A, just south of the intersection with US Highway 441, which is classified as a principal arterial roadway.

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 Intensive (CI) zoning district, which is designated for commercial activities. To the north and west, the zoning includes Commercial Intensive (CI), while to the south, it is adjacent to Planned Development - Residential (PD-R), both of which allow similar uses as those proposed in the amendment.

- (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 will remove a spot zoning condition that evolved over time as parcels around it were rezoned. The proposed amendment

will remove 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.

- (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.

Note that the analysis was completed with an assumed use of retail sales and services, with a floor area ratio (FAR) of 0.75. An FAR of 0.75 is the maximum non-mixed-use development potential of the subject property in the CI zone district. Although this represents a maximum development scenario, the likelihood of the subject property being developed to this extent is minimal once all development parameters including parking, landscaping and stormwater are accounted for.

Traffic Impact

Table 4-1. Affected Comprehensive Plan Roadway Segments¹

Segment Number ²	Segment Description	Lanes	Functional Classification	Area Type	LOS
6	U.S. Hwy 441 From I-75 to CR 235A	4/D	Principle Arterial	Urban	D
7	U.S. Hwy 441 From CR235A to NW 188 th Street	4/D	Principal Arterial	Urban	D
16	CR 235A From U.S. Hwy 441 to North City Limit	2/U	Major Collector	Comm	D
17	CR 235A From U.S. Hwy 441 to CR 235	2/U	Major Collector	Comm	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 6 US 441		Segment 7 US 441		Segment 16 CR 235A		Segment 17 CR235A	
	AADT	Peak Hour	AADT	Peak Hour	AADT	Peak Hour	AADT	Peak Hour
Maximum Service Volume ¹	39,000	3,510	43,000	3,870	15,120	1,359	15,120	1,359
Existing Traffic ²	34,000	2,819	25,000	2,241	2,080	185	6,048	536
Reserved Trips ³	4,645	355	4,431	419	1,471	144	6,098	643
Available Capacity ³	355	244	13,569	1,210	11,569	1,030	2,974	180
Increase/Decrease in Trips Generated by Development ⁴	2,017	223	2,017	223	504	56	5,042	557
Residual Capacity	(1,662)	21	11,552	987	11,065	974	(2,068)	(377)
Residual Percentage of Permitted Design Capacity Utilized	104.26%	99.40%	73.13%	74.50%	26.82%	28.33%	113.68%	127.96%

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 January 2026 Development Monitoring Report.
 4 Trip Generation Formula: ITE Trip Generation 11th edition, ITE Code 820; Trip Distribution: Segment 6 - 40%; Segment 7 - 40%; Segment 16 - 10%; Segment 17 - 100%.

Evaluation & Findings: The expected impacts of the application will not adversely affect the level of service of road segments 7 and 16. The analysis does show that the application could adversely impact the level of service of road segments 6 and 17. 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 in the final development order prior to a certificate of concurrency compliance being issued. Accordingly, any application for development on the site will have its concurrency reevaluated, and any deficiency in roadway segments 6 and 17 will need to be addressed prior to receiving a final development order. This application does not constitute a 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	3,000,000
Less Actual Potable Water Flows ¹	1,565,500
Reserved Capacity ²	426,864
Available Capacity	1,007,636
Increase/Decrease in Potable Water Demand from Application	13,623
Residual Capacity	994,013
Residual Percentage of Permitted Design Capacity Utilized	66.87%
¹ City of Alachua Public Services Department, December 2025 ² City of Alachua January 2026 Development Monitoring Report ³ Source: Chapter 62-6.008, Florida Administrative Code. (Shopping Center Formula: 0.1 gpd/sq ft)	

Evaluation & Findings: It is anticipated that the proposed amendment will not adversely affect the Level of Service (“LOS”) of the potable water system and the development of the property at its maximum development potential is therefore acceptable. Concurrency and impacts to the City’s potable water system will be reevaluated at the site plan or preliminary plat review stage.

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	396, 935
Available Capacity	290,065
Increase/Decrease in Sanitary Sewer Demand from Application	13,623
Residual Capacity	276,442
Residual Percentage of Permitted Design Capacity Utilized	81.57%
¹ City of Alachua Public Services Department, December 2025 ² City of Alachua January 2026 Development Monitoring Report ³ Source: Chapter 62-6.008, Florida Administrative Code. (Shopping Center Formula: 0.1 gpd/sq ft)	

Evaluation & Findings: It is anticipated that the proposed amendment will not adversely affect the Level of Service (“LOS”) of the wastewater system and the development of the property at its maximum development potential is therefore acceptable. Concurrency and impacts to the City’s wastewater system will be reevaluated at the site plan or preliminary plat review stage.

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	30,294.66	5,528.78
Increase/Decrease in Demand Generated by Application ³	1,635.00	298.00
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 January 2026 Development Monitoring Report ³ Formula: Per Sincero and Sincero (1936). Environmental Engineering: A Design Approach. <i>Princeton Hall, New Jersey</i> . 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 site plan application is not anticipated to adversely impact the level of service of solid waste facilities; therefore, the impacts are acceptable. A site plan is a final development order, and if approved, concurrency will 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 (LOS) 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 (LOS) of public school facilities.

EXHIBIT "A"
TO
ALACHUA 441/235, LLC
REZONING
STAFF REPORT

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

ORDINANCE 26-05

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 FROM AGRICULTURAL (A) TO COMMERCIAL INTENSIVE (CI) ON A ± 4.17-ACRE SUBJECT PROPERTY GENERALLY LOCATED SOUTH OF US HIGHWAY 441 AND WEST OF NW 173RD STREET (CR 235A); TAX PARCEL NUMBER 03042-052-007; REPEALING ALL ORDINANCES IN CONFLICT; PROVIDING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, an application for a site-specific amendment to the Official Zoning Atlas (“Amendment”), as described below, has been filed with the City; 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 duly advertised quasi-judicial 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 CITY COMMISSION OF THE CITY OF ALACHUA, FLORIDA.

Section 1. Findings of Fact and Conclusions of Law

1. The above recitals are true and correct and incorporated herein by reference.
2. The 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 City of Alachua Official Zoning Atlas is hereby amended from Agricultural (A) to Commercial Intensive (CI) on a ± 4.17-acre subject property, consisting of tax parcel number 03042-052-007 in accordance with the legal description found in Exhibit “A” and map found in Exhibit “B” attached hereto and incorporated herein by reference.

Section 3. Ordinance to be Construed Liberally

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

Section 4. Repealing Clause

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

Section 5. Providing for Severability

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

Section 6. Effective Date

This Ordinance shall be effective upon its passage and adoption on the second and final reading. The effective date of this amendment shall be concurrent with the effective date of Ordinance 26-04. 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 on the ____ of _____, 2026.

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

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

Walter Welch, Mayor
SEAL

ATTEST:

APPROVED AS TO FORM

Rodolfo Valladres, City Manager/Clerk

Scott Walker, City Attorney

EXHIBIT "A"

Legal Description:

Tax Parcel: 03042-052-007

LEGAL DESCRIPTION - PER O.R.B. 2241, PG. 1384

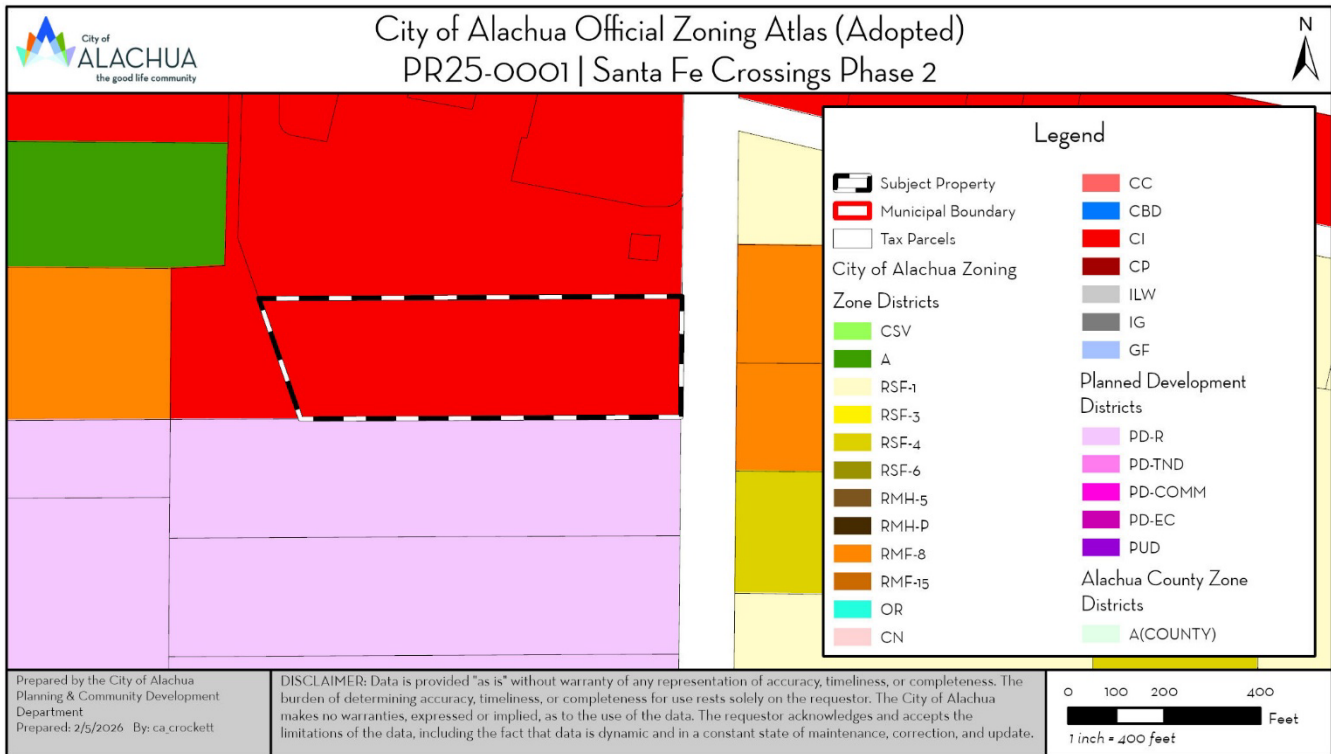
IN SECTION 8, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA

COMMENCE AT THE SOUTHEAST CORNER OF SECTION 8, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA, FOR A POINT OF REFERENCE. THENCE RUN ALONG THE SOUTH LINE OF SAID SECTION 8, S 87°26'54" W, 50.01 FEET TO THE WESTERLY RIGHT OF WAY LINE OF COUNTY ROAD S 235 A; THENCE RUN ALONG SAID RIGHT OF WAY LINE, N 01°47'55" W, 611.24 FEET TO AND FOR THE POINT OF BEGINNING. THENCE DEPARTING SAID RIGHT OF WAY LINE, RUN S 87°27'06" W, 687.23 FEET; THENCE RUN N 19°05'30" W, 260.78 FEET; THENCE RUN N 87°27'06" W (SEE SURVEYOR NOTE 7), 764.76 FEET TO THE AFORESAID RIGHT OF WAY LINE OF COUNTY ROAD NO. S-235 A; THENCE RUN ALONG SAID RIGHT OF WAY LINE, S 01°47'55" E, 250.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 181,485 SQUARE FEET OR 4.17 ACRES MORE OR LESS.

DRAFT

EXHIBIT "B"



DRAFT

July 09, 2025

Submitted electronically to scott@v3capital.com

Scott Batterson, P.E.
Director of Development
Alachua 441/235 Limited Liability Company
c/o V3 Capital Group Limited Liability Company
496 S Hunt Club Boulevard
Apopka, Florida 32703

Application #: PSSC25-0001; PR25-0001

RE: Completeness Review for Alachua Santa Fe Crossings, Phase 2 Small Scale Comprehensive Plan Map Amendment (SSCPA) and Amendment to the Official Zoning Atlas (Rezoning) Applications

Dear Scott Batterson,

On June 23, 2025, the City of Alachua Planning & Community Development Department received your application for a Small-Scale Comprehensive Plan Map Amendment and a Site-Specific Amendment to the Official Zoning Atlas (Rezoning) on behalf of V3 Capital Group Limited Liability Company. The applications propose to amend the Future Land Use Map (FLUM) Designation of a 4.17 ± acre property, comprised of Tax Parcel Number 03042-052-007 from Agricultural (AG) to Commercial (COMM) and to rezone the subject property from Agricultural (A) to Commercial Intensive (CI).

According to Section 2.26 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 Division has reviewed the aforementioned application for completeness and finds the applications are complete.

This letter is based solely on a preliminary review of your application for completeness. An in-depth review of the content of the application will be performed, and the findings of the in-depth review will be discussed at a Project Assistance Team (PAT) Meeting.

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

November 12, 2025

Submitted electronically to scott@v3capital.com

Scott Batterson, P.E.
Director of Development
Alachua 441/235 Limited Liability Company
c/o V3 Capital Group Limited Liability Company
496 S Hunt Club Boulevard
Apopka, Florida 32703

RE: Completeness Review: Alachua Santa Fe Crossings, Phase 2 Small-Scale Comprehensive Plan Amendment (SSCPA) and Site-Specific Amendment to the Official Zoning Atlas (Rezoning) Applications

Dear Scott Batterson,

On October 30, 2025, the City of Alachua Planning & Community Development Department received your updated application for a Small-Scale Comprehensive Plan Map Amendment and a Site-Specific Amendment to the Official Zoning Atlas (Rezoning) on behalf of V3 Capital Group Limited Liability Company. The applications propose to amend the Future Land Use Map (FLUM) Designation of a 4.17 ± acre subject property from Agriculture to Commercial. Additionally, the Rezoning application proposes to amend the Official Zoning Atlas designation from Agricultural (A) to Commercial Intensive (CI) for the same 4.17 ± acre property, identified as Tax Parcel Number O3O42-052-007.

In accordance with 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 the applications are complete.

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

If you have any questions concerning the above information, please contact me at (386) 418-6125 or via email at be.fisher@cityofalachua.org.

Sincerely,



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

July 23, 2025

Submitted electronically to scott@v3capital.com

Scott Batterson, P.E.
Director of Development
Alachua 441/235 Limited Liability Company
c/o V3 Capital Group Limited Liability Company
496 S Hunt Club Boulevard
Apopka, Florida 32703

**RE: Planning Assistance Team (PAT) Summary: Alachua Santa Fe Crossings, Phase 2
SSCPA and Rezoning Applications**

Dear Scott Batterson,

On June 23, 2025, the City of Alachua Planning & Community Development Department received your application for a Small-Scale Comprehensive Plan Map Amendment and a Site-Specific Amendment to the Official Zoning Atlas (Rezoning) on behalf of V3 Capital Group Limited Liability Company. The applications propose to amend the Future Land Use Map (FLUM) Designation of a 4.17 ± acre property, comprised of Tax Parcel Number 03042-052-007 from Agricultural to Commercial and to rezone the subject property from Agricultural (A) to Commercial Intensive (CI). A Completeness Review was performed on July 09, 2025 and the applications were determined to be complete on the same date.

The applications have been reviewed by the City's Planning Assistance Team (PAT). Upon review of the applications and materials, the following insufficiencies must be addressed.

Please address the insufficiencies in writing and provide an indication as to how they were addressed by **5:00 PM on Wednesday, August 06, 2025**. A total of four (4) copies of each application package and a digital copy of all materials in PDF format on a CD or sent by emailing a Cloud / FTP link must be provided by this date. If all comments are addressed by the resubmission date above, the application may be scheduled for the **September 09, 2025 Planning & Zoning Board (PZB) Meeting**.

Please address the following insufficiencies:

Comprehensive Plan Amendment Application:

1. D.1, required is a statement of proposed change and maps which illustrate the proposed change. **When reviewing the referenced application, the statement was not addressed. The burden of justifying the amendment including identifying specific reasoning warranting the amendment. Therefore, a description of why the proposed change is needed, including any**

change in circumstances to the property area in which the property is located that warrants the Future Land Use Map Amendment designation.

2. D.2(II), the response to the criteria reads, "This parcel is surrounded by urban public infrastructure, major roadways, adequately sized wet and dry utilities with capacities, and nearby urban support services e.g. new fire station adjacent to east". **Though this point has a response, it is in broad terms, which does not consummate the proposed Future Land Use Map Amendment promotes the efficient and cost-effective provision or extension of public infrastructure and services. Please address, giving specifics on how the propose Future Land Use Map Amendment will promote the efficiency and cost effectiveness of the public infrastructure and services.**
3. D.2(III), the response to the criteria reads, "Development to the north of the subject property provides for significant improvements to pedestrian facilities that previously did not exist. The proposed amendment will bring further connectivity south along CR 235A as it is developed with commercial uses, which also permit a mix of densities, supporting housing options. The connectivity will bridge existing commercial uses along the Hwy 441 commercial corridor with future residential development in the area. **This response does not identify supportive specifics in regards to promoting walkability and connected communities, provisions for compact development and a mix of uses at densities and intensities supporting a range of housing, and multimodal transportation system. Please correct the response to give specifics as it relates to the criteria for subject property and the surrounding area.**
4. D.2(IV), the response to the criterion reads, "The proposed amendment will promote conservation of water and energy by intensifying development along the Hwy 441 commercial corridor, where the City has robust infrastructure of water, wastewater and electric. By promoting compactness along this commercial corridor, it further discourages sprawl development that is costly to provide water and energy services. **This response will need to be qualitative, this is prevalent to describing why and how this proposed Future Land Use Map Amendment will positively promote conservation of water and energy. Please provide a response specific to the land use map amendment request and its promotion of conservation of water and energy.**
5. D.2(V), response reads, "By promoting commercial development along the Hwy 441 corridor, the preservation of agriculture areas and activities of the community can be achieved." **Please provide specifics on the agricultural areas that will be preserved as a result of allowing this Future Land Use Map Amendment request.**
6. D.2(VI), the response to this standard read, "The proposed amendment will allow for uses consistent with commercial activities. The City Land Development Regulations provide for open space requirements, including the use of stormwater management facilities." **This response does not address preservation of open space, natural lands or public open space relative to this subject property in review. Please correct response.**
7. D.2(VII), the response to this standard read, "Given the proposed residential units to the south (Alachua West residential subdivision), the west (Farmlands Subdivision Phase 1), the north Briarwood Phase 2 and 3) and the east (Tomoka Hills et al.) plus the surrounding

existing densities, the proposed commercial land use and zoning is not only justified but needed. The proposed amendment will ensure the nonresidential needs of this area are met.” **Please explain precisely how this proposed Future Land Use Map Amendment “will ensure the nonresidential need of this area are met”.**

8. D.2(VIII), the response to this point of criteria read, “N/A”. **This response requires corrections that include supportive information on how the proposed Future Land Use Map Amendment will provide remediation to existing or planned forms of urban sprawl in the immediate area.**
9. D.3, Concurrency Impact Analysis, includes a response that reads, “The Phase 2 parcel proposes to defer any City required studies, until a development program is finalized concurrent with Site Plan application. The City of Alachua Comprehensive Plan establishes concurrency standards that ensure that the city is able to provide public facilities to new developments without constraining adopted local level of service. The following assessment examines how this application impacts public service demands related to transportation, potable water, sanitary sewage, solid waste, stormwater, recreation, and public-school facilities. The most recent overall analysis provided by the City confirms that there is capacity for concurrency for a reasonably conservative development program.” **What specific policies, objectives, goals and quantitative data are in place to validate the information presented? Please provide information related to this Future Land Map Amendment. Additionally, it appears that the actual use of the property has not yet been identified. Though the request may move forward, it would be beneficial to have a verifiable response on how each of the relative factors are in public interest and what benefit to the public will accrue from this map amendment. Without this valid justification, the staff is unable to validate a positive recommendation.**
10. D.4, Needs Analysis demonstrating the necessity, the responsive statement reads, “Commercial uses shall be limited to an intensity of less than or equal to...0.75 floor area ratio for parcels less than 5 acres but greater than 1 acre...this would provide for an allowable 136,234 SF of commercial intensity, which is not economically or physically able to fit given the zoning yard design parameters such as height restrictions” **This statement is regarding zoning, therefore this is not the appropriate forum because the main purpose of this application is demonstrate evidence that supports the requested Future Land Use Map Amendment that the City of Alachua’s staff can recommend for approval.**
11. D.5, Analysis of Consistency with the City of Alachua Comprehensive Plan was shown twice, but only identified once. Additionally, each element, objective, policy chosen to support the Future Land Use Map Amendment request was not addressed individually. Therefore, this point of information must be corrected.

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

1. D.1, the response to this principle reads, “This application proposes via Small-Scale Comprehensive Plan Amendment and concurrent Rezoning to change the property’s Future Land Use designation from Agricultural to Commercial and Zoning Atlas from Agricultural “A” to the Commercial Intensive “CI” zoning district” **Please correct this statement to reflect this is the Zoning Atlas Amendment Application request accompanying a Future Land Use Map Amendment. The current reading does not correlate with this application request.**
2. D.3, Concurrency Impact Analysis, **what specific policies, objectives, goals and quantitative data are in place to validate the information presented? Please provide information related to this Zoning Map Amendment request. Additionally, it appears that the actual use of the property has not yet been identified. Though the request may move forward, in means of receiving a positive recommendation it will benefit to have a verifiable response to how each of the relative factors are in public interest and what benefit to the public will accrue from this map amendment. Without this valid justification, the staff is unable to validate a positive recommendation.**
3. D.4, Analysis of Consistency with City of Alachua Comprehensive Plan, response included in the application reads, “The proposed small-scale comprehensive plan amendment is consistent with the Goals, Objectives, and Policies (GOPS) identified below and are provided to established a basis of the application’s consistency with the Comprehensive Plan. There may be additional GOPs that the application is consistent with that are not identified within this report. An evaluation and findings of consistency with the identified GOPs are provided below.” **This response is related to a Future Land Use Map Amendment, not the requested Zoning Map Amendment. The Future Land Use is a component of the Comprehensive Plan, which offers guidance. Whereas Zoning governs how real property can and cannot be used in certain geographic areas. Therefore, this response will need to updated to reflect details related to the Zoning Map Amendment.**

Additionally, there is a statement at the end that reads, “The location of this proposed site plan is consistent with the City’s commercial areas and the use is consistent with the list of uses allowed by this policy.” At this time, there are no site plans under review for the subject property, please revise this statement.

4. D.5, Analysis of compliance with the Standards for Site Specific Amendments to the Official Zoning Atlas, the responses are as follows:
 - i. Consistent with Comprehensive Plan, the response provided reads, “The proposed site plan aligns with the goals, objectives, and policies set forth in the Comprehensive Plan. It supports planned land use, promotes sustainable development, and enhances the surrounding area in accordance with established guidelines. By incorporating key principles such as efficient land utilization, environmental stewardship, and community connectivity, the site plan effectively furthers the vision and framework outlined in the Comprehensive Plan.” **This statement refers to a site plan, which has not been submitted. At this time, the action sought in the application is to amend adopted Zoning Atlas; therefore, this an invalid statement that shall be revised. Additionally, details specific to**

the subject site in regards to how the Future Land Use Map Amendment requested is consistent with the City of Alachua's adopted Comprehensive Plan.

- ii. Consistent with Ordinances, the response reads, "The proposed amendment is fully compliant with all applicable provisions of Alachua's Land Development Regulations (LDRs) and the City Code of Ordinances. It does not conflict with any established regulatory framework, ensuring alignment with local land use, zoning requirements, and municipal policies. The amendment maintains consistency with the city's planning goals while adhering to all legal standards and development guidelines. **This response acknowledges the proposed amendment is fully compliant, but it does not provide specifics that demonstrate support for this statement. Please provide more site specific and related details.**
- iii. Logical Development Pattern, the response states, "The proposed amendment promotes a logical and orderly development pattern, ensuring a cohesive and well-integrated approach to land use. It aligns with the established planning framework and is consistent with the character and purpose of the surrounding developments. By maintaining conformity with adjacent land uses, the amendment enhances continuity and supports a balanced growth strategy that respects both existing infrastructure and future development objectives. **Please explain how this proposed Future Land Use Map Amendment promotes logical and orderly development patterns precise to the subject property; to give an understanding of why approving this request is important and beneficial to the City.**
- iv. Pre-Mature Development, response reads, "The proposed amendment does not result in premature development in undeveloped or rural areas. Instead, it supports a well-timed and appropriate expansion that aligns with the evolving character of the surrounding area. With the construction of WaWa and ongoing development of neighboring properties, the site is primed and ready for growth. The amendment enhances the existing development momentum, ensuring compatibility with infrastructure and the community's forward-looking vision while fostering sustainable and strategic land use." **The response presented does not give a full spectrum of why this requested Zoning Map Amendment is not premature. The only specific reference is WaWa, please give more details.**
- v. Incompatible with Adjacent Lands, the response states, "The current land use designation of the subject property as Agricultural (AG) does not align with the adjacent lands designated as Commercial Intensive (CI). The surrounding area has evolved to support high-intensity commercial development, creating land use pattern that is no longer consistent with agricultural zoning. The proposed amendment seeks to bring the site into alignment with the existing commercial framework, ensuring computability with neighboring properties and facilitating a cohesive development pattern that supports the area's growth and economic vitality." **Please specify how the surrounding area has evolved to support high-intensity commercial development.**

- vi. Adverse Effect on Local Character, the statement reads, “ The proposed amendment will seamlessly integrate into the existing development landscape, reinforcing the area’s ongoing transformation. By aligning the site with neighboring properties and modern land use trends, this change fosters a cohesive and well-balanced expansion. Rather than introducing disruptive elements, it contributes to a more unified and efficient land use pattern, allowing the area to evolve in a manner that complements existing infrastructure and enhances economic opportunities. This amendment supports sustainable growth and ensures the site remains a valuable asset to the surrounding community.” **Please explain how the proposed Future Land Use Map Amendment for this subject property will not adversely affect the character of the general area including aspects of traffic, intensities of use, building height and bulk, noise, lights, or other physical effects or nuisances. With knowledge of what development type is being sought for this property that will assist in giving more details. The supporting details should include emphasis on how this request will not become adversary to the surrounding area, but more in concert with the existing development trend that has been established and other relevant information.**

- vii. Not Deviate from Pattern of Development, response shown in the application packet reads, “ The proposed amendment aligns seamlessly with the established and evolving development pattern of the area. The site’s transition to Commercial Intensive (CI) zoning ensures consistency with surrounding properties, reinforcing a unified land use framework.” **This statement reads good, but it does not give further details to support what development pattern has been established; please expound on what type or types of commercial. Also, the suggestion of the area’s development pattern evolving; please explain how in details related to the subject property.**

- viii. Encourage Sprawl, the reply states, “This parcel is an agriculturally designated “island” surrounded by more intense and dense Future Land Uses and existing and proposed urban development sufficient to support its change to commercial.” **Please give examples of what uses surround this property that is more intense and denser that adequately support the Zoning Map Amendment being requested.**

- ix. Spot Zoning, the reply reads, “By transitioning from Agricultural (AG) to Commercial Intensive (CI), the site will align with adjacent properties that already feature CI zoning.” **Please describe where these suggested properties are located in relation to the subject property.**

- x. Public Facilities, in response, stated is, “ The most recent overall analysis provided by the City confirms that there is capacity for concurrency for a reasonably conservative development program. Please see the most current City provided “Development Monitoring Report” typically updated on a monthly basis by Carson J. Crockett.” **This response does not address how the proposed Zoning Map Amendment will not result in development in a location where there are no plans by the City to provide public facilities. The information presented, must be site specific and include verifiable data. Please update this response.**

- xi. No Adverse Effect on the Environment, the response reads, “Note that no wetlands or protected habitats exist.” **Please present a map or data that supports this statement.**

If you have any questions regarding the information above, please contact me at (386) 418-6125 or via email at 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



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: Alachua Santa Fe Crossings Phase 2 (ASFCP2)
2. Address of Subject Property: Unassigned Location (South of Phase 1 = 16304 NW US Hwy 441, Alachua, FL 32615)
3. Parcel ID Number(s): 03042-052-007
4. Existing Use of Property: Vacant / Planted Pines
5. Future Land Use Map Designation: A (Agricultural)
6. Existing Zoning Designation: A Agricultural
7. Proposed Zoning Designation: CI Commercial Intensive
8. Acreage: 4.17

B. APPLICANT

1. Applicant's Status Owner (title holder) Agent
2. Name of Applicant(s) or Contact Person(s): R. Scott Batterson, PE Title: Director of Development
Company (if applicable): ALACHUA 441/235 LLC c/o V 3 CAPITAL GROUP LLC
Mailing address: 496 S Hunt Club Blvd
City: Apopka State: Florida ZIP: 32703
Telephone: () (407) 579-9808 FAX: () N/A e-mail: scott@v3capital.com
3. If the applicant is agent for the property owner*:
Name of Owner (title holder): ALACHUA 441/235 LLC c/o Trey Vick (JOHN C VICK, III) Manager
Mailing Address: 496 S Hunt Club Blvd
City: Apopka State: Florida ZIP: 32703

* 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

 Signature of Co-applicant

R. Scott Batterson

 Typed or printed name and title of applicant

 Typed or printed name of co-applicant

State of Florida County of Alachua Seminole

The foregoing application is acknowledged before me this 29 day of April, 2025, by R. Scott

Batterson, who is/are personally known to me, or who has/have produced _____
 as identification.



 Signature of Notary Public, State of Florida

NOTARY SEAL





THE GOOD LIFE COMMUNITY

Authorized Agent Affidavit

A. PROPERTY INFORMATION

Address of Subject Property: Unassigned Location (South of Phase 1 - 16304 NW US Hwy 441, Alachua, FL 32615)
Parcel ID Number(s): 03042-052-007
Acreage: 4.17

B. PERSON PROVIDING AGENT AUTHORIZATION

Name: Trey Vick (JOHN C VICK, III) Title: Manager
Company (if applicable): ALACHUA 441/235 LLC c/o V 3 CAPITAL GROUP LLC
Mailing Address: 496 S Hunt Club Blvd
City: Apopka State: Florida ZIP: 32703
Telephone: (407) 848-1663 FAX: _____ e-mail: trey@v3capital.com

C. AUTHORIZED AGENT

Name: R. Scott Batterson, PE Title: Director of Development
Company (if applicable): V 3 CAPITAL GROUP LLC c/o PEC-Professional Engineering Consults, LLC
Mailing address: 496 S Hunt Club Blvd
City: Apopka State: Florida ZIP: 32703
Telephone: (407) 579-9808 FAX: _____ e-mail: scott@v3capital.com

D. REQUESTED ACTION:

Small Scale Comprehensive Plan Amendment, Site Specific Amendment to the Official Zoning Atlas Amendment (Rezoning) Application, & ALL entitlement/permitting approvals

I hereby certify that I am the property owner of record, or I have received authorization from the property owner of record to file an application for a development permit related to the property identified above. I authorize the agent listed above to act on my behalf for purposes of this application.

Signature of Applicant

Signature of Co-applicant

John C. Vick III (Trey Vick)
Typed or printed name and title of applicant

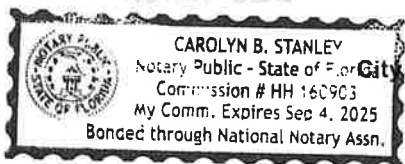
Typed or printed name of co-applicant

State of Florida County of Alachua Seminole

The foregoing application is acknowledged before me this 29 day of April, 2025, by John C.

Vick III, who is/are personally known to me, or who has/have produced _____
as identification.

Carolyn B. Stanley
Signature of Notary Public, State of Florida



City of Alachua ♦ Planning and Community Development Department
PO Box 9 ♦ Alachua, FL 32616 ♦ (386) 418-6121
Revised 9/30/2014

PEC

PROFESSIONAL ENGINEERING CONSULTANTS, LLC

June 20, 2025

To:

The City of Alachua c/o Carson J. Crockett
Office of Planning and Community Development
15100 NW 142nd Terrace Alachua, FL 32615

Submitted via email:

ca_crockett@cityofalachua.org
(386) 418-6121

c/o: **ALACHUA 441/235 LLC (Owner) c/o V 3 CAPITAL GROUP LLC**
R. Scott Batterson, PE (Owner's Authorized Agent) scott@v3capital.com

Re: Alachua Santa Fe Crossings Phase 2 (ASFCP2)
Proposed Small-Scale Comprehensive Plan Amendment with concurrent Rezoning

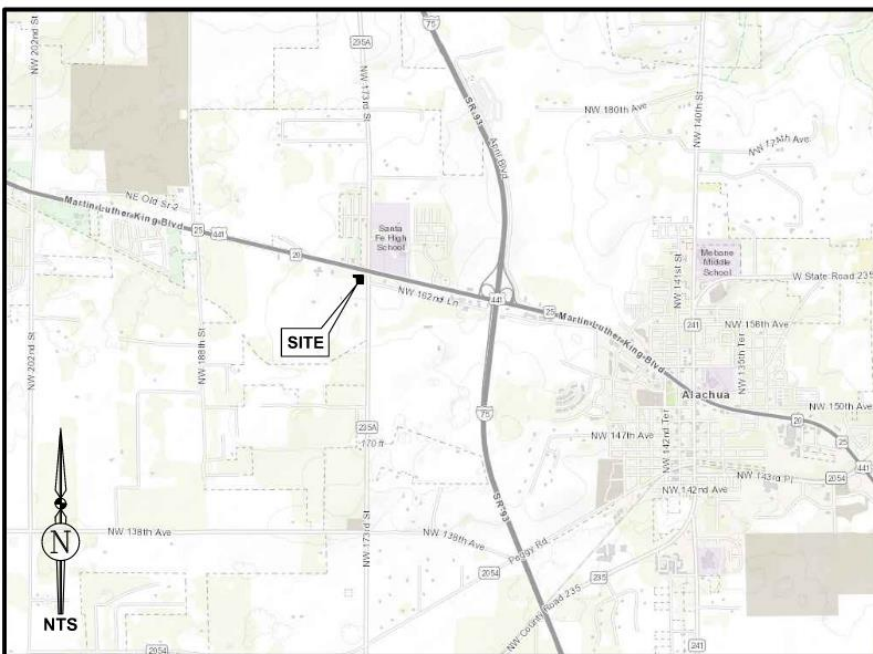
PEC - Professional Engineering Consultants, LLC has provided the additional supporting information below as required in the City's application for Comprehensive Plan Amendments items D 1 – 12.

ATTACHMENTS

1. *Statement of proposed change, including a map showing the proposed zoning change and zoning designations on surrounding properties*

This application proposes via Small-Scale Comprehensive Plan Amendment and concurrent Rezoning to change the property's Future Land Use designation from Agricultural to Commercial and Zoning Atlas from Agricultural "A" to the Commercial Intensive "CI" zoning district, on approximately 4.17 +/- acres. The property is identified as Tax Parcel No. 03042-052-007 within the jurisdictional authority of the City of Alachua. The parcel is currently designated as vacant and is being used for planted pines.

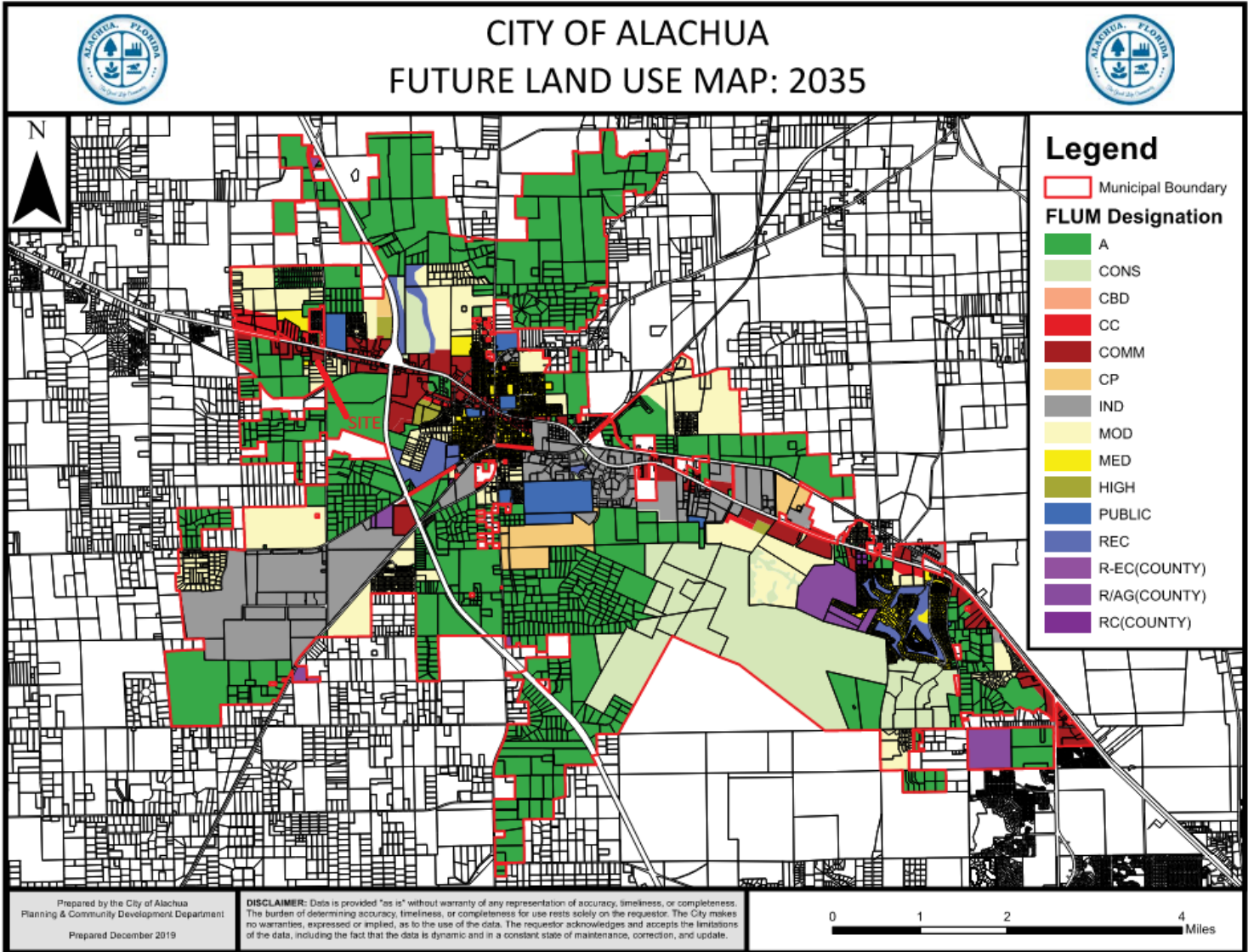
CITY OF ALACHUA PROPOSED PROJECT VICINITY / LOCATION MAP:



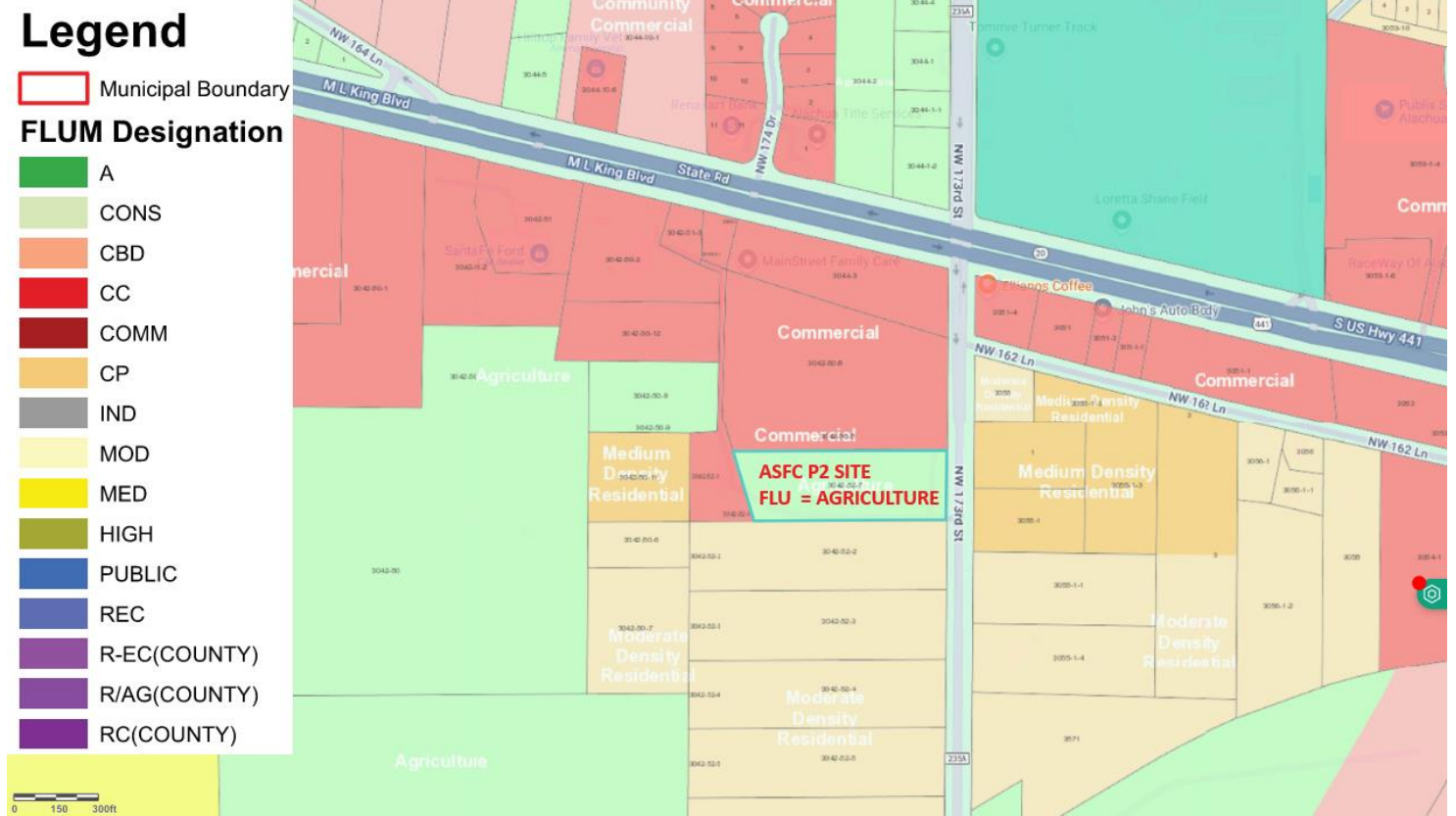
LOCATION MAP

N.T.S.

CITY OF ALACHUA FUTURE LAND USE MAP: 2035



CITY OF ALACHUA FUTURE LAND USE MAP: 2035 EXISTING FLU = A



CITY OF ALACHUA ZONING MAP: 2035 EXISTING ZONING = A

City of Alachua Zoning

zonecode

[all other values]

- (A) Agriculture
- GF
- (CP) Corporate Park District
- (CBD) Commercial, Central Business District
- (CC) Community Commercial
- (CI) Commercial, Intensive
- (CN) Commercial, Neighborhood
- (CSV) Conservation
- (IG) Industrial General
- (ILW) Industrial, Light and Warehousing
- (OR) Office Residential
- (PD-COMM) Planned Development, Commercial
- (PD-EC) Planned Development, Employment Center
- (PD-R) Planned Development, Residential
- (PD-TND) Planned Development, TDR
- (PUD) Planned Unit Development

















- (RMF-8) Residential Multi-Family
- (RMF-15) Residential Multi-Family
- (RMH-5) Residential, Mobile Home
- (RMH-P) Residential, Mobile Home Park
- (RSF-1) Residential, Single Family
- (RSF-3) Residential, Single Family
- (RSF-4) Residential, Single Family
- (RSF-6) Residential, Single Family
- (A) County Agriculture
- (PD) County Planned Development
- (MP) County Manufacturing/Processing

0 150 300ft



CITY OF ALACHUA FUTURE LAND USE MAP: 2035 PROPOSED FLU = COMM

Legend

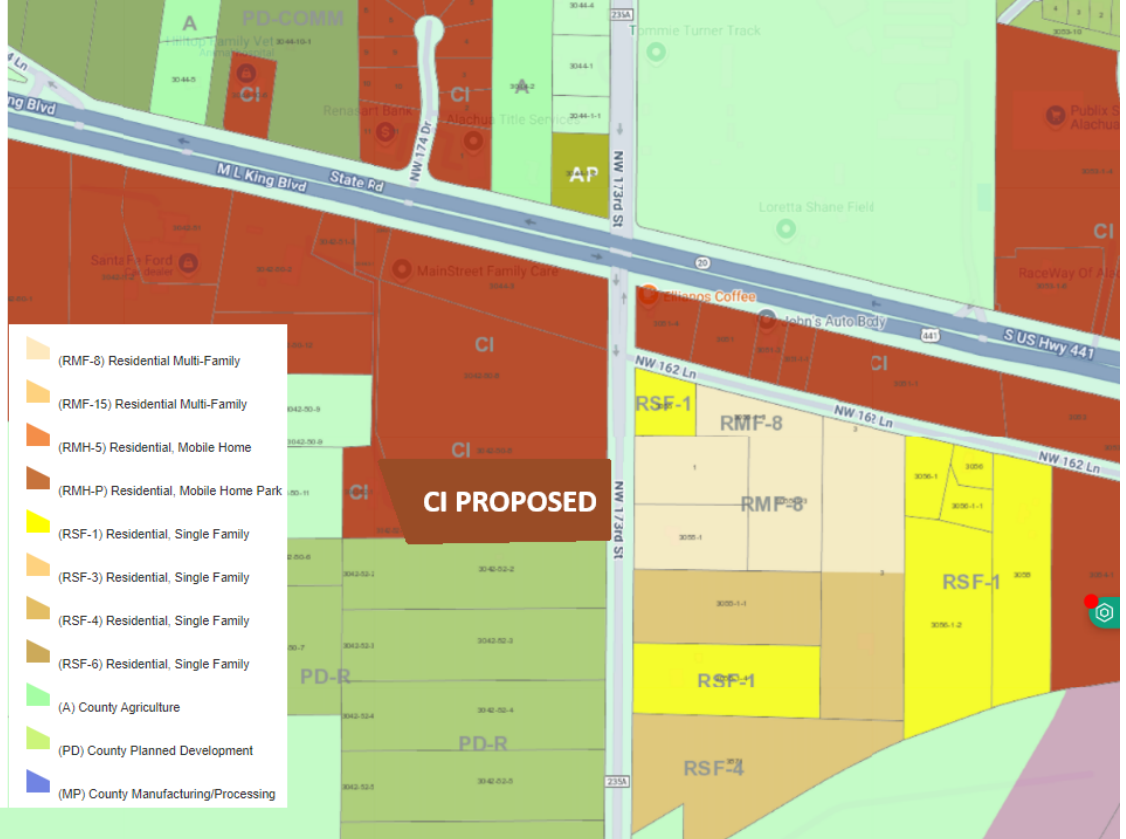
-  Municipal Boundary
- FLUM Designation**
-  A
-  CONS
-  CBD
-  CC
-  COMM
-  CP
-  IND
-  MOD
-  MED
-  HIGH
-  PUBLIC
-  REC
-  R-EC(COUNTY)
-  R/AG(COUNTY)
-  RC(COUNTY)



CITY OF ALACHUA ZONING MAP: 2035

PROPOSED ZONING = CI

- City of Alachua Zoning
- zonecode
-  [all other values]
-  (A) Agriculture
-  GF
-  (CP) Corporate Park District
-  (CBD) Commercial, Central Business District
-  (CC) Community Commercial
-  (CI) Commercial, Intensive
-  (CN) Commercial, Neighborhood
-  (CSV) Conservation
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-  (PD-COMM) Planned Development, Commercial
-  (PD-EC) Planned Development, Employment Center
-  (PD-R) Planned Development, Residential
-  (PD-TND) Planned Development, TDR
-  (PUD) Planned Unit Development



2. A current aerial map or plat of the property. (may be obtained from the Alachua County Property Appraiser.)

Please see below ACPA aerial map May 2023



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.*

The Phase 2 parcel proposes to defer any City required studies, until a development program is finalized concurrent with Site Plan application. The City of Alachua Comprehensive Plan establishes concurrency standards that ensure that the city is able to provide public facilities to new developments without constraining adopted local levels of service. The following assessment examines how this application impacts public service demands related to transportation, potable water, sanitary sewage, solid waste, stormwater, recreation, and public-school facilities. The most recent overall analysis provided by the City confirms that there is capacity for concurrency for a reasonably conservative development program.

Transportation Mobility

The City of Alachua Comprehensive Plan Transportation Element Objective 1.1 establishes level of service standards (LOS) for all roadways.

Concurrency Assessment:

The proposed project will generate trips and distributions based on the yet-to-be-determined development program. Based on the most recent attached, the City LOS will be maintained.

Owner/Applicant will provide an update to the previously approved phase 1 Santa Fe Crossings traffic study performed by KHA, per City approved methodology, at the time of site permit application.

Potable Water

The City of Alachua Comprehensive Plan Capital Improvements Element Policy 1.2.a.5 establishes Potable Water LOS.

Concurrency Assessment: The proposed project will generate demand based on the yet to be determined development program. Based on the most recent attached, the City LOS will be maintained. Concurrency will be evaluated at the site plan development stage.

Wastewater

The City of Alachua Comprehensive Plan Capital Improvements Element Policy 1.2.a.2 establishes LOS for Wastewater.

Concurrency Assessment: The proposed project will generate demand based on the yet to be determined development program. Based on the most recent attached, the City LOS will be maintained. Concurrency will be evaluated at the site plan development stage.

Solid Waste

The City of Alachua Comprehensive Plan Capital Improvements Element Policy 1.2.a.3 establishes LOS for Solid Waste.

Concurrency Assessment: The proposed project will generate demand based on the yet to be determined development program in tons per day. Based on the most recent attached, the City LOS will be maintained.

Stormwater

The City of Alachua Comprehensive Plan Capital Improvements Element Policy 1.2.a.4 establishes LOS for Stormwater. The policy establishes the standard as follows, "A design storm with 100-year critical duration rainfall depth for projects serving any land use other than agricultural, silvicultural, conservation, or recreational uses. The level of service standard for water quality treatment shall be treatment for the "first one inch" of runoff, and shall be in compliance with the design and performance standards established in Rules 40C42.025, and 40C-42.035, Florida Administrative Code, to ensure that the receiving water

quality standards of Rule 62.302.500, Florida Administrative Code, are met and to ensure their water quality is not degraded below the minimum conditions necessary to maintain their classifications as established in Rule 62-302, Florida Administrative Code. These standards shall apply to all new development and redevelopment.”

Concurrency Assessment: Any development of the subject property will be designed to maintain the City LOS with a master stormwater system to be designed to meet a 100-year critical duration rainfall and other stormwater regulatory requirements of the City and Suwannee River Water Management District.

Recreation

The City of Alachua Comprehensive Plan Capital Improvements Element Policy 1.2.a.6 establishes LOS for recreation based on the residents to be served.

Concurrency Assessment: As this is an application for a Future Land Use amendment and Zoning amendment to commercial, there is no impact to residential recreational facilities.

Public School Facilities

The City of Alachua Comprehensive Plan Policy 1.2.a.7 establishes LOS for public school facilities based on number of students and available capacity for educational facilities.

Concurrency Assessment: As this is an application for a Future Land Use amendment and Zoning amendment to commercial, there is no impact to public school facilities.

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.)

The proposed small scale comprehensive plan amendment is consistent with the Goals, Objectives, and Policies (GOPs) identified below and are provided to establish a basis of the application’s consistency with the Comprehensive Plan. There may be additional GOPs that the application is consistent with that are not identified within this report. An evaluation and findings of consistency with the identified GOPs are 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.

Comprehensive Plan Consistency: The location of this project is consistent with the Future Land Use Map and executes the development of economic commercial uses.

Objective 1.3: Commercial

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

Comprehensive Plan Consistency: The location of this use in an area that is intended to contribute to the provision of a broad range of commercial uses including retail sales and services, particularly along the Hwy 441 corridor, which the City has designated for commercial uses

Policy 1.3.b: Commercial:

The Commercial land use category is established to provide for general commercial uses, as well as more intense commercial and highway commercial uses. This is the land use category in which large-scale, regional commercial uses may locate.

The following uses are allowed within the Commercial land use category:

1. Retail sales and services;
2. Personal services;
3. Financial institutions;
4. Outdoor recreation and entertainment;
5. Tourist-related uses;
6. Hotels and motels;
7. Commercial shopping centers;
8. Auto-oriented uses;
9. Traditional Neighborhood Planned Developments;
10. Employment Center Planned Developments;
11. Commercial recreation centers;
12. Office/business parks;
13. Limited industrial services; and,
14. Eating establishments.

Comprehensive Plan Consistency: The location of this proposed site plan is consistent with the City's commercial areas and the use is consistent with the list of uses allowed by this 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.

The proposed site plan aligns with the goals, objectives, and policies set forth in the Comprehensive Plan. It supports planned land use, promotes sustainable development, and enhances the surrounding area in accordance with established guidelines. By incorporating key principles such as efficient land utilization, environmental stewardship, and community connectivity, the site plan effectively furthers the vision and framework outlined in 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.

The proposed amendment is fully compliant with all applicable provisions of Alachua's Land Development Regulations (LDRs) and the City Code of Ordinances. It does not conflict with any established regulatory framework, ensuring alignment with local land use, zoning requirements, and municipal policies. The amendment maintains consistency with the city's planning goals while adhering to all legal standards and development guidelines.

iii. *Logical Development Pattern*

The proposed amendment would result in a logical and orderly development pattern.

The proposed amendment promotes a logical and orderly development pattern, ensuring a cohesive and well-integrated approach to land use. It aligns with the established planning framework and is consistent with the character and purpose of the surrounding developments. By maintaining conformity with adjacent land uses, the amendment enhances continuity and supports a balanced growth strategy that respects both existing infrastructure and future development objectives.

iv. *Pre-Mature Development*

The proposed amendment will not create premature development in undeveloped or rural areas.

The proposed amendment does not result in premature development in undeveloped or rural areas. Instead, it supports a well-timed and appropriate expansion that aligns with the evolving character of the surrounding area. With the construction of Wawa and ongoing development of neighboring properties, the site is primed and ready for growth. The amendment enhances the existing development momentum, ensuring compatibility with infrastructure and the community's forward-looking vision while fostering sustainable and strategic land use.

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.

The current land use designation of the subject property as Agricultural (AG) does not align with the adjacent lands designated as Commercial Intensive (CI). The surrounding area has evolved to support higher-intensity commercial development, creating a land use pattern that is no longer consistent with agricultural zoning. The proposed amendment seeks to bring the site into alignment with the existing commercial framework, ensuring compatibility with neighboring properties and facilitating a cohesive development pattern that supports the area's growth and economic vitality.

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.

The proposed amendment will seamlessly integrate into the existing development landscape, reinforcing the area's ongoing transformation. By aligning the site with neighboring properties and modern land use trends, this change fosters a cohesive and well-balanced expansion. Rather than introducing disruptive elements, it contributes to a more unified and efficient land use pattern, allowing the area to evolve in a manner that complements existing infrastructure and enhances economic opportunities. This amendment supports sustainable growth and ensures the site remains a valuable asset to the surrounding community.

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.

The proposed amendment aligns seamlessly with the established and evolving development pattern of the area. The site's transition to Commercial Intensive (CI) zoning ensures consistency with surrounding properties, reinforcing a unified land use framework.

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.

This parcel is an agriculturally designated “island” surrounded by more intense and dense Future Land Uses and existing and proposed urban development sufficient to support its change to commercial.

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).

By transitioning from Agricultural (AG) to Commercial Intensive (CI), the site will align with adjacent properties that already feature CI 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.

The most recent overall analysis provided by the City confirms that there is capacity for concurrency for a reasonably conservative development program. Please see the most current City provided “Development Monitoring Report” typically updated on a monthly basis by Carson J. Crockett

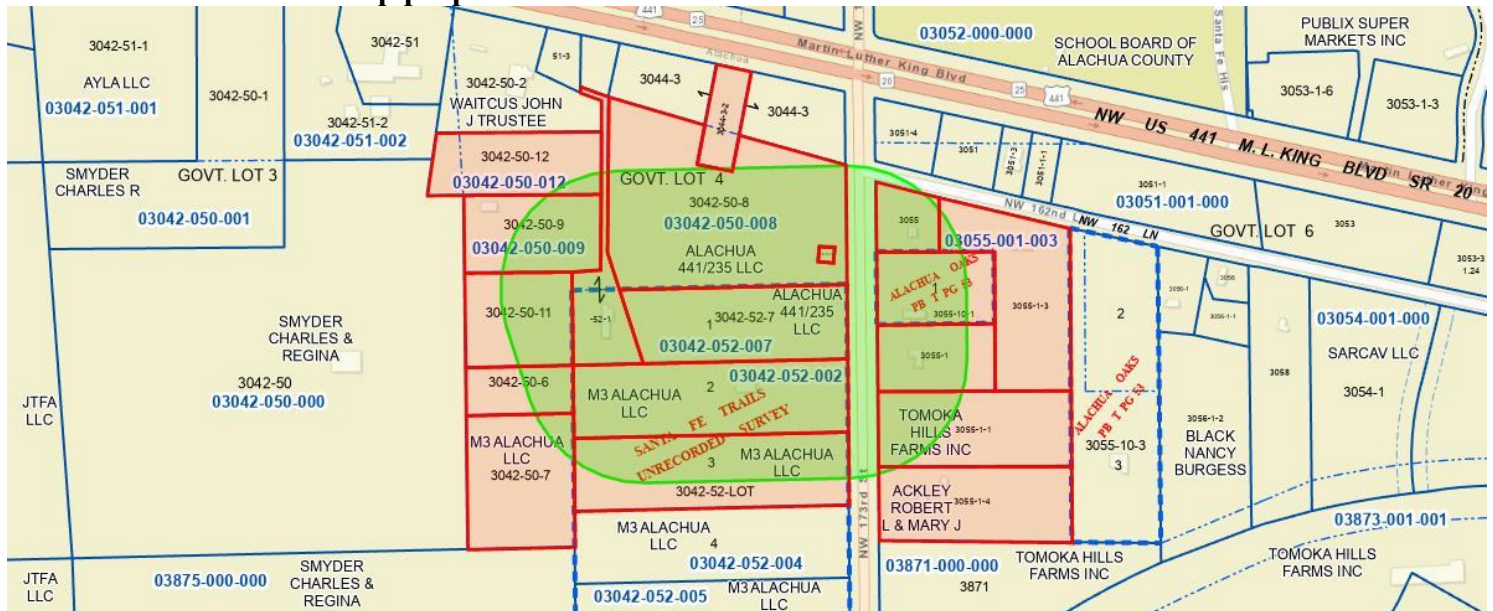
xi. *No Adverse Effect on the Environment*

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.

Note that no wetlands or protected habitats exist.

- 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).*

Please see below ACPA map properties within 400’ “buffer”:



Please see below completed labels contents in file:

<p>M3 ALACHUA LLC c/o PETER MCDANIEL (03042-050-006, 03042-050-007, 03042-052-002, 03042-052-003) 1276 MINNESOTA AVE WINTER PARK, FL 32789</p>	<p>WAITCUS JOHN J TRUSTEE (03042-050-009, 03042-050-012) 7453 SW 116TH TER GAINESVILLE, FL 32608</p>	<p>WAITCUS HENRIETTA TRUSTEE 03042-050-011 7453 SW 116TH TER GAINESVILLE, FL 32608</p>
<p>WAITCUS GREGORY MICHAEL SR TRU (03042-052-001) 15218 NW 258TH PL ALACHUA, FL 32615</p>	<p>TOMOKA HILLS FARMS INC (03055-001-001, 03055-001-003, 03055-010-001) 1301 DIXIANA DOMINO RD LEXINGTON, KY 40511</p>	<p>TOMOKA HILLS FARMS INC ATTN: LEGAL COMPLIANCE (03055-001-001, 03055-001-003, 03055-010-001) P.O. BOX 147018 GAINESVILLE, FL 32614-7018</p>
<p>SINGH LAKHVIR (03055-000-000) PO BOX 2092 ALACHUA, FL 32616</p>	<p>ACKLEY ROBERT L & MARY J (03055-001-004) 15817 NW 173RD ST ALACHUA, FL 32615</p>	<p>Alachua County c/o Rafael Rincon (03055-001-00) PO BOX 2877 GAINESVILLE, FL 32602</p>
<p>PALMETTO ALACHUA-US 441 LLC c/o Jeff Lazenby (03044-003-002) 632 E Main St, Suite 301 Lakeland, FL 33801</p>	<p>City of Alachua c/o Michael Carrillo (03042-050-081) P.O. Box 9 Alachua, FL 32616</p>	<p>City of Alachua c/o Mike DaRoza City Manager (Public Notification Neighborhood Meetings) PO Box 9 Alachua FL 32615</p>
<p>Alachua County c/o Michele Lieberman, City Manager (Public Notification Neighborhood Meetings) 12 SE 1st Street Gainesville FL 32601</p>	<p>Antoinette Endelicato (Public Notification Neighborhood Meetings) 5562 NW 93rd Avenue Gainesville FL 32653</p>	<p>University of Florida c/o Linda Dixon, AICP (Public Notification Neighborhood Meetings) PO Box 115050 Gainesville FL 32611</p>
<p>Tamara Robbins (Public Notification Neighborhood Meetings) PO Box 2317 Alachua FL 32616</p>	<p>Lynda Coon (Public Notification Neighborhood Meetings) 7216 NW 126 Avenue Alachua FL 32615</p>	<p>Joseph & Phyllis Strickland (Public Notification Neighborhood Meetings) 14103 NW 156th Place Alachua FL 32615</p>
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 WINTER PARK, FL 32789

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 15218 NW 258TH PL
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 03055-010-001)
 1301 DIXIANA DOMINO RD
 LEXINGTON, KY 40511

TOMOKA HILLS FARMS INC
 ATTN: LEGAL COMPLIANCE
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 P.O. BOX 147018
 GAINESVILLE, FL 32614-7018

SINGH LAKHVIR
 (03055-000-000)
 PO BOX 2092
 ALACHUA, FL 32616

ACKLEY ROBERT L & MARY J
 (03055-001-004)
 15817 NW 173RD ST
 ALACHUA, FL 32615

Alachua County c/o **Rafael Rincon**
 (03055-001-00)
 PO BOX 2877
 GAINESVILLE, FL 32602

PALMETTO ALACHUA-US 441 LLC
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 632 E Main St, Suite 301
 Lakeland, FL 33801

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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*
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.

Please see the attached documents for this requirement.

8. *For applications requesting a zoning which permits residential uses, Public School Student Generation Form.*

N/A

9. *Legal description with tax parcel number*

The subject property parcel ID # is 03042-052-007

LEGAL DESCRIPTION - PER O.R.B. 2241, PG. 1384

IN SECTION 8, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA

COMMENCE AT THE SOUTHEAST CORNER OF SECTION 8, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA, FOR A POINT OF REFERENCE. THENCE RUN ALONG THE SOUTH LINE OF SAID SECTION 8, S 87°26'54" W, 50.01 FEET TO THE WESTERLY RIGHT OF WAY LINE OF COUNTY ROAD S-235 A; THENCE RUN ALONG SAID RIGHT OF WAY LINE, N 01°47'55" W, 611.24 FEET TO AND FOR THE POINT OF BEGINNING. THENCE DEPARTING SAID RIGHT OF WAY LINE, RUN S 87°27'06" W, 687.23 FEET; THENCE RUN N 19°05'30" W, 260.78 FEET; THENCE RUN N 87°27'06" W (SEE SURVEYOR NOTE 7), 764.76 FEET TO THE AFORESAID RIGHT OF WAY LINE OF COUNTY ROAD NO. S-235 A; THENCE RUN ALONG SAID RIGHT OF WAY LINE, S 01°47'55" E, 250.00 FEET TO THE POINT OF BEGINNING. CONTAINING 181,485 SQUARE FEET OR 4.17 ACRES MORE OR LESS.

10. Proof of Ownership

RECORDED IN OFFICIAL RECORDS
 INSTRUMENT # 3457916 5 PG(S)
 11/18/2022 2:13 PM
 BOOK 5052 PAGE 2102
 J.K. JESS IRBY, ESQ.
 Clerk of the Court, Alachua County, Florida
 ERECORDED Receipt # 1117019
 Doc Stamp-Mort: \$0.00
 Doc Stamp-Deed: \$17,115.70
 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: 03042-050-008 & 03042-052-007 & 03044-003-000

Special Warranty Deed

This Indenture, Made this 18th day of November, 2022 A.D., Between ASHOK PATEL AND SHEILA PATEL, HUSBAND AND WIFE of the County of Alachua, State of Florida, grantors, and ALACHUA 441/235, LLC, A FLORIDA LIMITED LIABILITY COMPANY whose address is: 496 S. Hunt Club Blvd, Apopka, FL 32703 of the County of Orange, State of Florida, grantee.

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

SEE EXHIBIT "A" ATTACHED HERETO

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.

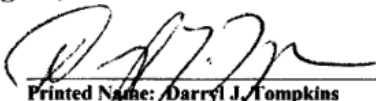
Together with all tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

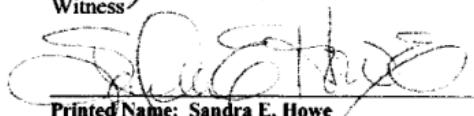
To Have and to Hold, the same in fee simple forever.

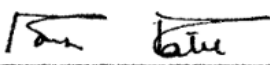
And the grantors hereby covenant with said grantee that grantors are lawfully seized of said land in fee simple; that grantors have good right and lawful authority to sell and convey said land; that grantors hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under grantors.

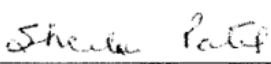
In Witness Whereof, the grantors have hereunto set their hands and seals the day and year first above written.

Signed, sealed and delivered in our presence:


 Printed Name: Darryl J. Tompkins
 Witness


 Printed Name: Sandra E. Howe
 Witness


 Ashok Patel
 Address: 6036 NW 112th Place, Alachua, FL 32615


 Sheila Patel
 Address: 6036 NW 112th Place, Alachua, FL 32615

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 3457917 8 PG(S)
11/18/2022 2:13 PM
BOOK 5052 PAGE 2107
J.K. JESS IRBY, ESQ.
Clerk of the Court, Alachua County, Florida
ERECORDED Receipt # 1117019
Doc Stamp-Mort: \$0.00
Doc Stamp-Deed: \$756.00
Intang. Tax: \$0.00

Return to:
Name: PAUL "JJ" JOHNSON, ESQUIRE
Address: Fishback Dominick LLP
1947 Lee Road
Winter Park, Florida 32789

This Instrument Prepared by:
Name: PAUL "JJ" JOHNSON, ESQUIRE
Address: Fishback Dominick LLP
1947 Lee Road
Winter Park, Florida 32789

Parcel Identification No. 03044 003 000
03042 050 008
03042 052 007

WARRANTY DEED

THIS WARRANTY DEED, made the 18th day of November, 2022, by, PARKER LAND CO., a Florida corporation, whose address is 6119 NW 47th Place, Gainesville, FL 32653, hereinafter referred to as the Grantor, to ALACHUA 441/235, LLC, a Florida limited liability company, whose address is 496 S. Hunt Club Blvd., Apopka, FL 32703, hereinafter called the Grantee.

W I T N E S S E T H :

That the Grantor, for and in consideration of the sum of TEN AND NO/100 (\$10.00) DOLLARS and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, all that certain land situate in Alachua County, Florida, to-wit:

All rights, title, and interest in and to all of the oil, gas, and other minerals of every kind and character in, on and under, or that may be produced from that certain tracts or parcels of land described as follows:

See attached Exhibit "A"

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

TO HAVE AND TO HOLD the same in fee simple forever.

AND the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land; that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever.

11. Proof of payment of taxes



ALAT815081F

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

ACCOUNT NUMBER	PROPERTY ADDRESS	MILLAGE CODE
03042 052 007	UNASSIGNED LOCATION RE	1700

ALACHUA 441/235 LLC
496 S HUNT CLUB BLVD
APOPKA, FL 32703

EXEMPTIONS:



AD VALOREM TAXES					
TAXING AUTHORITY	MILLAGE RATE	ASSESSED VALUE	EXEMPTION(S)	TAXABLE VALUE	TAXES LEVIED
COUNTY GENERAL	7.6180	499,524	0	499,524	3,805.37
LIBRARY GENERAL	1.0000	499,524	0	499,524	499.52
SCHOOL CAP PROJECT	1.5000	499,524	0	499,524	749.29
SCHOOL DISCRNRY & CN	0.7480	499,524	0	499,524	373.64
SCHOOL GENERAL	3.0130	499,524	0	499,524	1,505.07
SCHOOL VOTED	1.0000	499,524	0	499,524	499.52
CHILDREN'S TRUST	0.4500	499,524	0	499,524	224.79
SUWANNEE RIVER WATER MGT DIST	0.2936	499,524	0	499,524	146.66
CITY OF ALACHUA	5.9500	499,524	0	499,524	2,972.17
TOTAL MILLAGE		21.5726		AD VALOREM TAXES	\$10,776.03

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

LEGAL DESCRIPTION	NON-AD VALOREM ASSESSMENTS			
COM SE COR SEC W 50.01 FT N 611.26 FT POB W 687.23 FT N 19 DEG W 260.78 FT E 764 See Additional Legal on Tax Roll	LEVYING AUTHORITY	UNIT	RATE	AMOUNT
	550 COUNTY FIRE SERVICES	1.000	Varies	
NON-AD VALOREM ASSESSMENTS				\$90.69

PAY ONLY ONE AMOUNT.

COMBINED TAXES AND ASSESSMENTS **\$10,866.72**

IF PAID BY PLEASE PAY	Nov 30, 2024 \$0.00			
--------------------------	------------------------	--	--	--

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
03042 052 007	UNASSIGNED LOCATION RE

ALACHUA 441/235 LLC
496 S HUNT CLUB BLVD
APOPKA, FL 32703

PAY ONLY ONE AMOUNT	
IF PAID BY	PLEASE PAY
<input type="checkbox"/> Nov 30, 2024	\$0.00
<input type="checkbox"/>	
<input type="checkbox"/>	
<input type="checkbox"/>	
<input type="checkbox"/>	

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

Receipt # 24-0038308 \$10,432.05 Paid 11/25/2024

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.*

Check is attached to the application.

Should you have any questions regarding the contents of this report or if we can be of further assistance, please do not hesitate to contact us at your convenience.

Sincerely,



R. Scott Batterson PE, LEED AP BD+C
PEC - Professional Engineering Consultants, LLC
Principal & Managing Member
Florida Licensed Professional Engineer # 60853
Florida Certificate of Authorization # 28959
304 Santiago Drive
Winter Park, FL 32789
sbatterson@pec-fl.com
www.pec-fl.com
(407) 579-9808

NEIGHBORHOOD MEETING PUBLIC NOTICE – City of Alachua

To: Neighbors & Owners within 400' and interested parties per
[Updated Mailing List - 1.28.2025.xls](#)

From: ALACHUA 441/235 LLC (Owner) c/o V 3 CAPITAL GROUP LLC
Scott Batterson, PE, Principal / Managing Member, (Applicant & Owner's Authorized Agent) c/o:
PEC - Professional Engineering Consultants, LLC Direct: (407) 579-9808 | sbatterson@pec-fl.com

Date: January 28, 2024

RE: **Neighborhood Meeting Public Notice**
Alachua Sante Fe Crossings Phase 2 (ASFCP2)
Proposed Small Scale Comprehensive Plan Amendment FLUM and concurrent Rezoning

A Neighborhood Meeting will be held to discuss two (2) proposed applications on a +/- 4.17 acre site in the City of Alachua (Alachua County Tax Parcel ID # 03042-052-007).

The first application is a Small-Scale Comprehensive Plan Amendment (SSCPA) to amend the Future Land Use (FLU) designation from Agriculture to Commercial.

The second application is a concurrent Rezoning to change the zoning designation from Agriculture to Commercial Intensive (CI).

The site is located south of Alachua Sante Fe Crossings which is at the southwest quadrant of the US 441/ CR 235A intersection. Alachua Sante Fe Crossings is located at 16304 NW US HWY 441 ALACHUA, FL 32615. This proposed phase 2 Parcel does not have a physical address assigned yet.

Meeting Details

Date: February 13, 2025

Time: 5:00 PM

Location: Alachua County Library Alachua Branch [14913 NW 140 St., Alachua, FL 32615](#)

Contact: Scott Batterson PE (407) 579-9808 | scott@v3capital.com

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

If you are unable to attend the meeting, please contact us 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.



Alachua County Today (ISSN 1534-7567) is the legal newspaper verified according to Florida statutes, qualified to accept and publish public notices and legal notice advertisements in Alachua and Gilchrist Counties. All public and legal notices are published weekly in print and online by Alachua Today, Inc., 14804 Main Street, Alachua, Fla. 32615. USPS Periodicals Permit No. 15347567 Periodicals Postage Paid at Alachua, FL 32616.

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 Open Mon-Thurs. 9 a.m. to 5 p.m.

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 ■ Reporters: C.M. Walker

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HOW TO SUBMIT...
LETTERS TO THE EDITOR: Letters may be mailed, faxed or emailed. Letters may be edited to fit available space. Please include your name, address, and day and evening phone numbers for verification. Letters MUST be signed.

A STORY: Do you have a timely story or news event that is of interest to the community? Email our assignment editor at cwalker@alachuatoday.com or call (386) 462-3355.

COMMUNITY CALENDAR, CHURCH, BIRTH & WEDDING ANNOUNCEMENTS: Email to editor@alachuatoday.com, call (386) 462-3355 or fax (386) 462-4569 your information. Please include phone number and name of individual submitting the announcement. Letters, comments and opinions on the Opinions page are not necessarily those of the management/ownership of the Alachua County Today.

INSIDE CHURCH DIRECTORY ...A3
EVENTSA3
CLASSIFIEDS & LEGAL ADS ...A4



Jesse says,
 "Why are you "in" a movie, but "on" TV?"

Emelie's Recipe of the Week Reuben Pie Casserole

By EMELIE MATTHEWS
 Alachua County Today Contributor

I like Reuben sandwiches. Sometimes it is difficult to find a yummy sandwich. Some folks don't like crust on their bread so this casserole should fit perfectly.

Reuben Pie Casserole Ingredients

- 4-6 slices rye bread (crust removed)
- Mustard (enough to cover bread)
- 8 ounces shredded Swiss cheese
- 9 ounces chopped corn beef
- 1 16 ounce can or bag of sauerkraut (drained)
- 2 eggs
- ¾ cup milk
- 1 teaspoon salt

Directions:

Press bread slices into a buttered 8 x 8 baking dish. Spread mustard over bread slices. Layer sauerkraut, corned beef, and cheese. Repeat. Beat eggs and milk. Add salt and sprinkle over pie. Bake at 325 degrees for 45 minutes to an hour. Yields 6-8 servings.
 # # #
 Email editor@alachuatoday.com

Emelie's Corner

By EMELIE MATTHEWS
 Alachua County Today Contributor

If you didn't attend the Alachua Chamber of Commerce Annual Gala at Legacy last Wednesday evening, you missed out. The program was amazing. The board and others, I'm sure, worked hard preparing a program that will be hard to beat next year. The annual event is called a gala, which I think makes it sound more festive and maybe even important to put on your agenda.

Mitch Glaeser was the MC. They showed a video of him riding a horse around Alachua and sharing our wonderful area. Since Mitch couldn't ride a real horse into Legacy, a costume was built for him in a dining room. Lee, you did an outstanding job

building his horse costume — it was better than a costume.

Danny Wuerffel was a magnificent speaker. However, when Sister Hazel came out and he joined them at the keyboard and sang, who knew all their talents. I could go on and on, I just wanted you all to know not only does the Chamber work hard for their members all year long, but they also celebrate hard. I know, Elliot Welker, the incoming president will have big shoes to fill, but with the other officers and board—I can't wait to see what they accomplish.

I got out of the habit of going to the store when I was confined to the house for October, November, and told to rest. I believe I have become the most popular person for online ordering. I have things coming almost

every day. I ordered sweaters because it was so cold and didn't have any since I lost weight. But now it's turning warm again. I'm sure there will be some cool evenings to wear them. Since I have been given a limit on how much I can lift, it really is easier to shop online — although I must keep my budget in check.

I have noticed so many ads for Valentine's dinners. Some are quite expensive and others just at \$\$, which would be reasonable. There are so many choices; I'm sure you can find something. I'm not excited about going out to eat without a reservation because it will be too crowded.

Archie's birthday is on the 13th, but I have a lunch meeting and an evening meeting that day. We decided to go out another day. On

Valentine's Day he plans to go to Olustee for the Reenactment with a friend. So, I'm looking at a different day to celebrate. Once we waited two weeks to celebrate Christmas. It was a good thing we didn't have any kids in the house then.

Several years ago, I found Groupon, a website for discounts at restaurants, hotels, and many more places. I don't know why I stopped looking, but it is still active. You go online and look now there are so many choices — boat rides, escape rooms, painting, baking, and photography, etc. I'm sure you can find something for you to do, either as adults or a family.

Almost every year I go to Lake Yale near Leesburg for GLOW. It is for girls from 7th to 12th grades. We



MATTHEWS

learn from missionaries, attend workshops, and grow stronger in our walk with the Lord. My mentee, who turned 18 on Jan. 27, and I will be traveling together for a long, exciting weekend. We will see leaders and girls we haven't seen in a while — some as long as a year. Have a wonderful week.

 Email editor@alachuatoday.com

NEWBERRY:

Continued from page A1

Newberry artifacts part of bicentennial celebration

and New did not provide additional details during the meeting. He did, however, reflect briefly on his tenure, noting that he has served the City of Newberry for nearly 11 years.

Among the agenda

items, Director of Community Development Stacey Hectus provided an update on plans to revise the city's Overlay District to address large-scale retail store applications. Hectus explained that incorporating

changes into the existing Overlay District would simplify the process compared to drafting a new ordinance.

The proposed updates would provide developers with a menu of enhancements to choose from, based on the size of the structures they plan to build. Hectus stated that city staff anticipates presenting the changes to the Planning and Zoning Board in March. If approved, the proposed updates will then move to the City Commission for final approval.

Hectus also reported on Newberry's participation

in the Alachua County Bicentennial — Alachua 200 kick-off event, held on Jan. 11, 2025, at Depot Park in Gainesville. Newberry was the only city in the county to accept Alachua County's invitation to participate in the celebration, focusing its contributions on the city's agricultural history and the ongoing development of its Ag-Tech Park.

The city's booth at the event, staffed by the mayor and members of the Community Development Department, highlighted the progression of Newberry's agricultural heritage. Additionally, Newberry

has been asked to lend historical artifacts to the Matheson Museum for the bicentennial exhibit, which is set to open on March 12, 2025.

The Commission also addressed several routine items of city business including an ordinance to amend the city's water and wastewater code, which received approval on its first reading. Also unanimously approved was a resolution finalizing Avalon Woods Phase 4B Final Plat.

The Commission also made Planning and Zoning Board Re-Appointments as three board members—Donald Long, Kathy Thomas, and Ann Polo—were re-appointed for one-year extensions, with their terms now set to expire in April 2026. Other board members will continue serving until their terms end.

 Email cwalker@alachuatoday.com

Neighborhood Meeting Public Notice

A Neighborhood Meeting will be held to discuss two (2) proposed applications on a +/- 4.17 acre site in the City of Alachua (Alachua County Tax Parcel ID # 03042-052-007). The first application is a Small-Scale Comprehensive Plan Amendment (SSCPA) to amend the Future Land Use (FLU) designation from Agriculture to Commercial. The second application is a concurrent Rezoning to change the zoning designation from Agriculture to Commercial Intensive (CI). The site is located south of Alachua Santa Fe Crossings which is at the southwest quadrant of the US 441/ CR 235A intersection. Alachua Santa Fe Crossings is located at 16304 NW US HWY 441 ALACHUA, FL 32615. This proposed phase 2 Parcel does not have a physical address assigned yet.

Meeting Details:
 Date: February 13, 2025, Time: 5:00 PM
 Location: Alachua County Library Alachua Branch
 14913 NW 140 St., Alachua, FL 32615

Contact: Scott Batterson PE (407) 579-9808
 scott@v3capital.com

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

If you are unable to attend the meeting, please contact us 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.

(Published: Alachua County Today - January 30, 2025)



Ben Boukari
 REALTOR®
 352-262-2679



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Executive Summary: Neighborhood Meeting for Alachua-Santa Fe Crossing

Date: February 13, 2025

Time: 5:00 PM

Location: Alachua County Library, 14913 NW 140th St, Alachua, FL 32615

The purpose of the meeting was to discuss the Alachua-Santa Fe Crossing development, a retail-based project located at 16304 NW US HWY 441, Alachua, FL 32615. The property spans approximately 18 acres of commercially zoned land within the city limits of Alachua, currently hosting a Wawa and an Urgent Care facility, with ongoing negotiations for additional national quick-service restaurants and a car wash.

The meeting addressed questions regarding the proposed small-scale future land use comprehensive plan amendment and concurrent rezoning of the adjacent 4.17-acre parcel from agricultural (AG) to commercial intensive (CI).

Key Points Discussed:

- Property Location Map
- Zoning Map
- Future Land Use Map

Owner representatives Damien Sanders and Scott Batterson from V 3 Capital Group led the meeting. The meeting was also attended by two public citizens of the City of Alachua and County, respectively, who expressed their strong support for the SSFLUMA with concurrent rezoning from AG to CI. Their names and addresses are:

1. Blair Poole, who resides at 13576 NW 222nd Lane, Alachua, FL 32615
2. Aaron Andrews, who resides at 15602 NW CR 1491, ALACHUA, FL 32615

We appreciate the participation of attendees and look forward to progressing the future of Alachua-Santa Fe Crossing.

Sincerely,

R. Scott Batterson, PE

Director of Development and Construction



Office: 407-848-1663 **Mobile:** 407-579-9808 **Email:** scott@v3capital.com **V-Card :** [Click Here](#)

Corporate Office: 496 S. Hunt Club Blvd., Apopka, FL 32703 ([MAP](#)) **Satellite Office:** 8240 Devereux Dr., 103B, Melbourne, FL 32940 ([MAP](#)) **Web:** v3capital.com

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496 S. Hunt Club Boulevard, Apopka, FL 32703 | 407.848.1663 | www.v3capgroup.com





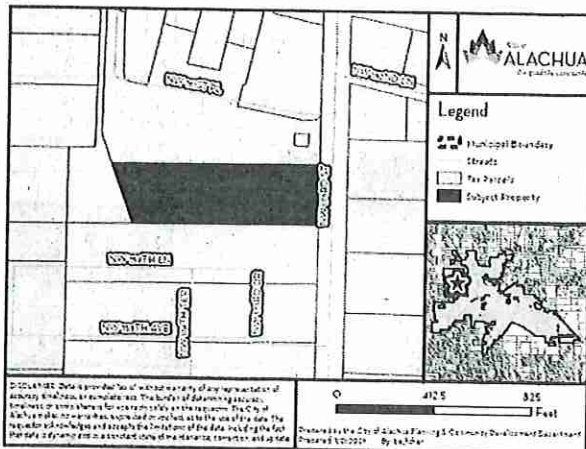
City of ALACHUA

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

Notice is hereby given that the City Commission of the City of Alachua will hold a public hearing on March 9, 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 26-05

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 FROM AGRICULTURAL (A) TO COMMERCIAL INTENSIVE (CI) ON A ± 4.17-ACRE SUBJECT PROPERTY GENERALLY LOCATED SOUTH OF US HIGHWAY 441 AND WEST OF NW 173RD STREET (CR 235A); TAX PARCEL NUMBER 03042-052-007; 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 26, 2026)



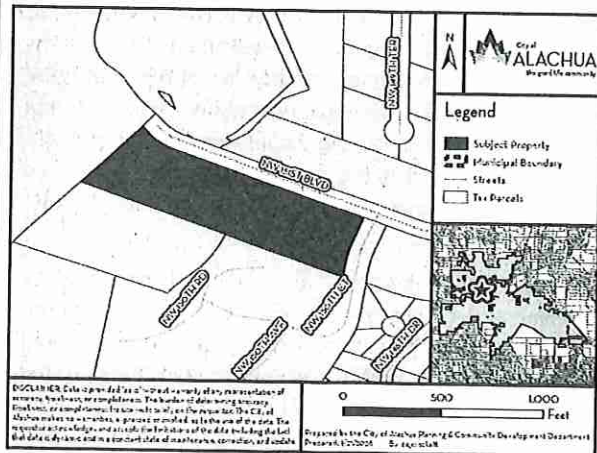
City of ALACHUA

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

Notice is hereby given that the Planning and Zoning Board of the City of Alachua will hold a public hearing on March 10, 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:

Application #: PPP24-0004 - Highland Hills Major Subdivision Preliminary Plat

A request by eda consultants, inc. (Agent) on behalf of 10.47 L.L.C. (Property Owner) for the Highland Hills Major Subdivision Preliminary Plat which proposes the subdivision of land into 38 single-family detached lots with associated common areas and rights-of-way on a ± 8.36-acre subject property generally located south of US Highway 441, between Interstate 75 and Northwest 147th Drive, along Northwest 151st Boulevard (Tax Parcels: 03869-007-000, 03869-009-000 (portion thereof), and 03869-010-000). Future Land Use: Medium Density Residential; Zoning: Residential Multiple Family - 8 (RMF-8).



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 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 26, 2026)



Notice is City of at 6:00 Commis Terrace, Appli Plan Me A reques Hills Far #1 of th original hole priv associate located a 000; 031 (A); Ove



At the pu heard wit staff repo inspector Departme regular bu one week applicatio Planning FL, 32616 Statutes, t hearing, y such purp of the pro evidence u the Americ requiring : this meetir at least 48



RODOLFO VALLADARES
CITY MANAGER

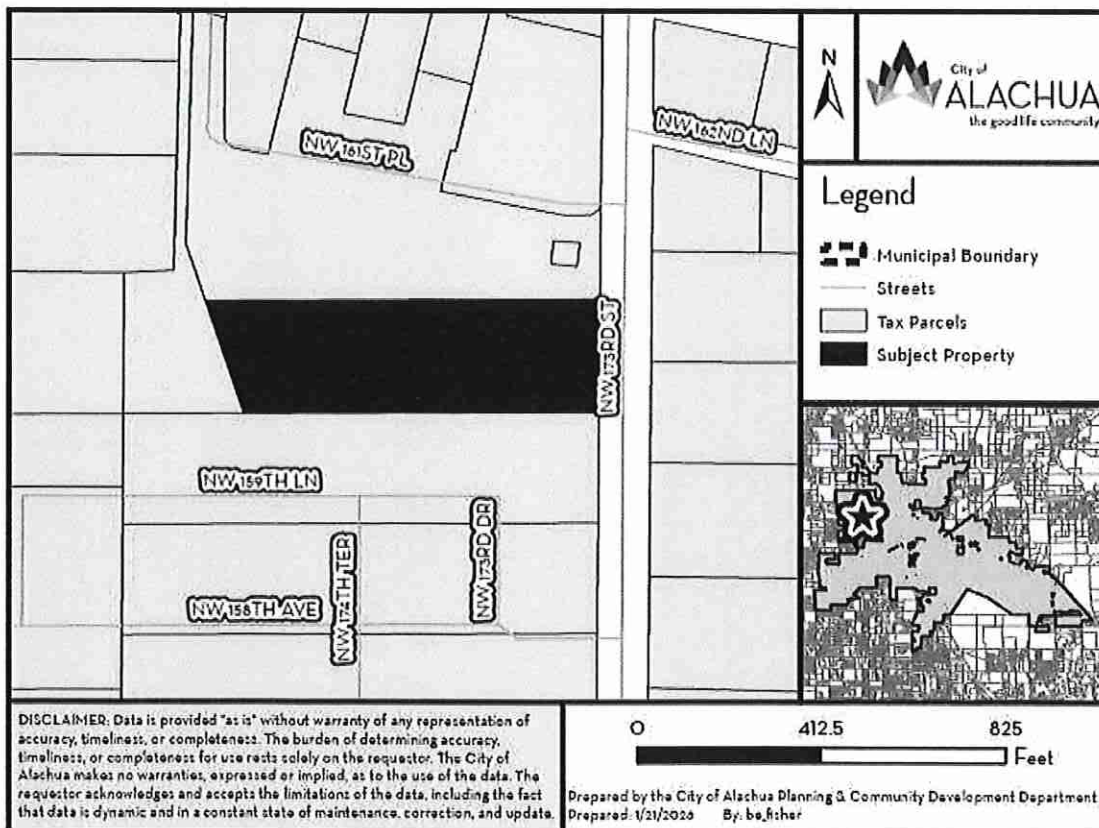
PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR BRYAN S. THOMAS, AICP

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 March 9, 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 as titled:

Ordinance 26-05

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 FROM AGRICULTURAL (A) TO COMMERCIAL INTENSIVE (CI) ON A ± 4.17-ACRE SUBJECT PROPERTY GENERALLY LOCATED SOUTH OF US HIGHWAY 441 AND WEST OF NW 173RD STREET (CR 235A); TAX PARCEL NUMBER 03042-052-007; 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.

Alachua County
PO Box 2877
Gainesville, FL 32602-2877
Parcel ID: (03055-001-000)

Singh Lakhvir
PO Box 2092
Alachua, FL 32616
Parcel ID: (03055-000-000)

Waitcus John J Trustee
7453 SW 116th Ter.
Gainesville, FL 32608-4234
Parcel ID: (03042-050-012)

HeritageBank of the South
PO Box 709
Tupelo, MS 38802
Parcel ID: (03044-020-011)

RUC Alachua LLC
3800 Colonnade Pkwy
Birmingham, AL 32543
Parcel ID: (03044-003-001)

Ackley Robert L & Mary J
15817 NW 173rd ST
Alachua, FL 32615
Parcel ID: (03055-001-004)

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

Waitcus Henrietta Trustee
7453 SW 116th Ter.
Gainesville, FL 32608-4234
Parcel ID: (03042-050-011, 03042-050-002, 03042-051-003)

Moser, Jeffrey A & Patricia A
PO Box 520
Alachua, FL 32616-0520
Parcel ID: (03044-020-001)

Cornerstone Alachua LLC
426 SW Commerce Dr. Ste 130
Lake City, FL 32025
Parcel ID: (03051-004-000)

Waitcus John J Trustee
7453 SW 116th Ter.
Gainesville, FL 32608-4234
Parcel ID: (03042-050-009)

City of Alachua
15100 NW 142nd Ter
Alachua, FL 32615
Parcel ID: (03042-050-081)

Soorya Lindberg
16630 NW 173rd Terrace
Alachua, FL 32615

Antoinette Endelicato
5562 NW 93rd Avenue
Gainesville, FL 32653

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

Stephen Hofstetter
14 NE 1st Street
Gainesville, FL 32601

Lynda Coon
7216 NW 126 Avenue
Alachua, FL 32615

M3 Alachua LLC
1276 Minnesota Ave
Winter Park, FL 32789-4833
Parcel ID: (03042-052-002, 03042-050-006, 03042-052-003, 03042-050-007)

Waitcus Gregory Michael SR Trustee
15218 NW 258TH PL
Alachua, FL 32615
Parcel ID: (03042-052-001)

Tomoka Hills Farms Inc
1301 Dixiana Domino Rd
Lexington, KY 40511
Parcel ID: (03055-010-001, 03055-001-001, 03055-001-003)

M & L 441 LLC
1113 Old Popo Point
St Johns, FL 32259
Parcel ID: (03051-000-000)

Palmetto Alachua-US 441 LC
632 E Main St Ste 301
Lakeland, FL 33801
Parcel ID: (03044-003-002)

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

Lynn Horton
19005 NW 138th Avenue
Alachua, FL 32615

Constance Meyer
4720 NW 104th Lane
Gainesville, FL 32653



PEC-PROFESSIONAL ENGINEERING CONSULTANTS, LLC
Established 2010 | Serving Florida Ever Since
Planning • Civil Engineering • Land Use & Development
Engineering Business Registry License No. 28959
 304 Santiago Drive Winter Park, FL 32789 www.pec-fl.com

2/21/2026

To: Bryan S. Thomas, AICP Director of Planning & Community Department
 City of Alachua, FL 15100 NW 142nd Terrace Alachua, FL 32615
 Submitted via email: Bryan Thomas br_thomas@cityofalachua.org

RE: ASFC City Commission date 3/9/2026 for PSSC25-0001/PR25-0001 - Alachua Santa Fe Crossings, Phase 2 Ag
AFFIDAVIT OF POSTING PLANNING & ZONING PUBLIC NOTICE CITY OF ALACHUA
 STATE OF FLORIDA COUNTY OF ALACHUA

Dear: Bernadette & Bryan:

Please find below the affidavit and my signature of my posting the required signs, two days in advance of the required 14 days. I, R. Scott Batterson, P.E., duly sworn under oath, deposes and states as follows: I am over eighteen (18) years of age and competent to testify to the matters stated herein. I have personal knowledge of the facts contained in this affidavit. I affirm that the City of Alachua City Commission & Planning and Zoning public notice signs associated with Application No(s). PRC25-0001 and PSSC25-0001 were posted on the subject property ACPA Parcel ID # 03042-052-007 located south of 16304 NW US Hwy 441, Alachua, FL 32615. The sign was posted on Saturday February 21, 2026, in a location visible from the public right-of-way in accordance with the City of Alachua Land Development Regulations and City Commission notice requirements for the required posting period prior to the public hearing scheduled for 3/9/2026. Photographic documentation of the posted sign has been provided to the City of Alachua as required. I certify under oath that the foregoing statements are true and correct.

Should you have any questions, please do not hesitate to contact me immediately.

Respectfully,

R. Scott Batterson PE, LEED AP BD+C

Affiant

President & CEO



PEC-PROFESSIONAL ENGINEERING CONSULTANTS, LLC
Established 2010 | Serving Florida for Over 15 Years
Planning • Civil Engineering • Land Use & Development
Engineering Business Registry License No. 28959
Florida Licensed Professional Engineer # 60853
 304 Santiago Drive Winter Park, FL 32789

Direct: (407) 579-9808 | sbatterson@pec-fl.com | www.pec-fl.com

CITY OF ALACHUA

NOTICE OF LAND USE DEVELOPMENT ACTION

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

PROJECT NAME: Alachua Santa Fe Crossings, PH 2 APPLICATION NO.: PR25-0001

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 ±4.17 acre subject property from Agricultural (A) to Commercial Intensive (CI)

DATE OF PUBLIC HEARING(S): February 10, 2026 AT 6:00 PM

March 9, 2026 AT 6:00 PM

March 23, 2026 AT 6:00 PM

LOCATION OF PUBLIC HEARING(S):

ALACHUA CITY HALL - 15100 NW 142ND TERRACE

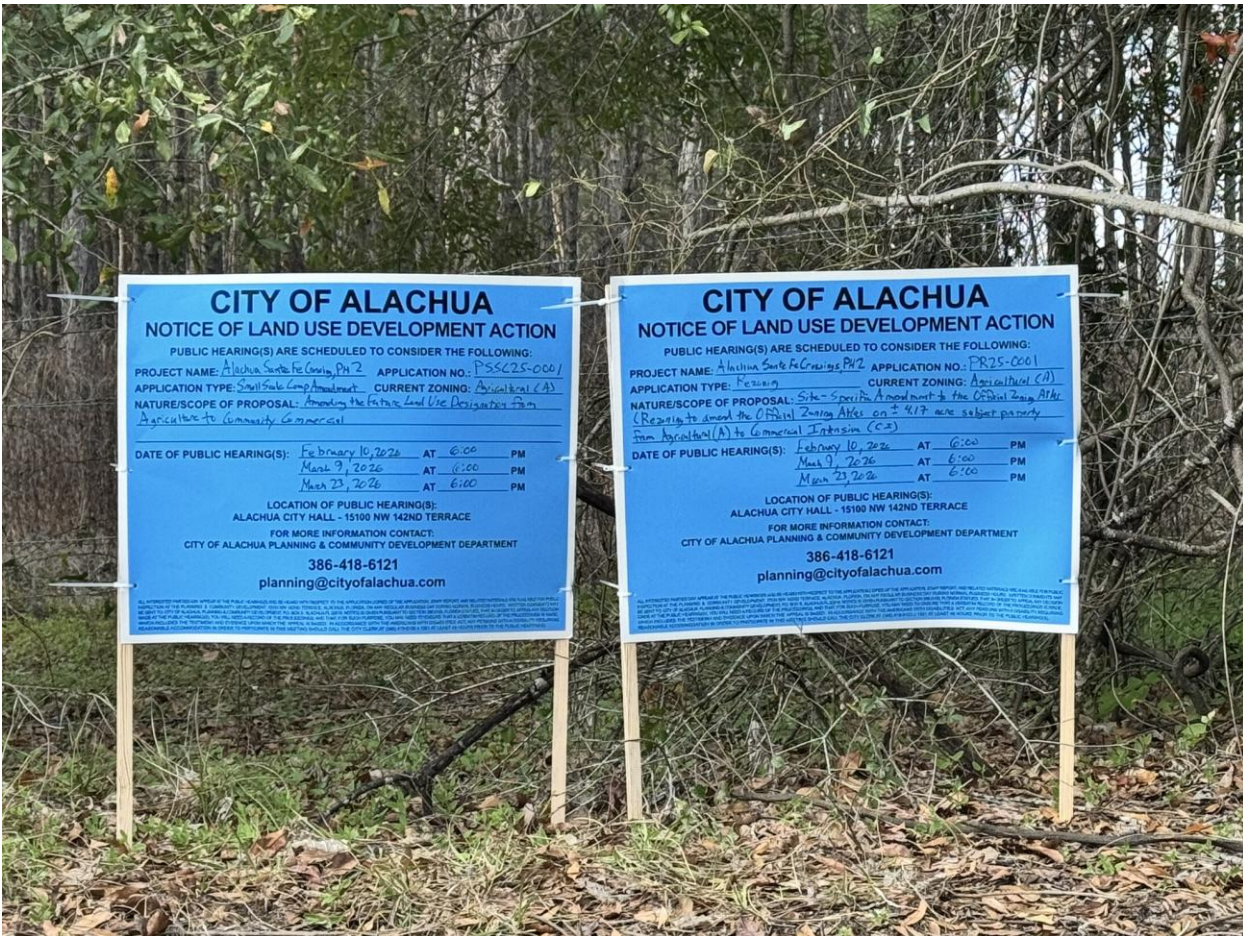
FOR MORE INFORMATION CONTACT:

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







Bryan S. Thomas, AICP
Director of Planning & Community Development
Planning and Community Development Department

As Director Bryan oversees the operations of the Planning & Community Development and Code Enforcement Departments for the City of Alachua. Bryan strives to help the city attain its vision of providing a vibrant, growing and diverse community through the implementation of smart growth planning principals. Bryan worked in the private sector in economic development and real estate, and earned a master's degree in Urban & Regional Planning from Florida State University and a bachelor of arts degree from the University of Florida.

EDUCATION

University of Florida

Bachelor of Arts in Liberal Arts & Sciences,
Major in Economics, Minor in Philosophy
Graduated: 1989

Gainesville High School

High School Diploma
Graduated: 1981

Florida State University

Master of Urban and Regional Planning
Graduated: 1992

WORK EXPERIENCE

City of Alachua, FL | Director of Planning & Community Development | June 2025 to present

City of Lake City, FL | Principal Planner | Sept. 2024-June 2025

City of Newberry, FL, | Director of Planning & Economic Development | Jan. 2014-June 2025

North Central Florida Regional Planning Council, Gainesville, FL | Economic Development
Director | 2008-Dec. 2013

City of Jacksonville, FL, | Associate Planner | July 1992-1995

Apalachee Regional Planning Council, Tallahassee FL | Associate Planner | 1991-1993

PROFESSIONAL ORGANIZATIONS

American Planning Association | San Felasco Section, Florida Chapter
Fl. Redevelopment Association

CERTIFICATES AND OTHER SKILLS

American Institute of Certified Planners |

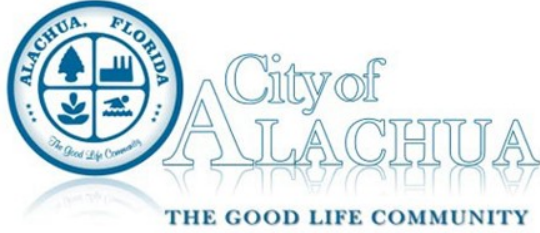
Jun 2025-Present

Fla. Society of Certified Public Managers |

Certified July 2023

Fla. Redevelopment Association |

Redevelopment Administrator (application
pending)



Commission Agenda Item

MEETING DATE: March 9, 2026

SUBJECT: Resolution 26-04: Amending the Fiscal Year 2025-2026 General Fund Budget for the receipt of unanticipated revenue; Increasing the General Fund Alachua Police Department budget to appropriate revenue and expenses related to an Edward Byrne Memorial Justice Assistance grant award received from the Florida Department of Law Enforcement.

PREPARED BY: Robert Bonetti

RECOMMENDED ACTION:

Adopt Resolution 26-04.

Summary

The Alachua Police Department has received an Edward Byrne Memorial Justice Assistance grant award from the Florida Department of Law Enforcement. The awarded grant is for the purchase of a trailer, pepperball launchers, and pistol shields. This grant is for \$14,841.25 and funds are received on a reimbursement basis.

A resolution and budget amendment are necessary to account for the revenues and expenditures associated with the grant funding.

FINANCIAL IMPACT

\$14,841.25

ADDITIONAL FINANCIAL INFORMATION

Budget amendment has been rounded up to \$14,842 as budget is entered in whole dollars only.

ATTACHMENTS

1. Resolution 26-04
2. Resolution 26-04 Exhibit A
3. JG248 - Signed Agreement

RESOLUTION 26-04

A RESOLUTION OF THE CITY OF ALACHUA, FLORIDA; AMENDING THE FISCAL YEAR 2025-2026 GENERAL FUND BUDGET FOR THE RECEIPT OF UNANTICIPATED REVENUE; INCREASING THE GENERAL FUND ALACHUA POLICE DEPARTMENT BUDGET TO APPROPRIATE REVENUES AND EXPENSES RELATED TO AN EDWARD BYRNE MEMORIAL JUSTICE ASSISTANCE GRANT AWARD RECEIVED FROM THE FLORIDA DEPARTMENT OF LAW ENFORCEMENT; PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Alachua received an award of an Edward Byrne Memorial Justice Assistance grant from Florida Department of Law Enforcement on November 12, 2025; and,

WHEREAS, said grant award in the amount of \$14,841.25 is intended for the purchase of a trailer, pepperball launchers, and pistol shields by the Alachua Police Department.

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

1. The City of Alachua's Fiscal Year 2025-2026 Budget is amended to increase the total General Fund revenues and expenditures by fourteen thousand, eight hundred forty-two dollars (\$14,842) as set forth in the attached budget amendment attached hereto as Exhibit A.
2. The Finance and Administrative Services Director is directed to amend the Fiscal Year 2025-2026 Alachua Police Department budget by increasing the General Fund appropriations as reflected in the budget amendment attached hereto as Exhibit A.
3. That this resolution shall take effect immediately upon its adoption.

DULY ADOPTED in regular session, this 9th day of March, 2026.

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

Walter Welch, Mayor

SEAL

ATTEST:

Rodolfo Valladares, City Manager/Clerk

**CITY OF ALACHUA
BUDGET AMENDMENT / BUDGET TRANSFER**

#	FUND NAME	DEPARTMENT NAME	ACCOUNT NAME	ACCOUNT NUMBER	REVENUES (+/-)	EXPENSES (+/-)
1	General Fund	Non-Departmental	Federal Grants - Ed Byrne	001-000.0000-331.2002	14,842.00	
2	General Fund	APD	Operating Supplies - Ed Byrne	001-521.7100-503.5201		14,842.00
3						
4						
5						
6						
7						
8						
9						
10						
11						
12						
13						
14						
15						
AMENDMENT/TRANSFER TOTALS					14,842.00	14,842.00

NOTE: TO INCREASE REVENUE OR EXPENSE = POSITIVE NUMBER, TO DECREASE REVENUE OR EXPENSE = NEGATIVE NUMBER.

USE WHOLE DOLLARS ONLY.

Purpose: Appropriate budget for the General Fund pursuant to Resolution 26-04.

APPROVED BY: _____
FINANCE AND ADMINISTRATIVE SERVICES DIRECTOR
DATE

APPROVED BY: _____
CITY MANAGER
DATE

**State of Florida
Florida Department of Law Enforcement
Bureau of Criminal Justice Grants (CJG)
2331 Phillips Road
Tallahassee, FL 32308**

AWARD AGREEMENT

Recipient: City of Alachua
Recipient SAM UEI: N8GNWYZ8LBW1
Award Number: JG248
Award Period: 10/01/2025 – 09/30/2026
Award Title: C-JG248: Pepperball, Pistol Shields, and Trailer
Federal Funds: \$14,841.25
Matching Funds: \$0.00
Total Funds: \$14,841.25
CFDA: 16.738
Federal Award Number: 15PBJA-24-GG-04224-MUMU
Federal Program: Edward Byrne Memorial Justice Assistance Grant (JAG)
Federal Awarding Agency: U.S. Department of Justice (USDOJ)
Pass-through Entity: Florida Department of Law Enforcement (FDLE)
Research & Development: No
Indirect Cost: No

An award agreement is entered into by and between the Florida Department of Law Enforcement (herein referred to as "FDLE" or "Department") and the City of Alachua (herein referred to as "Recipient");

WHEREAS, the Department has the authority pursuant to Florida law and does hereby agree to provide federal financial assistance to the Recipient in accordance with the terms and conditions set forth in the award agreement, and

WHEREAS, the Department has available funds resulting from the federal award listed above, and

WHEREAS, the Recipient and the Department have each affirmed they have read and understood the agreement in its entirety and the Recipient has provided an executed agreement to the Department.

SCHEDULE OF APPENDICES

Appendix A – Scope of Work
Appendix B – Deliverables
Appendix C – Approved Budget
Appendix D – Award Contacts
Appendix E – Special Conditions
Appendix F – Standard Conditions

PERFORMANCE REPORTING

The Recipient shall provide **Quarterly Performance Reports** to the Department attesting to the progress towards deliverables. Performance Reports are due no later than 15 days after the end of each reporting period.

For example: If the monthly reporting period is July 1-31, the Performance Report is due August 15th; if the quarterly reporting period is January 1 – March 31, the Performance Report is due by April 15th.

The Recipient shall respond to the metrics in the electronic grant management system. Information provided by the Recipient will be used by the Department to compile reports on project progress and metrics to the U.S. Department of Justice.

Supporting documentation for performance must be maintained by Recipient and made available upon request for monitoring purposes. Examples of supporting documentation include but are not limited to timesheets, activity reports, meeting notices, delivery documents, public announcements, rosters, presentations, database statistics, etc.

Failure to submit performance reports by the deadline will result in a withholding of funds until performance reports are received.

FINANCIAL REPORTING

The State of Florida's performance and obligation to pay under this agreement is contingent upon an appropriation by the Legislature. The Department will administer and disburse funds under this agreement in accordance with ss. 215.97, 215.971, 215.981 and 215.985, F.S.

This is a cost reimbursement agreement. The Department will reimburse the Recipient for allowable expenditures included in the approved budget (**Appendix C**) incurred during each reporting period. The Recipient shall provide **Quarterly Payment Requests** to the Department attesting to expenditures made during the reporting period. These reports are due no later than 30 days after the end of each reporting period. For example: If the monthly reporting period is July 1-31, the Payment Request is due August 30th; if the quarterly reporting period is January 1 – March 31, the Payment Request is due by April 30th.

Using the electronic grant management system to record expenses, Payment Requests must clearly identify the dates of services, a description of the specific contract deliverables provided during the reporting period, the quantity provided, and the payment amount. All Payment Requests are reviewed and may be audited to the satisfaction of the Department. The Department's determination of acceptable expenditures shall be conclusive.

The final Payment Request shall be submitted to the Department no more than 60 days after the end date of the award. Any payment due under the terms of this agreement may be withheld until performance of services, all reports due are received, and necessary adjustments have been approved by the Department.

The Recipient must maintain original supporting documentation for all funds expended and received under this agreement in sufficient detail for proper pre- and post-audit and to verify work performed was in accordance with the deliverable(s). Payment shall be contingent upon the Department's grant manager receiving and accepting the invoice and the associated supporting documentation. Supporting documentation includes, but is not limited to: quotes, procurement documents, purchase orders, original receipts, invoices, canceled checks or EFT records, bank statements, etc. The state's Chief Financial Officer (CFO) reserves the right to require further documentation on an as needed basis.

Failure to comply with these provisions shall result in forfeiture of reimbursement.

Award Signatures

In witness whereof, the parties affirm they each have read and agree to the conditions set forth in **Appendix E and Appendix F** of this agreement, have read and understand the agreement in its entirety and have executed this agreement by their duly authorized officers on the date, month and year set out below.

Modifications to this page, including strikeovers, whiteout, etc. are not permitted.

Award ID: JG248
Award Title: C-JG248: Pepperball, Pistol Shields, and Trailer
Award Period: 10/01/2025 – 09/30/2026

**Florida Department of Law Enforcement
Bureau of Criminal Justice Grants**

Signature:  Date: 11/12/25


Typed Name and Title: Cody Menacof, Bureau Chief

**Recipient
City of Alachua**

The award is not valid until signed and dated by all required parties including either the Chief Official or Designee below. Any Designee signatures must be accompanied by documentation granting the authority to execute this agreement.

By signing below, I certify to the best of my knowledge and belief that the information provided herein is true, complete, and accurate. I am aware that the provision of false, fictitious, or fraudulent information, or the omission of any material fact, may subject me to criminal, civil, or administrative consequences including, but not limited to violations of U.S. Code Title 18, Sections 2, 1001, 1343, and Title 31, Sections 3729-3730 and 3801-3812.

Recipient Chief Official

Signature:  Date: 11/10/25

Typed Name and Title: Walter Welch, Mayor

Recipient Chief Official Designee

Signature: _____ Date: _____

Printed Name and Title: _____

Additional Recipient Signatures (optional)

If your local process requires additional signatures (i.e., legal, clerk, etc.) use the spaces below.

Signature: _____ Date: _____

Printed Name and Title: _____

Signature: _____ Date: _____

Printed Name and Title: _____

Appendix A - Scope of Work

Award Number: JG248
Recipient: City of Alachua
Award Title: C-JG248: Pepperball, Pistol Shields, and Trailer
Award Period: 10/01/2025 - 09/30/2026

Problem Identification

The City of Alachua has identified severe critical gaps in equipment that directly affect officer safety, operational effectiveness and emergency response. Currently, the agency lacks a pepper ball launcher system, leaving officers without a less lethal option that can be safely deployed from distance or used to disperse groups in volatile situations. Existing ballistic shields are outdated, heavy and impractical for patrol deployment, leaving patrol officers without immediate access to modern, pistol rated ballistic protection during high-risk incidents such as armed subject responses, warrant service, or active shooter events. Additionally, the agency does not own a dedicated trailer to transport its Polaris utility vehicle, forcing reliance on borrowed equipment that creates delays and limits rapid deployment during emergencies, search and rescue operations, and community events. These gaps reduce officer and community safety, hinder effective response, and limit the agency's ability to manage critical incidents.

Scope of Work

The City of Alachua will use JAG grant funds to purchase a pepper ball launcher, ballistic shields and a trailer. These investments will address critical equipment gaps, strengthen operational readiness and improve safety for both officers and the community.

Appendix B - Deliverables

Award Number: JG248
Recipient: City of Alachua
Award Title: C-JG248: Pepperball, Pistol Shields, and Trailer
Award Period: 10/01/2025 - 09/30/2026

Total payments for all deliverables will not exceed the maximum grant award amount.

Deliverable 1	Recipient will use federal grant funds to procure a trailer, pepperball launchers and pistol shields.
Minimum Performance Criteria:	Performance will be the procurement and receipt of goods/services purchased.
Financial Consequences:	This is a cost reimbursement deliverable. Only those items purchased and received will be eligible for payment.
Deliverable Price:	Total payments for this deliverable will be approximately \$14,841.25

Appendix C - Approved Budget

Award Number:	JG248		
Recipient:	City of Alachua		
Award Title:	C-JG248: Pepperball, Pistol Shields, and Trailer		
Award Period:	10/01/2025-09/30/2026		
Award Amount:	\$14,841.25	\$0.00	\$14,841.25
	Grant Funded	Match	Total

Standard Budget Terms

All items, quantities, and/or prices below are estimates based on the information available at the time of application.

The item(s) listed below may include additional individually priced, operationally necessary accessories, components, and/or peripherals and may be categorized as a "kit", "bundle", "system" etc.

Award funds may be used to pay for any applicable shipping, freight, and/or installation costs.

Award funds will NOT be used to pay for extended warranties, service agreements, contracts, etc., covering any periods that extend beyond the award end date. Funds may be prorated for services within the award period.

Any costs that exceed the award allocation will be the responsibility of the Recipient.

D. Equipment				
Item Name	Description	Grant Funded	Match	Total
Ballistic Shields	2 Ballistic Shields @ \$3,009.00 each = \$6,018.00.	\$6,018.00	\$0.00	\$6,018.00
Non-Lethal Weapons	2 Non-Lethal Weapons @ \$2,068.05 each = \$4,136.10.	\$4,136.10	\$0.00	\$4,136.10
Trailer	1 Trailer @ \$4,822.00.	\$4,687.15	\$0.00	\$4,687.15
D. Equipment Subtotal:				\$14,841.25

Appendix D: Award Contacts

Award Number: JG248
Recipient: City of Alachua
Award Title: C-JG248: Pepperball, Pistol Shields, and Trailer
Award Period: 10/01/2025 - 09/30/2026

Recipient Grant Manager (GM)

Name: Vicki Floyd
Title: Administrative Services Manager
Address: PO BOX 91
Alachua, FL 32616-0009
Phone: 386-462-1396
Email: vfloyd@alachuapd.org

Recipient Chief Official (CO)

Name: Walter Welch
Title: Mayor
Address: PO Box 9
Alachua, FL 32616-0009
Phone: 386-418-6100
Email: wa_welch@cityofalachua.org

Recipient Chief Financial Officer (CFO)

Name: Robert Bonetti
Title: Finance and Administrative Services Director
Address: PO Box 9
Alachua, FL 32616
Phone: 386-418-6100
Email: rbonetti@cityofalachua.com

Name:
Title:
Phone:
Email:

Appendix E: Special Conditions

Award Number: JG248
Recipient: City of Alachua
Award Title: C-JG248: Pepperball, Pistol Shields, and Trailer
Award Period: 10/01/2025 - 09/30/2026

In addition to the attached standard conditions, the above-referenced grant project is subject to the special conditions set forth below.

- S0001 At the time of application review, it was noted the Recipient's SAM.gov registration will expire on February 27, 2026. In order to prevent delays in payment, the Recipient should renew their registration in SAM.gov prior to the expiration date.
- S0105 At the time of application, the Recipient indicated items under their OCO threshold would be inventoried. Recipients who purchase equipment with federal funds are required to maintain a Capital Asset/Equipment Inventory as per §2 CFR 200.313(d)(1).
- S0048 The Recipient's internal controls do not appear to comply with the requirements outlined in the DOJ Grants Financial Guide and the Office of Management and Budget (OMB), Uniform Grant Requirements, 2 C.F.R. 200, specifically related to providing written notice to employees regarding whistleblower protections. Documentation of compliance with these requirements must be in accordance with the standards identified in OMB's Uniform Requirements and the DOJ Grants Financial Guide and must be maintained and provided to the Office of Criminal Justice Grants at monitoring.
- S0053 At the time of application, the Recipient indicated they do not have written procedures governing procurement. All award procurement must comply with the Management and Budget (OMB) Uniform Requirements, 2 CFR 200.318-326. Documentation of compliance with this requirement must be in accordance with the standards identified in OMB's Uniform Requirements and must be maintained and provided to the Office of Criminal Justice Grants at monitoring.
- W0056 WITHHOLDING OF FUNDS: Within sixty (60) days of award, the Recipient must submit a current EEO Certification (EEOC) to the Office of Criminal Justice Grants.
- S0058 At the time of application, the Recipient indicated their organization is required to create and maintain an EEO Plan. The Recipient must provide a copy of their Utilization Report to the Office of Criminal Justice Grants at monitoring.
- S0088 At the time of application, the Recipient indicated their organization is required to create and maintain an EEO Plan. The Recipient must provide a copy of their Utilization Report to the Office of Criminal Justice Grants at monitoring.
- S0048a At the time of application, the Recipient indicated they do not have written internal control procedures for the management of federal awards that align with federal guidance. Documentation of compliance with these requirements must be in accordance with the standards identified in OMB's Uniform Requirements and the DOJ Grants Financial Guide and must be maintained and provided to the Office of Criminal Justice Grants at monitoring.

Appendix F – FY2024 Award Standard Conditions

The Florida Department of Law Enforcement (FDLE) serves as the State Administering Agency (SAA) for various federal award programs awarded through the U.S. Department of Justice (DOJ), Office of Justice Programs (OJP). FDLE has been assigned as the certified Fiscal Agent for the Project Safe Neighborhoods awards by the U.S. Attorney. FDLE awards funds to eligible applicants, and requires compliance with the agreement and Standard Conditions upon signed acceptance of the award.

The Department will only reimburse recipients for authorized activities specified in the agreement. Failure to comply with provisions of this agreement, or failure to perform award activities as specified, will result in required corrective action including but not limited to financial consequences, project costs being disallowed, withholding of federal funds and/or termination of the project.

GENERAL REQUIREMENTS

All recipients must comply with the financial and administrative requirements set forth in the following:

Current edition of the U.S. Department of Justice (DOJ) Grants Financial Guide
<https://www.ojp.gov/doj-financial-guide-2022>

Office of Management and Budget (OMB) Uniform Grant Guidance (2 C.F.R. Part 200)
Subpart A, Definitions
Subparts B-D, Administrative Requirements
Subpart E, Cost Principles
Subpart F, Audit Requirements and all applicable Appendices

Code of Federal Regulations: <https://www.ecfr.gov/>
2 C.F.R. § 175.105(b), Award Term for Trafficking in Persons
28 C.F.R. § 38, Equal Treatment for Faith-Based Organizations
28 C.F.R. § 83, Government-Wide Requirements for Drug-Free Workplace
28 C.F.R. §§ 18, 22, 23, 30, 35, 42, 61, and 63

U.S. Code:
Title 34, U.S. Code, Crime Control and Law Enforcement
Title 41, U.S. Code § 4712, Enhancement of Contractor Protection from Reprisal for Disclosure of Certain Information
Title 34, U.S. Code, § 10101 et seq., "Omnibus Crime Control and Safe Streets Act of 1968"

State of Florida General Records Schedule GS1-SL for State and Local Government Agencies:
<https://files.floridados.gov/media/706717/qs1-sl-june-2023.pdf> and
<https://files.floridados.gov/media/706718/qs2-june-2023.pdf>

State of Florida Statutes:
Section 112.061, Fla. Stat., Per diem/travel expenses of public officers, employees, authorized persons
Chapter 119, Fla. Stat., Public Records
Section 215.34(2), Fla. Stat., State funds; non-collectible items; procedure
Section 215.97, Fla. Stat. Florida Single Audit Act
Section 215.971, Fla. Stat., Agreements funded with federal or state assistance
Section 215.985, Fla. Stat., Transparency in government spending
Section 216.181(6), Fla. Stat., Approved budgets for operations and fixed capital outlay

DEFINITIONS

Award agreement means a legal instrument of financial assistance between a Federal awarding agency or pass-through entity and a non-Federal entity that, consistent with 31 U.S.C. 6302, 6304, is used to enter into a relationship the principal purpose of which is to transfer anything of value from the Federal awarding agency or pass-through entity to the non-Federal entity to carry out a public purpose authorized by a law of the United States (see 31 U.S.C. 6101(3)); and not to acquire property or services for the Federal awarding agency or

pass-through entity's direct benefit or use; and is distinguished from a cooperative agreement in that it does not provide for substantial involvement between the Federal awarding agency or pass-through entity and the non-Federal entity in carrying out the activity contemplated by the Federal award.

Disallowed costs means those charges to a Federal award that the Federal awarding agency or pass-through entity determines to be unallowable, in accordance with the applicable Federal statutes, regulations, or the terms and conditions of the Federal award.

Equipment means tangible personal property (including information technology systems) having a useful life of more than one year and a per-unit acquisition cost which equals or exceeds the lesser of the capitalization level established by the non-Federal entity for financial statement purposes, or \$5,000. See also the definitions of *capital assets*, *computing devices*, *general purpose equipment*, *information technology systems*, *special purpose equipment*, and *supplies* in 2 C.F.R. § 200.1.

Fiscal Agent refers to the agency responsible for the administration of the Project Safe Neighborhoods (PSN) award programs. FDLE has been assigned as the certified Fiscal Agent for PSN awards.

Improper payment means any payment that should not have been made or that was made in an incorrect amount (including overpayments and underpayments) under statutory, contractual, administrative, or other legally applicable requirements. Improper payment also includes any payment to an ineligible party, any payment for an ineligible good or service, any duplicate payment, any payment for a good or service not received (except for such payments where authorized by law), any payment that does not account for credit for applicable discounts, and any payment where insufficient documentation prevents a reviewer from discerning whether a payment was proper.

Micro-purchase means a purchase of supplies or services using simplified acquisition procedures, the aggregate amount of which does not exceed the micro-purchase threshold. The non-Federal entity uses such procedures in order to expedite the completion of its lowest-dollar small purchase transactions and minimize the associated administrative burden and cost. The micro-purchase threshold is set by the Federal Acquisition Regulation in 48 CFR Subpart 2.1 (Definitions). It is \$10,000 except as otherwise discussed in Subpart 2.1 of that regulation, but this threshold is periodically adjusted for inflation.

Modified Total Direct Cost (MTDC) means all direct salaries and wages, applicable fringe benefits, materials and supplies, services, travel, and up to the first \$25,000 of each award (regardless of the period of performance of the awards under the award). MTDC excludes equipment, capital expenditures, charges for patient care, rental costs, tuition remission, scholarships and fellowships, participant support costs and the portion of each award in excess of \$25,000. Other items may only be excluded when necessary to avoid a serious inequity in the distribution of indirect costs, and with the approval of the cognizant agency for indirect costs.

Non-Federal entity is a state, local government, Indian tribe, institution of higher education (IHE), or nonprofit organization that carries out a Federal award as a recipient or subrecipient.

Non-federal pass-through entity is a non-Federal entity that provides an award to a recipient to carry out part of a Federal program; the Florida Department of Law Enforcement (FDLE) is the non-federal pass-through entity for this agreement, also referred to as the State Administering Agency (SAA).

Performance goal means a target level of performance expressed as a tangible, measurable objective, against which actual achievement can be compared, including a goal expressed as a quantitative standard, value, or rate. In some instances (e.g., discretionary research awards), this may be limited to the requirement to submit technical performance reports (to be evaluated in accordance with agency policy).

Period of performance means the time during which the non-Federal entity may incur new obligations to carry out the work authorized under the Federal award. The Federal awarding agency or pass-through entity must include start and end dates of the period of performance in the Federal award (see §§ 200.211 Information contained in a Federal award paragraph (b)(5) and 200.332 Requirements for pass-through entities, paragraph (a)(1)(iv)).

Protected Personally Identifiable Information (PII) means an individual's first name or first initial and last name in combination with any one or more of types of information, including, but not limited to social security numbers; passport numbers; credit card numbers; clearances; bank numbers; biometrics; date and place of birth; mother's maiden name; criminal, medical, and financial records; and educational transcripts. This does not include PII that is required by law to be disclosed. (See also § 200.79 Personally Identifiable Information (PII)).

Questioned cost means a cost that is questioned by the auditor because of an audit finding 1) that resulted from a violation or possible violation of a statute, regulation, or the terms and conditions of a Federal award, including for funds used to match Federal funds; 2) where the costs, at the time of the audit, are not supported by adequate documentation; or 3) where the costs incurred appear unreasonable and do not reflect the actions a prudent person would take in the circumstances.

Simplified acquisition threshold means the dollar amount below which a non-Federal entity may purchase property or services using small purchase methods. Non-Federal entities adopt small purchase procedures in order to expedite the purchase of items costing less than the simplified acquisition threshold. The simplified acquisition threshold is set by the Federal Acquisition Regulation at 48 C.F.R. Subpart 2.1 (Definitions) and in accordance with 41 U.S.C. § 1908. As of the publication of this part, the simplified acquisition threshold is \$250,000, but this threshold is periodically adjusted for inflation. (Also see definition of Micro-purchase, 2 C.F.R. § 200.67).

Subaward is an award provided by a pass-through entity to a recipient for the recipient to carry out part of a Federal award received by the pass-through entity. It does not include payments to a contractor or payments to an individual who is a beneficiary of a Federal program. A subaward may be provided through any form of legal agreement, including an agreement that the pass-through entity considers a contract.

Recipient means a non-Federal entity that receives an award from a pass-through entity to carry out part of a Federal program; but does not include an individual that is a beneficiary of such program.

Supplies means all tangible personal property other than those described in § 200.33 Equipment. A computing device is a supply if the acquisition cost is less than the lesser of the capitalization level established by the non-Federal entity for financial statement purposes or \$5,000, regardless of the length of its useful life. See also §§ 200.20 Computing devices and 200.33 Equipment.

For PSN: Task Forces are established by each USAO to collaborate with a PSN team of federal, state, local, and tribal (where applicable) law enforcement and other community members to implement a strategic plan for investigating, prosecuting, and preventing violent crime.

SECTION I: TERMS AND CONDITIONS

1.0 Payment Contingent on Appropriation and Available Funds - The State of Florida's obligation to pay under this agreement is contingent upon an annual appropriation by the Florida Legislature. Furthermore, the obligation of the State of Florida to reimburse recipients for incurred costs is subject to available federal funds.

2.0 Commencement of Project - If a project is not operational within (60) days of the original start date of the award period or the date of award activation (whichever is later), the recipient must report by letter to the Department the steps taken to initiate the project, the reasons for delay, and the expected start date.

If a project is not operational within (90) days of the original start date of the award period or the date of award activation (whichever is later), the recipient must submit a second statement to the Department explaining the implementation delay.

Upon receipt of the ninety (90) day letter, the Department shall determine if the reason for delay is justified or shall, at its discretion, unilaterally terminate this agreement and re-obligate award funds to other Department approved projects. The Department, where warranted by extenuating circumstances, may extend the starting date of the project past the ninety (90) day period, but only by formal written adjustment to this agreement.

3.0 Supplanting - The recipient agrees that funds received under this award will not be used to supplant state or local funds but will be used to increase the amounts of such funds that would, in the absence of federal funds, be made available for award activities.

4.0 Non-Procurement, Debarment and Suspension - The recipient agrees to comply with Executive Order 12549, Debarment and Suspension and 2 C.F.R. § 180, "OMB Guidelines to Agencies On Governmentwide Debarment And Suspension (Non-procurement)". These procedures require the recipient to certify it shall not enter into any lower tiered covered transaction with a person who is debarred, suspended, declared ineligible or is voluntarily excluded from participating in this covered transaction, unless authorized by the Department. If the award is \$100,000 or more, the sub recipient and implementing agency certify that they and their principals:

- 1) Are not presently debarred, suspended, proposed for debarment, declared ineligible, sentenced to a denial of federal benefits by a state or federal court, or voluntarily excluded from covered transactions by any federal department or agency;
- 2) Have not within a three-year period preceding this application been convicted of or had a civil judgment rendered against them for commission of fraud or a criminal offense in connection with obtaining, attempting to obtain, or performing a public (federal, state, or local) transaction or contract under a public transaction; violation of federal or state antitrust statutes or commission of embezzlement, theft, forgery, bribery, falsification or destruction of records, making false statements, or receiving stolen property;
- 3) Are not presently indicted for or otherwise criminally or civilly charged by a governmental entity (federal, state, or local) with commission of any of the offenses enumerated in paragraph (a)(ii) of the "Lobbying, Debarment and Drug Free Workplace" certification; and
- 4) Have not within a three-year period preceding this application had one or more public transactions (federal, state, or local) terminated for cause or default.

5.0 Federal Restrictions on Lobbying - In general, as a matter of federal law, federal funds may not be used by any recipient or subrecipient at any tier, either directly or indirectly, to support or oppose the enactment, repeal, modification, or adoption of any law, regulation, or policy, at any level of government. See 18 U.S.C. § 1913.

Another federal law generally prohibits federal funds from being used by any recipient or subrecipient at any tier, to pay any person to influence (or attempt to influence) a federal agency, a Member of Congress, or Congress (or an official or employee of any of them) with respect to the awarding of a federal award or cooperative agreement, subaward, contract, subcontract, or loan, or with respect to actions such as renewing, extending, or modifying any such award. See 31 U.S.C. § 1352.

6.0 State Restrictions on Lobbying - In addition to the provisions contained above, the expenditure of funds for the purpose of lobbying the legislature or a state agency is prohibited under this agreement.

7.0 Additional Restrictions on Lobbying - The recipient understands and agrees that it cannot use any federal funds, either directly or indirectly, in support of the enactment, repeal, modification or adoption of any law, regulation or policy, at any level of government, without the express prior written approval of the Office of Justice Programs.

8.0 "Pay-to-Stay" - Funds from this award may not be used to operate a "pay-to-stay" program in any local jail. Furthermore, no funds may be given to local jails that operate "pay-to-stay" programs. "Local jail", as referenced in this condition, means an adult facility or detention center owned and/or operated by city, county, or municipality. It does not include juvenile detention centers. "Pay-to-stay" programs as referenced in this condition, means a program by which extraordinary services, amenities and/or accommodations, not otherwise available to the general inmate population, may be provided, based upon an offender's apparent ability to pay, such that disparate conditions of confinement are created for the same or similar offenders within a jurisdiction.

- 9.0 The Coastal Barrier Resources Act** - The recipient will comply and assure the compliance of all contractors with the provisions of the Coastal Barrier Resources Act (P.L. No. 97-348) dated October 18, 1982 (16 USC 3501 et seq.) which prohibits the expenditure of most new federal funds within the units of the Coastal Barrier Resources System.
- 10.0 Background Check** - Whenever a background screening for employment or a background security check is required by law for employment, unless otherwise provided by law, the provisions of Section 435, Florida Statutes shall apply. All employees in positions designated by law as positions of trust or responsibility shall be required to undergo security background investigations as a condition of employment and continued employment. For the purposes of the subsection, security background investigations shall include, but not be limited to, employment history checks, fingerprinting for all purposes and checks in this subsection, statewide criminal and juvenile records checks through the Florida Department of Law Enforcement, and federal criminal records checks through the Federal Bureau of Investigation, and may include local criminal records checks through local law enforcement agencies. Such background investigations shall be conducted at the expense of the employing agency or employee.
- 11.0 Confidentiality of Data** - The recipient (or subrecipient at any tier) must comply with all confidentiality requirements of 34 U.S.C. § 10231 and 28 C.F.R. Part 22 that are applicable to collection, use, and revelation of data or information. The recipient further agrees, as a condition of award approval, to submit a Privacy Certificate in accordance with the requirements of 28 C.F.R. Part 22 and, in particular, 28 C.F.R. 22.23. Privacy Certification forms must be signed by the recipient chief official or an individual with formal, written signature authority for the chief official.
- 12.0 Conferences and Inspection of Work** - Conferences may be held at the request of any party to this agreement. At any time, a representative of the Department, of the U.S. Department of Justice, or the Auditor General of the State of Florida, have the right of visiting the project site to monitor, inspect and assess work performed under this agreement.
- 13.0 Insurance for Real Property and Equipment** - The recipient must, at a minimum, provide the equivalent insurance coverage for real property and equipment acquired or improved with Federal funds as provided to property owned by the non-Federal entity.
- 14.0 Flood Disaster Protection Act** - The subrecipient will comply with Section 102(a) of the Flood Disaster Protection Act of 1973, Public Law 93-234, 87 Stat. 975, requiring that the purchase of flood insurance in communities where such insurance is available as a condition of the receipt of any federal financial assistance for construction or acquisition purposes for use in any area that has been identified as an area having special flood hazards.
- 15.0 General Appropriations Restrictions** - The recipient must comply with all applicable restrictions on the use of federal funds set out in federal appropriations statutes as set forth in the Consolidated Appropriations Act.
- 16.0 Immigration and Nationality Act** - No public funds will intentionally be awarded to any contractor who knowingly employs unauthorized alien workers, constituting a violation of the employment provisions contained in 8 U.S.C. Section 1324(a), Section 274(A) of the Immigration and Nationality Act ("INA"). The Department shall consider the employment by any contractor of unauthorized aliens a violation of Section 274(A) of the INA. Such violation by the recipient of the employment provisions contained in Section 274(A) of the INA shall be grounds for unilateral cancellation of this contract by the Department.
- 17.0 For NCHIP & NARIP: Enhancement of Security** - If funds are used for enhancing security, the recipient must:
- 1) Have an adequate process to assess the impact of any enhancement of a school security measure that is undertaken on the incidence of crime in the geographic area where the enhancement is undertaken.
 - 2) Conduct such an assessment with respect to each such enhancement; and submit to the Department the aforementioned assessment in its Final Program Report.

- 18.0 Personally Identifiable Information Breaches** - The recipient (or subrecipient at any tier) must have written procedures in place to respond in the event of actual or imminent "breach" (OMB M-17-12) if it: 1) creates, collects, uses, processes, stores, maintains, disseminates, discloses, or disposes of "personally identifiable information (PII)" within the scope of an OJP award-funded program or activity, or 2) uses or operates a "federal information system" (OMB Circular A-130). The recipient's breach procedures must include a requirement to report actual or imminent breach of PII to FDLE for subsequent reporting to the OJP Program Manager no later than 24 hours after an occurrence of an actual breach, or the detection of an imminent breach.
- 19.0 Compliance with restrictions on the use of federal funds--prohibited and controlled equipment under OJP awards** - Consistent with Executive Order 14074, "Advancing Effective, Accountable Policing and Criminal Justice Practices To Enhance Public Trust and Public Safety," OJP has prohibited the use of federal funds under this award for purchases or transfers of specified equipment by law enforcement agencies. In addition, OJP requires the recipient, and any subrecipient ("subgrantee") at any tier, to put in place specified controls prior to using federal funds under this award to acquire or transfer any property identified on the "controlled equipment" list. The details of the requirement are posted on the OJP web site at <https://www.ojp.gov/funding/explore/prohibited-and-controlled-equipment>, and are incorporated by reference here.
- 20.0 Exceptions regarding Prohibited and Controlled Equipment under OJP awards** - Notwithstanding any provision to the contrary in the other terms and conditions of this award, including in the condition regarding "Compliance with restrictions on the use of federal funds - prohibited and controlled equipment under OJP awards," the requirements for the "Transfer/Sale of Award-Funded Controlled Equipment to Other LEAs" and the requirements for the "Transfer/Sale of Award-Funded Controlled Equipment to NON-LEAs" do not apply to this award.

SECTION II: CIVIL RIGHTS REQUIREMENTS

- 1.0 Participant Notification of Non-discrimination** - FDLE does not discriminate on the basis of race, color, religion, national origin, sex, disability or age in the delivery of services, benefits or in employment.
- 2.0 Title VI of the Civil Rights Act of 1964** - The recipient, or subrecipient at any tier, must comply with Title VI of the Civil Rights Act of 1964, 42 U.S.C. § 2000d, and the DOJ implementing regulations, 28 C.F.R. pt. 42, subpts. C & D, which prohibits discrimination in federally assisted programs based on race, color, and national origin in the delivery of services.
- 3.0 Equal Employment Opportunity Program (EEO) –** The recipient and/or implementing agency must comply with all applicable requirements in 28 C.F.R. § 42, Subpart E, including preparing a Verification Form within 120 days from the initial award date and annually thereafter, and preparing an EEO Plan if required.
- Recipients are required to use the Office for Civil Rights EEO Reporting Tool to satisfy this condition (<https://ojp.gov/about/ocr/eoop.htm>).
- 4.0 Title IX of the Education Amendments of 1972** - If the recipient operates an education program or activity, the recipient must comply with all applicable requirements of 20 U.S.C. § 1681, and the DOJ implementing regulation at 28 C.F.R. § 54, which prohibits discrimination in federally assisted education programs based on sex both in employment and in the delivery of services.
- 5.0 Partnerships with Faith-Based and other Neighborhood Organizations** - The recipient or subrecipient at any tier, must comply with all applicable requirements of 28 C.F.R. § 38, "Partnerships with Faith-Based and other Neighborhood Organizations", specifically including the provision for written notice to current or prospective program beneficiaries.
- 6.0 Title II of the Americans with Disabilities Act of 1990** - Recipients who are public entities must comply with the requirements of the Americans with Disabilities Act (ADA), 42 U.S.C. § 12132, and the DOJ implementing regulation at 28 C.F.R. pt. 35, which prohibits discrimination on the basis of

disability both in employment and in the delivery of services, including provision to provide reasonable accommodations.

- 7.0 **Section 504 of the Rehabilitation Act of 1973** - Recipients must comply with all provisions of 28 U.S.C. § 794, and the DOJ implementing regulation at 28 C.F.R. pt. 42, subpt. G, which prohibits discrimination in federally assisted programs on the basis of disability in both employment and the delivery of services.
- 8.0 **Age Discrimination Act of 1975** - Recipients must comply with all requirements of 42 U.S.C. § 6102, and the DOJ implementing regulation at 28 C.F.R. pt. 42, subpt. I, which prohibits discrimination based on age in the delivery of services in federally assisted programs.
- 9.0 **Omnibus Crime Control and Safe Streets Act of 1968** – Recipients must comply with all provisions of 34 U.S.C. § 10228(c), and the DOJ implementing regulations at 28 C.F.R. pt. 42, subpts. D & E, which prohibits discrimination in programs funded under the statute on the basis of race, color, national origin, sex, and religion, both in employment and in the delivery of services.
- 10.0 **Limited English Proficiency (LEP)** - In accordance with Department of Justice Guidance pertaining to Title VI of the Civil Rights Act of 1964, 42 U.S.C. § 2000d, recipients of federal financial assistance must take reasonable steps to provide meaningful access to their programs and activities for persons with LEP. FDLE strongly advises recipients to have a written LEP Language Access Plan. For more information visit www.lep.gov.
- 11.0 **Finding of Discrimination** - In the event a federal or state court or federal or state administrative agency makes, after a due process hearing, a finding of discrimination on the grounds of race, color, religion, national origin, sex, or disability against a recipient of funds, the recipient will forward a copy of the finding to FDLE and to the Office for Civil Rights, Office of Justice Programs, U.S. Department of Justice.
- 12.0 **Filing a Complaint** - If an employee, applicant, or client of a recipient has a discrimination complaint against the recipient, they may file a complaint with the recipient, with FDLE, or with the Office for Civil Rights.

Discrimination complaints may be submitted to FDLE at Office of the Inspector General, Post Office Box 1489, Tallahassee, Florida 32302-1489, or online at info@fdle.state.fl.us. Any discrimination complaints filed with FDLE will be reviewed by FDLE's Inspector General and referred to the Office for Civil Rights, the Florida Commission on Human Relations, or the Equal Employment Opportunity Commission, based on the nature of the complaint.

Discrimination complaints may also be submitted to the Office for Civil Rights, Office of Justice Programs, U.S. Department of Justice, 810 7th Street, Northwest, Washington, D.C. 20531, or at <https://www.ojp.gov/program/civil-rights-office/filing-civil-rights-complaint>.

For additional information on procedures for filing discrimination complaints, please visit <https://www.fdle.state.fl.us/FDLE-Grants/Office-of-Criminal-Justice-Grants/Contact-U.s>.

- 13.0 **Retaliation** - In accordance with federal civil rights laws, the recipient shall not retaliate against individuals for taking action or participating in action to secure rights protected by these laws.
- 14.0 **Non-discrimination Contract Requirements** - Recipients must include comprehensive Civil Rights nondiscrimination provisions in all contracts funded by the recipient.
- 15.0 **Pass-through Requirements** - Recipients are responsible for the compliance of contractors and other entities to whom they pass-through funds including compliance with all Civil Rights requirements. These additional tier subrecipients must be made aware that their employees, applicants, or clients may file a discrimination complaint with the recipient, with FDLE, or with the USDOJ Office for Civil Rights and provided the contact information.

- 16.0 **Civil Rights Training Requirements** - In accordance with Office of Justice Programs (OJP) requirements, the grant manager of the recipient entity responsible for managing awards from FDLE, will be required to complete a two part Civil Rights Training and maintain copies of the training certificates within their award files to be provided upon request at monitoring.

SECTION III: FINANCIAL REQUIREMENTS AND RESPONSIBILITY

- 1.0 **Fiscal Control and Fund Accounting Procedures** - All expenditures and cost accounting of funds shall conform to the DOJ Grants Financial Guide and 2 C.F.R. § 200 as applicable, in their entirety.

Recipients are required to establish and maintain adequate accounting systems and financial records and to accurately account for funds awarded to them. Financial management systems must be able to record and report on the receipt, obligation, and expenditure of award funds. Systems must also be able to accommodate a fund and account structure to separately track receipts, expenditures, assets, and liabilities for awards, programs, and additional tiered subrecipients. The awarded funds may or may not be an interest-bearing account, but any earned interest must be accounted for as program income and used for program purposes before the federal award period end date. Any unexpended interest remaining at the end of the federal award period must be refunded to FDLE for transmittal to DOJ.

- 2.0 **Match** - The value or amount of any "non-federal share," "match," or cost-sharing contribution incorporated into the approved budget is part of the "project cost" for purposes of the 2 C.F.R. § 200 Uniform Requirements, and is subject to audit. In general, the rules and restrictions that apply to award funds from federal sources also apply to funds in the approved budget that are provided as "match" or through "cost sharing."

SECTION IV: AWARD MANAGEMENT AND REPORTING REQUIREMENTS

- 1.0 **Obligation of Funds** - Award funds shall not be obligated prior to the start date, or subsequent to the end date, of the award. Only project costs incurred on or after the effective date, and on or prior to the termination date of the recipient's project are eligible for reimbursement.
- 2.0 **Use of Funds** - Federal funds may only be used for the purposes in the recipient's approved award agreement.
- 3.0 **Advance Funding** - Advance funding may be provided to a recipient upon a written request to the Department.
- 4.0 **Performance Reporting** - The recipient shall submit Monthly or Quarterly Project performance achievements and performance questionnaires to the Department, within fifteen (15) days after the end of the reporting period. Performance reporting must clearly articulate the activities that occurred within the reporting period, including descriptions of major accomplishments, milestones achieved, and/or barriers or delays encountered. Additional information may be required if necessary to comply with federal reporting requirements. Performance achievements and performance questionnaires that are not complete, accurate, and timely may result in sanctions, as specified in Section IV, Award Management and Reporting Requirements.
- 5.0 **Financial Consequences for Failure to Perform** - In accordance with Section 215.971, Florida Statutes, payments for state and federal financial assistance must be directly related to the scope of work and meet the minimum level of performance for successful completion. If the recipient fails to meet the minimum level of service or performance identified in this agreement, the Department will apply financial consequences commensurate with the deficiency. Financial consequences may include but are not limited to withholding payments or reimbursement until the deficiency is resolved, tendering only partial payment/reimbursement, imposition of other financial consequences according to the Standard Conditions as applicable, and/or termination of contract and requisition of goods or services from an alternate source. Any payment made in reliance on recipient's evidence of performance, which evidence is subsequently determined to be erroneous, will be immediately due to the Department as a refund.
- 6.0 **Award Amendments** - Recipients must submit an award amendment through the electronic grant management system for major substantive changes such as changes in project activities or scope of the

project, target populations, service providers, implementation schedules, and designs or research plans set forth in the approved agreement and for any budget changes that affect a cost category that was not included in the original budget. Amendments are also required when there will be a transfer of 10% or more of the total budget between budget categories, or there is an indirect cost rate category change.

Recipients may transfer up to 10% of the total budget between current, approved budget categories without prior approval as long as the funds are transferred to an existing line item.

Under no circumstances can transfers of funds increase the total budgeted award.

Retroactive (after-the-fact) approval of project adjustments or items not currently in the approved award will only be considered under extenuating circumstances. Recipients who incur costs prior to approval of requested adjustments do so at the risk of the items being ineligible for reimbursement under the award.

All requests for changes, including requests for project period extensions, must be submitted in the electronic grant management system no later than thirty (30) days prior to award expiration date.

- 7.0 Financial Expenditures and Reporting** - The recipient shall close the expense reporting period either on a Monthly or Quarterly basis. For any reporting period the recipient is seeking reimbursement, a payment request must also be submitted in the grant management system. Closing of the reporting period and Payment Requests are due thirty (30) days after the end of the reporting period with the exception of the final reporting period.

All project expenditures for reimbursement of recipient costs shall be submitted on the Project Expenditure Report Forms prescribed and provided by FDLE.

All Project Expenditure Reports shall be submitted in sufficient detail for proper pre-audit and post-audit.

All reports must relate financial data to performance accomplishments.

An expenditure report is not required when no reimbursement is being requested however, recipients should close the associated reporting period in the electronic grant management system.

Before the "final" Payment Request will be processed, the recipient must submit to the Department all outstanding Performance Achievements and must have satisfied all withholding, special, and monitoring conditions. Failure to comply with the above provisions shall result in forfeiture of reimbursement.

- 8.0 Project Income (PGI)** - All income generated as a direct result of a project shall be deemed program income. Program income from asset seizures and forfeitures is considered earned when the property has been adjudicated to the benefit of the plaintiff (i.e., law enforcement entity).

The recipient shall submit a PGI Earnings and Expenditures form in the electronic grant management system as soon as PGI is earned or expended. Prior to expending funds, the recipient shall submit a PGI Spending Request form for FDLE approval. All PGI expenditures must directly relate to the project being funded and must be allowable under the federal award.

Additionally, any unexpended PGI remaining at the end of the federal award period must be submitted to FDLE for transmittal to the Bureau of Justice Assistance.

- 9.0 Recipient Integrity and Performance Matters** - Requirement to report information on certain civil, criminal, and administrative proceedings to FDLE, SAM and FAPIIS.

The recipient must comply with any and all applicable requirements regarding reporting of information on civil, criminal, and administrative proceedings connected with (or connected to the performance of) either this award or any other grant, cooperative agreement, or procurement contract from the federal government. Under certain circumstances, recipients of OJP awards are required to report information about such proceedings, through the federal System for Award Management ("SAM"), to the designated federal integrity and performance system ("FAPIIS").

- 10.0 Verification and updating of Recipient Grant Manager contact information** - The recipient must verify its Recipient Grant Manager (GM) contact information, including telephone number and e-mail address, is current and correct. If any information is incorrect or has changed, an authorized user of the recipient must make changes to the GM information in AmpliFund and provide the GM's contact information to the FDLE grant manager within thirty days of the change.
- 11.0 Death in Custody Reporting (JAG Program Only)** – Recipients of funds under Florida's Justice Assistance Grant (JAG) program are required to report all deaths in custody to the Criminal Justice Grants. A death in custody occurs when a person dies who is detained, under arrest, in the process of being arrested, is en route to incarceration, or is incarcerated at a municipal or county jail, state prison, state-run prison boot camp, contracted prison, or other local or state correctional facility. For more information on the reporting requirements, visit: <https://www.fdle.state.fl.us/FDLE-Grants/Office-of-Criminal-Justice-Grants/Forms/Forms/DCRA>.

SECTION V: MONITORING AND AUDITS

- 1.0 Access to Records** - The Florida Department of Law Enforcement, the Auditor General of the State of Florida, the U.S. Department of Justice, the U.S. Comptroller General or any of their duly authorized representatives, shall have access to books, documents, papers and records of the recipient and contractors for the purpose of audit and examination according to the Financial Guide. At any time, a representative of the Department, the U.S. Department of Justice, or the Auditor General of the State of Florida, have the right to visit the project site to monitor, inspect and assess work performed under this agreement.

The Department reserves the right to unilaterally terminate this agreement if the recipient or contractor refuses to allow public access to all documents, papers, letters, or other materials subject to provisions of Chapter 119, Florida Statutes, unless specifically exempted and/or made confidential by operation of Chapter 119, Florida Statutes, and made or received by the recipient or its contractor in conjunction with this agreement.

The recipient will give the awarding agency or the General Accounting Office, through any authorized representative, access to and the right to examine all paper or electronic records related to the financial assistance.

- 2.0 Assessments and Evaluations** - The recipient agrees to participate in a data collection process measuring program outputs and outcomes as outlined by the Office of Justice Programs. The recipient agrees to cooperate with any assessments, national evaluation efforts, and/or information or data collection requests related to activities under this award.
- 3.0 Monitoring** - The recipient agrees to comply with FDLE's award monitoring guidelines, protocols, and procedures; and to cooperate with FDLE on all award monitoring requests, including requests related to desk reviews, enhanced programmatic desk reviews, and/or site visits. The recipient agrees to provide FDLE all documentation necessary to complete monitoring of the award. Further, the recipient agrees to abide by reasonable deadlines set by FDLE for providing requested documents. Failure to cooperate with award monitoring activities may result in sanctions affecting the recipient's award, including, but not limited to: withholding and/or other restrictions on the recipient's access to funds, referral to the Office of the Inspector General for audit review, designation of the recipient as a FDLE High Risk grantee, or termination of award(s).
- 4.0 Property Management** - The recipient shall establish and administer a system to protect, preserve, use, maintain and dispose of any property furnished to it by the Department or purchased pursuant to this agreement according to federal property management standards set forth in the DOJ Grants Financial Guide and 2 C.F.R. § 200.313. This obligation continues as long as the recipient retains the property, notwithstanding expiration of this agreement.
- 5.0 Award Closeout** - Award Closeout will be initiated by the Department after the final payment request has been processed. The final payment request must be submitted within sixty (60) days of the end date of

the award. All performance achievements and performance questionnaires must be completed before the award can be closed.

- 6.0 High Risk Recipients** - If a recipient is designated "high risk" by a federal award-making agency, currently or at any time during the course of the period of performance under this award, the recipient must disclose that fact and certain related information to FDLE. For purposes of this disclosure, high risk includes any status under which a federal awarding agency provides additional oversight due to the recipient's past performance, or other programmatic or financial concerns with the recipient. The recipient's disclosure must include the following: (1) The federal awarding agency that currently designates the recipient high risk, (2) The date the recipient was designated high risk, (3) the high-risk point of contact at that federal awarding agency (name, phone number, and email address), and (4) The reasons for the high-risk status, as set out by the federal awarding agency.
- 7.0 Imposition of Additional Requirements** - The recipient agrees to comply with any additional requirements that may be imposed by FDLE during the period of performance for this award if the recipient is designated as "high-risk" for purposes of the DOJ high-risk list.
- 8.0 Retention of Records** - The recipient shall maintain all records and documents for a minimum of five (5) years from the date of the final financial statement and be available for audit and public disclosure upon request of duly authorized persons. The recipient shall comply with State of Florida General Records Schedule GS1-SL for State and Local Government Agencies: <https://files.floridados.gov/media/706717/g1-sl-iune-2023.pdf>.
- 9.0 Disputes and Appeals** - The Department shall make its decision in writing when responding to any disputes, disagreements, or questions of fact arising under this agreement and shall distribute its response to all concerned parties. The recipient shall proceed diligently with the performance of this agreement according to the Department's decision. If the recipient appeals the Department's decision, the appeal also shall be made in writing within twenty-one (21) calendar days to the Department's clerk (agency clerk). The recipient's right to appeal the Department's decision is contained in Chapter 120, Florida Statutes, and in procedures set forth in Rule 28-106.104, Florida Administrative Code. Failure to appeal within this time frame constitutes a waiver of proceedings under Chapter 120, Florida Statutes.
- 10.0 Failure to Address Audit Issues** - The recipient understands and agrees that FDLE may withhold award funds, or may impose award conditions or other related requirements, if (as determined by FDLE) the recipient does not satisfactorily and promptly address outstanding issues from audits required by the 2 C.F.R. § 200 Uniform Requirements (or by the terms of this award), or other outstanding issues that arise in connection with audits, investigations, or reviews.
- 11.0 Single Annual Audit** - Recipients that expend \$1,000,000 or more in a year in total federal award funding shall have a single audit or program-specific audit conducted for that year. The audit shall be performed in accordance with the OMB 2 C.F.R. § 200 Subpart F – Audit Requirements and other applicable federal law. The contract for this agreement shall be identified in the Schedule of Federal Financial Assistance in the subject audit. The contract shall be identified as federal funds passed through the Florida Department of Law Enforcement and include the contract number, CFDA number, award amount, contract period, funds received and disbursed. When applicable, the recipient shall submit an annual financial audit that meets the requirements of 2 C.F.R. § 200 Subpart F, "Audit Requirements" Section 215.97, Florida Statutes, "Florida Single Audit Act" and Rules of the Auditor General, Chapter 10.550, and Chapter 10.650, "Local Governmental Entity Audits" and "Florida Single Audit Act Audits Nonprofit and For-Profit Organizations."

A complete audit report that covers any portion of the effective dates of this agreement must be performed and submitted to the Federal Audit Clearinghouse within the earlier of thirty (30) calendar days after receipt of the auditor's report(s), or nine (9) months after the end of the audit period. Submissions must include required elements described in Appendix X to 2 C.F.R. § 200 on the specified Data Collection Form (Form SF-SAC).

Records shall be made available upon request for a period of five (5) years from the date the audit report is issued, unless extended in writing by the Department.

Recipients that expend less than \$1,000,000 in federal awards during a fiscal year are exempt from the Single Audit Act audit requirements for that fiscal year. In this case, written notification, in the form of the "Certification of Audit Exemption" form, shall be provided to the Department by the Chief Financial Officer, or designee, that the recipient is exempt. This notice shall be provided to the Department no later than March 1 following the end of the fiscal year.

SECTION VI: AWARD PROCUREMENT AND COST PRINCIPLES

- 1.0 Procurement Procedures** - Recipients must have written procedures for procurement transactions. Procedures must conform to applicable Federal law and the standards in 2 C.F.R. §§ 200.318-326.

This condition applies to agreements that FDLE considers to be a procurement "contract", and not a second-tier award.

The details of the advance approval requirement to use a noncompetitive approach in a procurement contract under this award are posed on the OJP website at <https://ojp.gov/funding/Explore/NoncompetitiveProcurement.htm>.

Additional information on Federal purchasing guidelines can be found in the Guide to Procurements Under DOJ Grants and Cooperative agreements at <https://www.ojp.gov/doj-guide-to-procurement-procedures>.

- 2.0 Cost Analysis** - A cost analysis must be performed by the recipient if the cost or price is at or above the \$35,000 acquisition threshold and the contract was awarded non-competitively in accordance with Section 216.3475, Florida Statutes. The recipient must maintain records to support the cost analysis, which includes a detailed budget, documented review of individual cost elements for allowability, reasonableness, and necessity. See also: [Reference Guide for State Expenditures](#).
- 3.0 Allowable Costs** - Allowance for costs incurred under the award shall be determined according to the general principles and standards for selected cost items set forth in the DOJ Grants Financial Guide and 2 C.F.R. Part 200, Subpart E, "Cost Principles".
- 4.0 Unallowable Costs** - Payments made for costs determined to be unallowable by either the Federal awarding agency, or the Department, either as direct or indirect costs, must be refunded (including interest) to FDLE and the Federal Government in accordance with instructions that determined the costs are unallowable unless state or Federal statute or regulation directs otherwise. See also 2 C.F.R. §§ 200.300-309.
- 5.0 Unmanned Aircraft Systems (UAS)** - The recipient agrees that no funds under this award (including via subcontract or subaward, at any tier) may be used for unmanned aircraft systems (UAS), which includes unmanned aircraft vehicles (UAV), or for any accompanying accessories to support UAS.
- 6.0 Facial Recognition Technology (FRT)** - In accepting this award, the recipient agrees that grant funds cannot be used for Facial Recognition Technology (FRT) unless the recipient has policies and procedures in place to ensure that the FRT will be utilized in an appropriate and responsible manner that promotes public safety, and protects privacy, civil rights, and civil liberties and complies with all applicable provisions of the U.S. Constitution, including the Fourth Amendment's protection against unreasonable searches and seizures and the First Amendment's freedom of association and speech, as well as other laws and regulations. Recipients utilizing funds for FRT must make such policies and procedures available to DOJ upon request.
- 7.0 Body Armor** - Certification of body armor "mandatory wear" policies, and compliance with NIJ standards. If recipient uses funds under this award to purchase body armor, the recipient must submit a signed certification that each law enforcement agency receiving body armor purchased with funds from this award has a written "mandatory wear" policy in effect. The recipient must keep signed certifications on file for any subrecipients planning to utilize funds from this award for ballistic-resistant and stab-resistant body armor purchases. This policy must be in place for at least all uniformed officers before any funds from this award may be used by an agency for body armor. There are no requirements regarding the

nature of the policy other than it be a mandatory wear policy for all uniformed officers while on duty. For PSN, if recipient uses funds under this award to purchase body armor, the recipient is strongly encouraged to have a "mandatory wear" policy in effect. There are no requirements regarding the nature of the policy other than it be a mandatory wear policy for all uniformed officers while on duty.

Ballistic-resistant and stab-resistant body armor purchased with award funds may be purchased at any threat level, make or model, from any distributor or manufacturer, as long as the body armor has been tested and found to comply with applicable National Institute of Justice ballistic or stab standards, and is listed on the NIJ Compliant Body Armor Model List. In addition, ballistic-resistant and stab-resistant body armor purchased must be made in the United States and must be uniquely fitted, as set forth in 34 U.S.C. 10202(c)(1)(A). The latest NIJ standard information and the NIJ Compliant Body Armor List may be found by following the links located on the NIJ Body Armor page: <https://nij.ojp.gov/topics/equipment-and-technology/body-armor>.

- 8.0 Indirect Cost Rate** - A recipient that is eligible to use the "de minimis" indirect cost rate described in 2 C.F.R. § 200.414(f), and elects to do so, must advise FDLE in writing of both its eligibility and its election, and must comply with all associated requirements in the 2 C.F.R. § 200 and Appendix VII.
- 9.0 Sole Source** - If the project requires a non-competitive purchase from a sole source, the recipient must complete the Sole Source Justification for Services and Equipment Form and submit to FDLE upon application for pre-approval. If the recipient is a state agency and the cost meets or exceeds \$250,000, the recipient must also receive approval from the Florida Department of Management Services (DMS) (See § 287.057(5), Fla. Stat.). Additional details on the sole source requirement can be found at 2 C.F.R. § 200 and the DOJ Grants Financial Guide.
- 10.0 Personnel Services** - Recipients may use award funds for eligible personnel services including salaries, wages, and fringe benefits, including overtime in accordance with the DOJ Grants Financial Guide Section 3.9 - Compensation for Personal Services, consistent with the principles set out in 2 C.F.R. § 200, Subpart E and those permitted in the federal program's authorizing legislation. Recipient employees should be compensated with overtime payments for work performed in excess of the established work week and in accordance with the recipient's written compensation and pay plan.

Documentation - Charges for salaries, wages, and fringe benefits must be supported by a system of internal controls providing reasonable assurance that charges are accurate, allowable, and properly allocated. Documentation supporting charges must be incorporated into the official records of the organization.

Charges made to the Personnel Budget Category must reasonably reflect the total time and activity for which the employee is compensated by the organization and cover both federally funded and all other activities. The records may include the use of subsidiary records as defined in the organization's written policies. Where award recipients work on multiple award programs or cost activities, documentation must support a reasonable allocation or distribution of costs among specific activities or cost objectives.

Federal funds may not be used to pay cash compensation (salary plus bonuses) to any employee of the award recipient at a rate that exceeds 110% of the maximum annual salary payable to a member of the federal government's Senior Executive Service (SES) at an agency with a Certified SES Performance Appraisal System for that year. An award recipient may compensate an employee at a higher rate, provided the amount in excess of the compensation limitation is not paid with federal funds.

- 11.0 Contractual Services** - The recipient must maintain written standards of conduct covering conflicts of interest and governing the actions of its employees engaged in the selection, award and administration of contracts as described in 2 C.F.R. § 200.318, General procurement.

Requirements for Contractors of Recipients - The recipient assures the compliance of all contractors with the applicable provisions of Title I of the Omnibus Crime Control and Safe Streets Act of 1968, as amended 34 U.S.C. § 10101 et seq.; the provisions of the current edition of the DOJ Grants Financial Guide (<https://www.ojp.gov/doi-financial-guide-2022>); and all other applicable federal and state laws, orders, circulars, or regulations. The recipient must pass-through all requirements and conditions

applicable to the federal award to any subcontract. The term "contractor" is used rather than the term "vendor" and means an entity that receives a contract as defined in 2 C.F.R. § 200.22, the nature of the contractual relationship determines the type of agreement.

Approval of Consultant Contracts - Compensation for individual consultant services must be reasonable and consistent with that paid for similar services in the marketplace. The Federal awarding agency and pass-through entity must review and approve in writing all consultant contracts prior to employment of a consultant when the individual compensation rate exceeds \$650 (excluding travel and subsistence costs) per eight-hour day, or \$81.25 per hour. A detailed justification must be submitted to and approved by FDLE, who will coordinate written approval of the Federal awarding agency, prior to recipient obligation or expenditures of such funds. Approval shall be based upon the contract's compliance with requirements found in the Financial Guide Section 3.6 Consultant Rates and applicable state statutes. The Department's approval of the recipient agreement does not constitute approval of individual consultant contracts or rates. If consultants are hired through a competitive bidding process (not sole source), the \$650 threshold does not apply.

- 12.0 FFATA Reporting Requirements** - Recipients that enter into awards of \$30,000 or more should review the Federal Funding Accountability and Transparency Act of 2006 (FFATA), website for additional reporting requirements at <https://ojp.gov/funding/Explore/FFATA.htm>.
- 13.0 Travel and Training** - The cost of all travel shall be reimbursed according to the recipient's written travel policy. If the recipient does not have a written travel policy, cost of all travel will be reimbursed according to State of Florida Travel Guidelines Section 112.061, Florida Statutes. Any foreign travel must obtain prior written approval from the Federal awarding agency and pass-through entity.
- 14.0 Expenses Related to Conferences, Meetings, Trainings, and Other Events** - Award funds requested for meetings, retreats, seminars, symposia, events, and group training activities and related expenses must receive written pre-approval from the Federal awarding agency and pass-through entity and comply with all provisions in 2 C.F.R. § 200.432 and DOJ Grants Financial Guide Section 3.10; Conference Approval, Planning, and Reporting. Award applications requesting approval for meeting, training, conference, or other event costs must include a completed Conference & Events Submission Form for approval prior to obligating award funds for these purposes.
- 15.0 Training and Training Materials** - Any training or training materials that has been developed or delivered with award funding under this award must adhere to the OJP Training Guiding Principles for Grantees and Subgrantees, available at www.ojp.gov/funding/ojptrainingguidingprinciples.htm.
- 16.0 Publications, Media, Websites, and Patents Ownership of Data and Creative Material** - Ownership of material, discoveries, inventions, and results developed, produced, or discovered subordinate to this agreement is governed by the terms of the DOJ Grants Financial Guide, 28 C.F.R. §§ 66, and 2 C.F.R. 200.315.

Written, Visual, or Audio Publications - Publication costs for electronic and print media, including distribution, promotion, and general handling are allowable. If these costs are not identifiable with a particular direct cost objective, it should be allocated as indirect costs. Publication includes writing, editing, and preparing the illustrated material (including videos and electronic mediums).

Recipients must request pre-approval in writing for page charges for professional journal publications. All publication materials must comply with provisions in 2 C.F.R. § 200.461 and DOJ Grants Financial Guide, Section 3.9; Allowable Costs – Publication.

Recipients must submit for review and approval one (1) copy of any written materials to be published, including web-based materials and website content, to be paid under this award at least thirty (30) days prior to the targeted dissemination date.

Any written, visual, or audio publications funded in whole or in part under this award, with the exception of press releases, must contain the following statements identifying the federal award:

"This project was supported by [Federal Award Number] awarded by the [Bureau of Justice Assistance/Bureau of Justice Statistics]. The Bureau of Justice Assistance is a component of the Department of Justice's Office of Justice Programs, which also includes the Bureau of Justice Statistics, the National Institute of Justice, the Office of Juvenile Justice and Delinquency Prevention, the Office for Victims of Crime, and the SMART Office. Points of view or opinions in this document are those of the author and do not necessarily represent the official position or policies of the U.S. Department of Justice."

Websites - Any Web site that is funded in whole or in part under this award must include the following statement on the home page, on all major entry pages (i.e., pages (exclusive of documents) whose primary purpose is to navigate the user to interior content), and on any pages from which a visitor may access or use a Web-based service, including any pages that provide results or outputs from the service:

"This Web site is funded in whole or in part through a grant from the Bureau of Justice Assistance, Office of Justice Programs, U.S. Department of Justice. Neither the U.S. Department of Justice nor any of its components operate, control, are responsible for, or necessarily endorse, this Web site (including, without limitation, its content, technical infrastructure, and policies, and any services or tools provided)."

The full text of the foregoing statement must be clearly visible on the home page. On other pages, the statement may be included through a link, entitled "Notice of Federal Funding and Federal Disclaimer," to the full text of the statement.

Patents - Recipients are subject to applicable regulations governing patents and inventions, including government wide regulations issued by the Department of Commerce (37 C.F.R. § 401 and 2 C.F.R. § 200.315(c)).

Recipients must promptly and fully report to FDLE and the Federal awarding agency if any program produces patentable items, patent rights, processes, or inventions, in the course of work sponsored under this award.

- 17.0 For NCHIP & NICS: Purchase of Automated Fingerprint Identification System (AFIS)** - AFIS equipment purchased under this award must conform to the American National Standards Institute (ANSI) Standard, "Data Format for the Interchange of Fingerprint, Facial & Other Biometric Information" (ANSI/NIST-ITL 1-2007 PART 1) and any other applicable standards set forth by the Federal Bureau of Investigation (FBI).

18.0 Information Technology Projects

Criminal Intelligence Systems - The recipient agrees that any information technology system funded or supported by the Office of Justice Programs funds will comply with 28 C.F.R. § 23, Criminal Intelligence Systems Operating Policies, if the Office of Justice Programs determines this regulation to be applicable. Should the Office of Justice Programs determine 28 C.F.R. § 23 to be applicable, the Office of Justice Programs may, at its discretion, perform audits of the system, as per 28 C.F.R. § 23.20(g). Should any violation of 28 C.F.R. § 23 occur, the recipient may be fined as per 34 U.S.C. § 10231. The recipient may not satisfy such a fine with federal funds.

The recipient understands and agrees that no awarded funds may be used to maintain or establish a computer network unless such network blocks the viewing, downloading, and exchanging of pornography. In doing so the recipient agrees that these restrictions will not limit the use of awarded funds necessary for any federal, state, tribal, or local law enforcement agency or any other entity carrying out criminal investigations, prosecutions, or adjudication activities.

State IT Point of Contact - The recipient must ensure that the State IT Point of Contact receives written notification regarding any information technology project funded by this award during the obligation and expenditures period. This is to facilitate communication among local and state governmental entities regarding various information technology projects being conducted with these award funds. In addition, the recipient must maintain an administrative file documenting the meeting of this requirement. For a list of State IT Points of Contact, go to <https://it.ojp.gov/technology-contacts>.

The State IT Point of Contact will ensure the recipient's project follows a statewide comprehensive strategy for information sharing systems that improve the functioning of the criminal justice system, with an emphasis on integration of all criminal justice components, law enforcement, courts, prosecution, corrections, and probation and parole.

Interstate Connectivity - To avoid duplicating existing networks or IT systems in any initiatives funded by the Bureau of Justice Assistance for law enforcement information sharing systems which involve interstate connectivity between jurisdictions, such systems shall employ, to the extent possible, existing networks as the communication backbone to achieve interstate connectivity, unless the recipient can demonstrate to the satisfaction of the Bureau of Justice Assistance that this requirement would not be cost effective or would impair the functionality of an existing or proposed IT system.

- 19.0 Interoperable Communications Guidance** - Recipients using funds to support emergency communications activities must comply with the current SAFECOM Guidance for Emergency Communication Grants, including provisions on technical standards that ensure and enhance interoperable communications. Emergency communications activities include the purchase of Interoperable Communications Equipment and technologies such as voice-over-internet protocol bridging or gateway devices, or equipment to support the build out of wireless broadband networks in the 700 MHz public safety band under the Federal Communications Commission (FCC) Waiver Order. SAFECOM guidance can be found at https://www.cisa.gov/sites/default/files/2023-04/fy23_safecom_guidance.pdf.

Recipients interested in developing a public safety broadband network in the 700 MHz band in their jurisdictions must adhere to the technical standards set forth in the FCC Waiver Order, or any succeeding FCC orders, rules, or regulations pertaining to broadband operations in the 700 MHz public safety band. The recipient shall also ensure projects support the Statewide Communication Interoperability Plan (SCIP) and are fully coordinated with the full-time Statewide Interoperability Coordinator (SWIC). If any future regulatory requirement (from the FCC or other governmental entity) results in a material technical or financial change in the project, the recipient should submit associated documentation, and other material, as applicable, for review by the SWIC to ensure coordination. Recipients must provide a listing of all communications equipment purchased with award funding (plus the quantity purchased of each item) to FDLE once items are procured during any periodic programmatic progress reports.

- 20.0 Global Standards Package** - In order to promote information sharing and enable interoperability among disparate systems across the justice and public safety community, OJP requires the recipient to comply with DOJ's Global Justice Information Sharing Initiative (DOJ's Global) guidelines and recommendations for this particular award. Recipient shall conform to the Global Standards Package (GSP) and all constituent elements, where applicable, as described at <https://it.ojp.gov/gsp>. Recipient shall document planned approaches to information sharing and describe compliance to the GSP and appropriate privacy policy that protects shared information, or provide detailed justification for why an alternative approach is recommended.

- 21.0 Prohibition on Certain Telecommunications and Video Surveillance Services or Equipment** - In accordance with the requirements as set out in 2 C.F.R. § 200.216, recipients are prohibited from obligating or expending award funds to:

- 1) Procure or obtain;
- 2) Extend or renew a contract to procure or obtain;
- 3) Enter into a contract to procure or obtain equipment, services, or systems that use telecommunications equipment or services as a substantial or essential component of any system, or as critical technology as part of any system, produced by Huawei Technologies Company or ZTE Corporation (or a subsidiary or affiliate of such entities).

22.0 Unreasonable Restrictions on Competition - This condition applies with respect to any procurement of property or services funded (in whole or in part) by this award, by the recipient (or subrecipient at any tier), and regardless of the dollar amount of the purchase or acquisition, the method of procurement, or the nature of any legal instrument used. The provisions of this condition must be among those included in any subaward (at any tier).

- 1) Consistent with the (DOJ) Part 200 Uniform Requirements -- including as set out at 2 C.F.R. 200.300 and 200.319(a) -- Recipient (or subrecipient at any tier) may (in any procurement transaction) discriminate against any person or entity on the basis of such person or entity's status as an "associate of the federal government" (or on the basis of such person or entity's status as a parent, affiliate, or subsidiary of such an associate), except as expressly set out in 2 C.F.R. 200.319(a) or as specifically authorized by USDOJ.
- 2) Monitoring of compliance with the requirements of this condition will be conducted by FDLE.
- 3) The term "associate of the federal government" means any person or entity engaged or employed (in the past or at present) by or on behalf of the federal government -- as an employee, contractor or subcontractor (at any tier), award recipient or -subrecipient (at any tier), agent, or otherwise -- in undertaking any work, project, or activity for or on behalf of (or in providing goods or services to or on behalf of) the federal government, and includes any applicant for such employment or engagement, and any person or entity committed by legal instrument to undertake any such work, project, or activity (or to provide such goods or services) in future.
- 4) Nothing in this condition shall be understood to authorize or require any recipient, any subrecipient at any tier, or any person or other entity, to violate any federal law, including any applicable civil rights or nondiscrimination law.

23.0 Non-Disclosure Agreements - No recipient or entity that receives a procurement contract or subcontract with any funds under this award, may require any employee or contractor to sign an internal confidentiality agreement or statement that prohibits or otherwise restricts, or purports to prohibit or restrict, the reporting of waste, fraud, or abuse to an investigative or law enforcement representative of a federal department or agency authorized to receive such information.

24.0 Whistleblower Protections -- An employee of a recipient (at any tier) must not be discharged, demoted, or otherwise discriminated against as a reprisal for disclosing to a person or body described in paragraph (a)(2) of 41 U.S.C. 4712 information that the employee reasonably believes is evidence of gross mismanagement of a Federal contract or grant, a gross waste of Federal funds, an abuse of authority relating to a Federal contract or grant, a substantial and specific danger to public health or safety, or a violation of law, rule, or regulation related to a Federal contract (including the competition for or negotiation of a contract) or grant.

The recipient and subrecipient must inform their employees in writing of employee whistleblower rights and protections under 41 U.S.C. 4712.

25.0 Confidential Funds and Confidential Funds Certificate - A signed certification that the Project Director or Implementing Agency Chief Official has read, understands, and agrees to abide by all conditions for confidential funds outlined in Section 3.12 of the DOJ Grants Financial Guide is required for all projects that involve confidential funds. The signed certification must be submitted at the time of award application. Confidential Funds certifications must be signed by the recipient Chief Official or an individual with formal, written signature authority for the Chief Official.

Prior to the reimbursement of expenditures for confidential funds, the recipient must compile and maintain a CI Funds Tracking Sheet to record all disbursements under the award. The completed form must be submitted with the payment request for FDLE review.

26.0 For JAG: Task Force Training Requirement - The recipient agrees that within 120 days of award, each current member of a law enforcement task force funded with these funds who is a task force commander, agency executive, task force officer, or other task force member of equivalent rank, will complete required online (internet-based) task force training. The training can be accessed <https://www.centf.org/CTFL/>.

All current and new task force members are required to complete this training once during the life of the award, or once every four years if multiple awards include this requirement. This training addresses task force effectiveness as well as other key issues including privacy and civil liberties/rights, task force performance measurement, personnel selection, and task force oversight and accountability.

When FDLE awards funds to support a task force, the recipient must compile and maintain a task force personnel roster along with course completion certificates.

- 27.0 For NCHIP & NARIP: Protective Order Systems** - Any system developed with funds awarded under this cooperative agreement will be designed to permit interface with the National Protective Order file maintained by the FBI.

SECTION VII: ADDITIONAL REQUIREMENTS

- 1.0 Environmental Protection Agency's (EPA) list of Violating Facilities** - The recipient assures that the facilities under its ownership, lease or supervision which shall be utilized in the accomplishment of the Program Purpose are not listed on the EPA's list of Violating Facilities and that it will notify the Department of the receipt of any communication from the Director of the EPA Office of Federal Activities indicating that a facility to be used in the project is under consideration for listing by the EPA.
- 2.0 National Environmental Policy Act (NEPA)** - The recipient agrees to assist FDLE in complying with the NEPA, the National Historic Preservation Act, and other related federal environmental impact analyses requirements in the use of award funds by the recipient. This applies to the following new activities whether or not they are being specifically funded with these award funds. That is, it applies as long as the activity is being conducted by the recipient or any third party and the activity needs to be undertaken in order to use these award funds. Accordingly, the recipient agrees to first determine if any of the following activities will be funded by the award, prior to obligating funds for any of these purposes.

If it is determined that any of the following activities will be funded by the award, the recipient agrees to contact FDLE.

- 1) New construction;
- 2) Any renovation or remodeling of a property located in an environmentally or historically sensitive area, including properties located within a 100-year flood plain; a wetland, or habitat for endangered species, or a property listed on or eligible for listing on the National Register of Historic Places;
- 3) A renovation, lease, or any other proposed use of a building or facility that will either (a) result in a change in its basic prior use or (b) significantly change its size;
- 4) Implementation of a new program involving the use of chemicals other than chemicals that are (a) purchased as an incidental component of a funded activity and (b) traditionally used, for example, in office, household, recreational, or educational environments; and
- 5) Implementation of a program relating to clandestine methamphetamine laboratory operations, including the identification, seizure, or closure of clandestine methamphetamine laboratories.

The recipient understands and agrees that complying with NEPA may require the preparation of an Environmental Assessment and/or an Environmental Impact Statement, as directed by the Bureau of Justice Assistance. The recipient further understands and agrees to the requirements for implementation of a Mitigation Plan, as detailed by the Department of Justice at <https://www.bia.gov/Funding/nepa.html>, for programs relating to methamphetamine laboratory operations.

- 3.0 National Historic Preservation Act** - The recipient will assist the Department (if necessary) in assuring compliance with section 106 of the National Historic Preservation Act of 1966 (54 U.S.C. § 300.101 et seq.), Ex. Order 11593 (identification and protection of historic properties), the Archeological and Historical Preservation Act of 1974 (54 U.S.C. 312501-312508) and the National Environmental Policy Act of 1969 (43 C.F.R. 46).
- 4.0 Human Research Subjects** - The recipient agrees to comply with the requirements of 28 C.F.R. § 46 and all Office of Justice Programs policies and procedures regarding the protection of human research

subjects, including obtainment of Institutional Review Board approval, if appropriate, and subject informed consent.

5.0 Disclosures

Conflict of Interest – Recipients (at any tier) must establish safeguards to prohibit employees, officers, agents, and board members from using their positions for a purpose that constitutes or presents the appearance of personal or organizational conflict of interest, or personal gain. Recipients must disclose in writing any potential conflict of interest to FDLE (the non-federal pass-through entity).

No employee, officer, agency, or board member may solicit nor accept gratuities, favors, or anything of monetary value from providers/contractors.

Violations of Criminal Law - The recipient must disclose all violations of state or federal criminal law involving fraud, bribery or gratuity violations potentially affecting the award.

- 6.0 Uniform Relocation Assistance and Real Property Acquisitions Act** - The recipient will comply with the requirements of the Uniform Relocation Assistance and Real Property Acquisitions Act of 1970 (42 U.S.C. § 4601 et seq.), which govern the treatment of persons displaced as a result of federal and federally-assisted programs.
- 7.0 Limitations on Government Employees Financed by Federal Assistance** - The recipient will comply with requirements of 5 U.S.C. §§ 1501-08 and §§ 7321-26, which limit certain political activities of State or local government employees whose principal employment is in connection with an activity financed in whole or in part by federal assistance.
- 8.0 Funds to Association of Community Organizations for Reform Now (ACORN) Unallowable** - Recipient understands and agrees that it cannot use any federal funds, either directly or indirectly, in support of any contract or award to either the Association of Community Organizations for Reform Now (ACORN) or its subsidiaries, without the express prior written approval of OJP.
- 9.0 Text Messaging While Driving** - Pursuant to Executive Order 13513, "Federal Leadership on Reducing Text Messaging While Driving," 74 Fed. Reg. 51225 (October 1, 2009), and Section 316.305, Florida Statutes., the recipient is encouraged to adopt and enforce policies banning employees from text messaging while driving any vehicle during the course of performing work funded by this award and to establish workplace safety policies and conduct education, awareness, and other outreach to decrease crashes caused by distracted drivers.
- 10.0 DNA Testing of Evidentiary Materials and Upload of DNA Profiles to a Database** - If award funds are used for DNA testing of evidentiary materials, any resulting eligible DNA profiles must be uploaded to the Combined DNA Index System (CODIS), by a government DNA lab with access to CODIS. With the exception of Forensic Genetic Genealogy, no profiles generated with award funding may be entered into any other non-governmental DNA database without prior express written approval from BJA. Award funds may not be used for the purchase of DNA equipment and supplies unless the resulting DNA profiles may be accepted for entry into CODIS. Booking agencies should work with their state CODIS agency to ensure all requirements are met for participation in Rapid DNA (see National Rapid DNA Booking Operational Procedures Manual).
- 11.0 Forensic Genealogy Testing** - Recipients utilizing award funds for forensic genealogy testing must adhere to the United States Department of Justice Interim Policy Forensic Genealogical DNA Analysis and Searching and must collect and report the metrics identified in Section IX of the document to the Bureau of Justice Assistance. For more information, visit <https://www.justice.gov/olp/page/file/1204386/download>.
- 12.0 Environmental Requirements and Energy** - For awards in excess of \$100,000, the recipient must comply with all applicable standards, orders, or requirements issued under section 306 of the Clean Air Act (42 U.S.C § 85), section 508 of the Clean Water Act (33 U.S.C. § 1368), Executive Order 11738, and Environmental Protection Agency regulations (40 C.F.R. § 1 seq.). The recipient must comply with

mandatory standards and policies relating to energy efficiency which are contained in the state energy conservation plan issued in compliance with the Energy Policy and Conservation Act (Pub. L. 94-163, 89 Stat. 871), if any.

13.0 Other Federal Funds - The recipient agrees that if it currently has an open award of federal funds or if it receives an award of federal funds other than this award, and those awards have been, are being, or are to be used, in whole or in part, for one or more of the identical cost items for which funds are being provided under this award, the recipient will promptly notify, in writing the grant manager for this award, and, if so requested by FDLE seek a budget modification or change of project scope amendment to eliminate any inappropriate duplication of funding.

14.0 Trafficking in Persons - The recipient must comply with applicable requirements pertaining to prohibited conduct relating to the trafficking of persons, whether on the part of recipients, recipients or individuals defined as "employees" of the recipient. The details of the recipient and recipient obligations related to prohibited conduct related to trafficking in persons are incorporated by reference and posted at <https://ojp.gov/funding/Explore/ProhibitedConduct-Trafficking.htm>.

15.0 Requirement of the Award; Remedies for Non-Compliance or for Materially False Statements - Any materially false, fictitious, or fraudulent statement to the Department related to this award (or concealment or omission of a material fact) may be the subject of criminal prosecution (including under 18 U.S.C. §§ 1001, 1621, and/or 34 U.S.C. § 10272), and also may lead to imposition of civil penalties and administrative remedies for false claims or otherwise (including under 31 U.S.C. §§ 3729-3730 and 3801-3812).

Should any provision of a requirement of this award be held to be invalid or unenforceable by its terms, that provision shall first be applied with a limited construction so as to give it the maximum effect permitted by law. Should it be held, instead, that the provision is utterly invalid or unenforceable; such provision shall be deemed severable from this award.

16.0 Employment Eligibility Verification for Hiring Under This Award - The recipient must ensure that as part of the hiring process for any position that is or will be funded (in whole or in part) with award funds, the employment eligibility of the individual being hired is properly verified in accordance with the provisions of 8 U.S.C. 1324a(a)(1) and (2).

- 1) All persons who are or will be involved in activities under this award must be made aware of the requirement for verification of employment eligibility, and associated provisions of 8 U.S.C. 1324a(a)(1) and (2) that make it unlawful in the United States to hire (or recruit for employment) certain aliens.
- 2) The recipient must provide training (to the extent necessary) to those persons required by this condition to be notified of the requirement for employment eligibility verification and the associated provisions of 8 U.S.C. 1324a(a)(1) and (2).
- 3) As part of the recordkeeping requirements of this award, the recipient must maintain records of all employment eligibility verifications pertinent to compliance with this condition and in accordance with I-9 record retention requirements, as well as pertinent records of notifications and trainings.
- 4) Monitoring of compliance with the requirements of this condition will be conducted by FDLE.
- 5) Persons who are or will be involved in activities under this award includes any and all recipient officials or other staff who are or will be involved in the hiring process with respect to an award funded position under this award.
- 6) For the purposes of satisfying this condition, the recipient may choose to participate in, and use E-Verify (www.e-verify.gov), provided an appropriate person authorized to act on behalf of the recipient entity uses E-Verify to confirm employment eligibility for each position funded through this award.
- 7) Nothing in this condition shall be understood to authorize or require any recipient, or any person or other entity, to violate federal law, including any applicable civil rights or nondiscrimination law.
- 8) Nothing in this condition, including paragraph vi., shall be understood to relieve any recipient, or any person or other entity, of any obligation otherwise imposed by law, including 8 U.S.C. 1324a(a)(1) and (2).

17.0 Determination of Suitability to Interact with Minors - This condition applies if it is indicated in the application for award (at any tier) that a purpose of some or all of the activities to be carried out under the award is to benefit a set of individuals under 18 years of age.

The recipient (or subrecipient at any tier), must make determinations of suitability before certain individuals may interact with participating minors. The requirement applies regardless of an individual's employment status.

The details of this requirement are posted on the OJP website at <https://ojp.gov/funding/Explore/Interact-Minors.htm>.

18.0 Restrictions and Certifications Regarding Non-Disclosure Agreements and Related Matters - No recipient under this award, or entity that receives a procurement contract with funds under this award, may require an employee to sign an internal confidentiality agreement that prohibits the reporting of waste, fraud, or abuse to an investigative or law enforcement representative authorized to receive such information.

The foregoing is not intended, to contravene requirements applicable to classified information. In accepting this award, the recipient:

- 1) Has not required internal confidentiality agreements or statements from employees or contractors that currently prohibit reporting waste, fraud, or abuse;
- 2) Certifies that, if it learns that it is or has been requiring its employees or contractors to execute agreements that prohibit reporting of waste, fraud, or abuse, it will immediately stop any further obligations of award funds, will provide prompt written notification to FDLE, and will resume such obligations only if expressly authorized to do so by FDLE.
- 3) Will comply with requirements of 5 U.S.C. §§ 1501-08 and 7321-26, which limit certain political activities of state or local government employees whose principal employment is in connection with an activity financed in whole or in part by federal assistance.

19.0 Safe Policing and Law Enforcement - Recipients that are state, local, college or university law enforcement agencies must be in compliance with the safe policing certification requirement outlined in [Executive Order 13929](#). For detailed information on this certification requirement, see <https://cops.usdoj.gov/SafePolicingEO>.

20.0 For JAG: Extreme Risk Protection Programs - Recipients using funds for Extreme Risk Protection programs must include, at a minimum: pre-deprivation and post-deprivation due process rights that prevent any violation or infringement of the Constitution of the United States, including but not limited to the Bill of Rights, and the substantive or procedural due process rights guaranteed under the Fifth and Fourteenth Amendments to the Constitution of the United States, as applied to the States, and as interpreted by State courts and United States courts (including the Supreme Court of the United States). Such programs must include, at the appropriate phase to prevent any violation of constitutional rights, at minimum, notice, the right to an in-person hearing, an unbiased adjudicator, the right to know opposing evidence, the right to present evidence, and the right to confront adverse witnesses; the right to be represented by counsel at no expense to the government; pre-deprivation and post-deprivation heightened evidentiary standards and proof which mean not less than the protections afforded to a similarly situated litigant in Federal court or promulgated by the State's evidentiary body, and sufficient to ensure the full protections of the Constitution of the United States, including but not limited to the Bill of Rights, and the substantive and procedural due process rights guaranteed under the Fifth and Fourteenth Amendments to the Constitution of the United States, as applied to the States, and as interpreted by State courts and United States courts (including the Supreme Court of the United States). The heightened evidentiary standards and proof under such programs must, at all appropriate phases to prevent any violation of any constitutional right, at minimum, prevent reliance upon evidence that is unsworn or unaffirmed, irrelevant, based on inadmissible hearsay, unreliable, vague, speculative, and lacking a foundation; and penalties for abuse of the program.

21.0 For RSAT: State Alcohol and Drug Abuse Agency - The recipient will coordinate the design and implementation of treatment programs with the State alcohol and drug abuse agency or any appropriate

local alcohol and drug abuse agency, especially when there is an opportunity to coordinate with initiatives funded through the Justice Assistance Grant (JAG) program.

- 22.0 For RSAT: Drug Testing** - The recipient will implement or continue to require urinalysis or other proven reliable forms of testing of individuals in correctional residential substance abuse treatment programs. Such testing shall include individuals released from residential substance abuse treatment programs who remain in the custody of the State.
- 23.0 For RSAT: Opioid Abuse and Reduction** - The recipient understands and agrees that, to the extent that substance abuse treatment and related services are funded by this award, they will include needed treatment and services to address opioid abuse and reduction.
- 24.0 For RSAT: Data Collection** - The recipient agrees that award funds may be used to pay for data collection, analysis, and report preparation only if that activity is associated with federal reporting requirements. Other data collection, analysis, and evaluation activities are not allowable uses of award funds.
- 25.0 For RSAT:** Recipient understands and agrees that strategic planning activities funded by this award must include planning on how to address individuals with co-occurring mental health and opioid use disorders.
- 26.0 For PSN: Coordination with U.S. Attorney and PSN Task Forces** - The recipient agrees to coordinate the project with the U.S. Attorney and Project Safe Neighborhoods Task Force(s) for the respective U.S. Attorney Districts covered by the award. The recipient also is encouraged to coordinate with other community justice initiatives and other ongoing, local gun prosecution and law enforcement strategies.
- 27.0 For PSN: Media-related Outreach** - The recipient agrees to submit to FDLE for review and approval by DOJ, any proposal or plan for PSN media-related outreach projects.
- 28.0 For NCHIP & NARIP: Comprehensive Evaluation** - In order to ensure that the National Criminal History Improvement Program (NCHIP) and the NICS Act Record Improvement Program (NARIP) are realizing the objectives in the most productive manner, the recipient agrees to participate in a comprehensive evaluation effort. It is anticipated that the evaluation will take place during the course of the program and will likely involve each participating agency. It is expected that the evaluation will have a minimal impact on an agency's program personnel and resources.
- 29.0 For NCHIP & NARIP: Coordination and Compatibility with Systems** - In accordance with federal award conditions, recipient agrees all activities supported under this award must:
- 1) Be coordinated with Federal, State, and local activities relating to homeland security and presale firearm checks.
 - 2) Ensure criminal justice information systems designed, implemented, or upgraded with NCHIP or NARIP funds are compatible, where applicable, with the National Incident-Based Reporting System (NIBRS), the National Crime Information Center system (NCIC 2000), the National Criminal Instant Background Check System (NICS), the Integrated Automated Fingerprint Identification System (IAFIS), and applicable national, statewide or regional criminal justice information sharing standards and plans.
 - 3) Intend to establish or continue a program that enters into the National Crime Information Center (NCIC) records of: (a) Protection orders for the protection of persons from stalking or domestic violence; (b) Warrants for the arrest of persons violating protection orders intended to protect victims from stalking or domestic violence; and (c) Arrests or convictions of persons violating protection orders intended to protect victims from stalking or domestic violence.
- 30.0 For NCHIP & NARIP: Firearm and Background Checks** - Consonant with federal statutes that pertain to firearms and background checks -- including 18 U.S.C. § 922 and 34 U.S.C. Ch. 409 -- in connection with any use, by the recipient (or any subrecipient at any tier), of this award to fund (in whole or in part) a specific project or program (such as a law enforcement, prosecution, or court program) that results in any court dispositions, information, or other records that are "eligible records" (under federal or State law) relevant to the National Instant Background Check System (NICS), or that has as one of its purposes the

establishment or improvement of records systems that contain any court dispositions, information, or other records that are "eligible records" (under federal or State law) relevant to the NICS, the recipient (or subrecipient, if applicable) must ensure that all such court dispositions, information, or other records that are "eligible records" (under federal or State law) relevant to the NICS are promptly made available to the NICS or to the "State" repository/database that is electronically available to (and accessed by) the NICS, and – when appropriate – promptly must update, correct, modify, or remove such NICS-relevant "eligible records".

In the event of minor and transitory non-compliance, the recipient may submit evidence to demonstrate diligent monitoring of compliance with this condition (including subrecipient compliance). DOJ will give great weight to any such evidence in any express written determination regarding this condition.

- 31.0** For Paul Coverdell: Generally Accepted Laboratory Practices – The recipient shall ensure that any forensic laboratory, forensic laboratory system, medical examiner's office, or coroner's office that will receive any portion of the award uses generally accepted laboratory practices and procedures as established by accrediting organizations or appropriate certifying bodies.
- 32.0** For Paul Coverdell: Accreditation – The recipient may not obligate, expend, or draw down any funds under this award until the recipient submits documentation sufficient to demonstrate that it is accredited.
- 33.0** If the recipient is not accredited, the recipient must prepare and apply for accreditation by not more than two years from the award date of this award. If accredited, the recipient must continue to demonstrate such accreditation as a condition of receiving or using these subawarded funds; or, if not accredited, the recipient must use the subawarded funds to prepare and apply for accreditation.
- 34.0** The Coverdell statute (see 34 U.S.C. section 10562(2)) and the Paul Coverdell Science Improvement Grants Program solicitation state certain requirements and guidance associated with proper accreditation and regarding what BJA will consider to be acceptable documentation of accreditation. The awarded funds may not be used under this award by a forensic laboratory or forensic laboratory system with accreditation (or by such laboratory to obtain accreditation) that BJA determines not to be consistent with the Coverdell law and the solicitation or to be otherwise deficient.

The recipient agrees to notify FDLE promptly upon any change in its accreditation status.

- 35.0** For Paul Coverdell: Gross Income/Revenues – The recipient understands and agrees that gross income (revenues) from fees charged for forensic science or medical examiner services constitutes program income (in whole or in part), and that program income must be determined, used, and documented in accordance with the provisions of 2 C.F.R. 200.307, including as applied in the DOJ Grants Financial Guide, as it may be revised from time to time. The recipient further understands and agrees that both program income earned during the award period and expenditures of such program income must be reported on the quarterly and final Federal Financial Reports (SF425) and are subject to audit.

The recipient understands and agrees that program income earned during the award period may be expended only for permissible uses of funds specifically identified in the solicitation for the Paul Coverdell Forensic Science Improvement Grants Program. The recipient further understands and agrees that program income earned during the award period may not be used to supplant State or local government sources for the permissible uses of funds listed in the solicitation.

The recipient understands and agrees that program income that is earned during the final one hundred twenty (120) days of the award period may, if appropriate, be obligated (as well as expended) for permissible uses during the one hundred twenty-day (120-day) period following the end of the award period. The recipient further understands and agrees that any program income earned during the award period that is not obligated and expended within one hundred twenty (120) days of the end of the award period must be returned to OJP.

The recipient understands and agrees that, throughout the award period, it must promptly notify BJA if it either starts or stops charging fees for forensic science or medical examiner services, or if it revises its

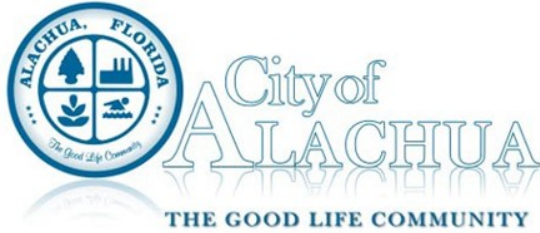
method of allocating fees received for such services to program income. Notice must be provided in writing to the BJA grant manager for the award within ten (10) business days of implementation of the change.

- 36.0** For Paul Coverdell: External Investigations – The recipient shall comply with 34 U.S.C. section 10562(4), relating to processes in place to conduct independent external investigations into allegations of serious negligence or misconduct by employees or contractors.

The recipient of this subaward acknowledges that, as stated in the solicitation for the Paul Coverdell Forensic Science Improvement Grants Program, BJA assumes that recipients (and subrecipients) of Coverdell funds will make use of the process referenced in their certification as to external investigations and will refer allegations of serious negligence or misconduct substantially affecting the integrity of forensic results to government entities with an appropriate process in place to conduct independent external investigations, such as the government entity (or entities) identified in the grant application. The recipient shall submit the following information as part of its final report:

- 1) The number and nature of any allegations of serious negligence or misconduct substantially affecting the integrity of forensic results received during the 12-month period of the award;
- 2) Information on the referrals of such allegations (e.g., the government entity or entities to which referred, the date of referral);
- 3) The outcome of such referrals (if known as of the date of the report); and
- 4) If any such allegations were not referred, the reasons(s) for the non-referral.

Should the project period for this award be extended, the recipient shall submit the above information as to the first twelve months of the award as part of the first semi-annual progress report that comes due after the conclusion of the first twelve months of the project period, and shall submit the required information as to subsequent twelve-month periods every twelve months thereafter (as part of a semi-annual progress report) until the close of the award period, at which point the recipient shall submit the required information as to any period not covered by prior reports as part of its final report. The recipient understands and agrees that funds may be withheld (including funds under future awards), or other related requirements may be imposed, if the required information is not submitted on a timely basis.



Commission Agenda Item

MEETING DATE: March 9, 2026

SUBJECT: Amended & Restated Power Purchase Agreement and Amended & Restated License Agreement – Alachua Solar Energy I, LLC

PREPARED BY:

RECOMMENDED ACTION:

Accept the termination of the Amended & Restated Power Purchase Agreement (PPA) and related License Agreement, and direct City Manager to issue a formal acknowledgment of the termination pursuant to section 2(c).

Summary

Alachua Solar Energy I, LLC (the “Seller”) has provided written notice dated February 13, 2026, stating its intent to terminate the Amended & Restated Power Purchase Agreement (A&R PPA) and related License Agreement due to technical and economic non-viability of the solar project.

FINANCIAL IMPACT

ADDITIONAL FINANCIAL INFORMATION

ATTACHMENTS

1. Amended & Restated PPA Communication

February 13, 2026

City of Alachua
5100 NW 142nd Terrance
Alachua, Florida 32615
Attn: Rodolfo Valladares, City Manager

Re: Amended & Restated Power Purchase Agreement and Amended & Restated License Agreement regarding 13735 NW 126th Terrance, Alachua, Florida (the "Premises")

Dear Rodolfo:

As you know, Alachua Solar Energy I, LLC, as Seller and Licensee, and the City of Alachua, as Purchaser and Licensor, are parties to a certain Amended and Restated Power Purchase Agreement ("A&R PPA") and its related Amended and Restated License Agreement ("A&R License" and together with the A&R PPA, collectively, the "Power Purchase Documents"), each dated August 5, 2025 in connection with the Premises. Pursuant to Exhibit 3, Section 2(c) of the A&R PPA, we hereby notify you of the desire to terminate the Power Purchase Documents for both technical and economic non-viability, effective as of the date set forth above. The reason for the determination of non-viability for technical and economic considerations include the inability to receive the previously contemplated USDA REAP Grant, as well as the inability to receive a USDA loan guaranty to date, given recent program revisions promulgated by the Trump Administration, among other issues which affect permitting and minimum power purchase agreement revenue economics.

Based on the change on program terms, the Contract Price would need to increase from \$.045 per kWh in Years 1 – 30, with no annual escalator, to a Year 1 rate of not less than \$.15 per kWh, plus a 3% annual escalator for 30 years. Above and beyond the change in price, other changes with respect to extending the March 31, 2026 deadline for termination by Seller under Section 2(c) would need to be extended for a period of not less than an additional 18 months (through September 30, 2027) because of delays in permitting as well as delays regarding administrative action of the USDA.

Finally, the overall absence of assurance of receipt of the USDA Loan Guaranty and USDA Grant make the project non-viable from an overall financing perspective (even independent of the change in rate and extension of the termination date) based on current bank underwriting criteria for a project of this nature.

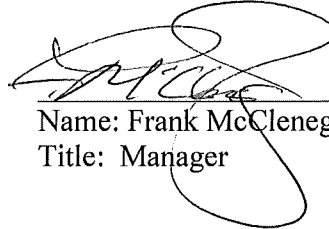
Section 2(c) specifies that if the parties are unable to agree within 30 days of mutually acceptable revised terms, then the Power Purchase Documents shall be deemed to be terminated and neither party shall be liable for any damages in connection with such termination. If Purchaser is amenable to revised terms which will include a Year 1 rate of not less than \$.15 per kWh, plus a 3% annual escalator for 30 years, together with extension of the deadline for termination for non-viability through September 30, 2027, please so advise and we can continue to discuss whether there is any ability (irrespective of the making of such changes) to further advance this project based on the current financing environment.

Please feel free to contact Frank McCleneghen (frankm@activesolarusa.com) should you have any questions.

Very truly yours,

ALACHUA SOLAR ENERGY I, LLC
Acting by and through its manager,
Active Holdco I, LLC
Acting by and through its manager,
Active Holdco Parent, LLC

By:



Name: Frank McCleneghen

Title: Manager



February 16, 2026

Rodolfo Valladares | City Manager
City of Alachua
15100 NW 142nd Terrace
Alachua, Florida 32615

Subject: Summary Report of a Limited Structural Observation
Cleather Hathcock Community Center
Alachua, Alachua County, Florida
GSE Project No. 17269

GSE Engineering & Consulting, Inc. (GSE) is pleased to present this summary report of a limited structural observation for the above-referenced project. Our services have been provided in accordance with GSE Proposal No. 2026-083 Rev. 1 dated February 5, 2026.

PURPOSE

The purpose of this limited structural observation was to inspect the existing conditions and provide a summary of our conclusions, along with recommendations for structural repairs.

You also requested that GSE identify deficiencies that may affect continued occupancy, maintenance planning, or future rehabilitation. You requested that this summary report include conceptual-level cost estimates and feasibility considerations for potential actions, including building relocation and structural rehabilitation and upgrades necessary to achieve compliance with the applicable codes.

BACKGROUND INFORMATION

The Cleather Hathcock Community Center is located at 15818 NW 140th Street in Alachua, Alachua County, Florida (Figure 1). You contacted GSE and requested an inspection of the existing structure.

Original construction documents for the structure have not been provided for our review.

SUMMARY OF SITE VISIT

On January 29, 2026, Kenneth L. Hill, P.E. and John C. Newcombe, P.E., with GSE, visited the site to observe the existing conditions. Along with you and your representatives, GSE met with maintenance personnel onsite who answered interview type questions relating to the construction and background information.

GSE inspected the accessible and observable areas, including the interior, attic and crawl spaces, and exterior to observe the existing conditions. GSE took measurements and example photographs of the existing construction.

SUMMARY OF OBSERVED CONDITIONS

The following is a summary of the observed existing structural conditions, including example photographs. Refer to the attached figures, including the Project Location (Figure 1) and the Floor Plan (Figure 2), for additional information.

GSE Engineering & Consulting, Inc.
5590 SW 64th Street, Suite B
Gainesville, Florida 32608
352-377-3233 Phone • 352-377-0335 Fax
www.gseengineering.com



Photograph 1: Overview of south elevation



Photograph 2: Overview of north & west elevations



Photograph 3: Overview of the attic space



Photograph 4: Example of the roof trusses



Photograph 5: Overview of the framing and covering of the roof



Photograph 6: Example of the ridge assembly and framing



Photograph 7: Example of floor framing bearing on CMU stem wall



Photograph 8: Example of floor joists and beams supported by CMU piers

The Cleather Hathcock Community Center is single-story wood-frame construction supported by shallow concrete foundations and concrete masonry unit (CMU) stem walls. According to the Alachua County Property Appraiser, the structure has a total area of 2,984 square feet and a conditioned area of 1,680 square feet. The majority of the building is surrounded by a wraparound wood-framed porch. There is a covered walkway leading to a raised, covered entry at the northeast corner of the building. A smaller portion of the building at the west end is constructed on a concrete slab on grade.

The shallow concrete foundations include concrete masonry unit (CMU) stem walls and piers. Along the CMU stem walls, CMU blocks have been installed sideways at intervals to create ventilation ports. These ventilation ports are covered with brick veneer along the north wall of the building, preventing cross ventilation through the crawlspace.

The metal roof is supported by 2x wood purlins spaced at approximately two feet on center that fasten to conventionally framed wood trusses. The conventionally framed wood trusses consist of 2x6, 1x6 and 2x4 wood members nailed together at intersections. The bottom chord of the truss is spliced together at the mid-span with a 2x6 scab-board approximately three feet long. The east porch area had pre-engineered wood trusses.

While in the attic space, it was observed that the ridge vent is installed without screening material, which is allowing excess tree debris and moisture from weather events to enter the attic space. Additionally, corrosion was observed at most of the fasteners of the trusses throughout the attic space. GSE did not observe metal strapping or tie-downs installed at the walls supporting the trusses.

Although wall coverings were not removed, the structure appears to be constructed of 2x4 wood studs. GSE heard testimonies of water intrusion repairs along the north wall near the western window in the main open area. GSE observed delamination and blistering of the wall boards above the window along the south wall near the western window in the main open area.

The floor system consists of 1x wood planks or plywood with purlins ovetop of 2x6 floor joists. The floor joists were installed at two feet on center and spanned approximately eight feet and were supported by the CMU stem wall at the perimeter and carrying beams at the interior. The carrying beams varied between triple-ply 2x8 members or 8x10 timber beams. The carrying beams were supported at approximately eight feet on center.

While in the crawl space, structural deterioration was observed in most of the wood framing members. Moisture damage was the predominant structural deterioration damage observed while other damage was found sporadically in the crawl space area. The sporadic damage consisted of warped and sagging floor joists and beams, top edges of joists and beams that have been worn down or damaged, and cracking of wood framing.

Outside of the crawl space area, along the full length of the north elevation, a brick façade was observed to be installed in front of the CMU stem wall. This brick façade does not have ventilation ports installed.

CONCLUSIONS AND RECOMMENDATIONS

It is GSE's opinion that the existing Cleather Hathcock Community Center building has significant damage to the floor framing system, possible damage to the roof framing fasteners, and no tie-downs at the ends of roof trusses. In addition, it is GSE's professional opinion that the design of the roof framing system is inadequate to support hurricane force winds, and that the design of the floor framing system is inadequate to support the proposed loading of 100 PSF associated with assembly spaces. There are also indications that the wall framing may be damaged or have damaged fasteners. These issues will require significant repairs and further destructive investigations and may lead to redesign to meet the requirements of the 2023 Florida Building Code (FBC), Building, Eighth Edition or the ASCE 7-22 *Minimum Design Loads and Associated Criteria for Buildings and Other Structures*. The concerns are related to the observable structural damage within the existing construction, along with the currently installed floor joist design that does not meet the code specified loading requirements.

The observed structural damage includes moisture related deterioration, such as corroded fasteners or rotting wood framing, and damaged framing.

Throughout the attic space, the fasteners of the wood trusses show signs of corrosion. A repair recommendation for these fasteners would be to install new screw fasteners that would meet the requirements of the FBC and ASCE 7-22 codes.

The 2x6 floor joists are spaced at two feet on center. It is GSE's professional opinion that these floor joists do not meet the requirement of 100 PSF uniform live load for "other assembly areas" as required in Table 1607.1 of the 2023 Florida Building Code, Building, Eighth Edition.

Repair recommendations for the floor joists would include installing new 2x6 wood members alongside and between the existing floor joists. Access to install this framing would be difficult and costly. It is possible the most economical option would be to lift the structure or remove the interior flooring to provide access to perform repairs.

The moisture related deterioration observed in the crawl space is attributed to poor ventilation. The vents along the north elevation have been blocked by a brick façade. The remaining vents created by installing horizontal CMU blocks in the CMU stem walls are not adequate ventilation for the square footage of the crawl space.

Repair recommendations for the moisture deterioration in the crawl space would include increasing the ventilation for the crawl space area. This could be achieved by installing additional vent openings in the stem walls or installing fans to mechanically circulate the air. Additional options for remediation are to seal the space and dehumidify the air.

It is GSE's opinion that the structural rehabilitation of this building will cost a rough order of magnitude (ROM) between \$275,000 to \$550,000.

It is GSE's opinion that the relocation of this building, along with new foundations, will cost a ROM between \$180,000 to \$350,000, in addition to the cost of completing the above rehabilitation.

It is GSE's opinion that the construction of a new facility with similar size and function will cost a ROM of \$625,000.

In the building's current condition, GSE would not recommend performing lifting or relocating operations until the structural damage repairs have been completed. Even after repairs have been installed, additional bracing and/or shoring of the structure would likely be required to withstand the differential movement and loading of the structure during lifting and/or relocating efforts.

LIMITATIONS

The opinions presented above are based upon review of the information provided, interviews, site visit observations, and our experience with this type of structure. Our services were not intended to confirm the original design of the structure or roof system. GSE performed no destructive testing within the scope of our evaluation.


This report reflects observations and conditions of the noted portions of the structure at the time of our site visit. The recommendations offered are based upon visual observations of the existing structural conditions. The evaluations presented above should not be misinterpreted to represent a guarantee of future conditions.

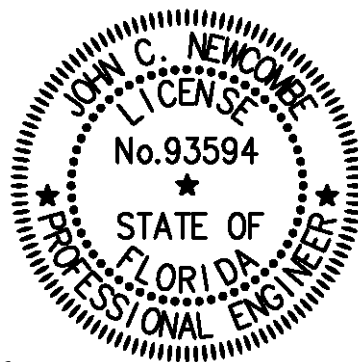
The order of magnitude costs provided in this report are based on our engineering experience and should be confirmed by a licensed contractor with knowledge of current local costs. The presented costs are intended for planning purposes and should not be considered a competitively bid estimate of actual costs. Actual costs are generally subject to market conditions at the time of construction.

CLOSING

GSE appreciates the opportunity to assist you with this matter. Should you have any questions or require clarification related to the above summary, please do not hesitate to contact us.

Sincerely,
GSE Engineering & Consulting, Inc.


Kenneth L. Hill, P.E.
Principal Engineer
Florida Registration No. 40146



This item has been digitally signed and sealed by

on the date adjacent to the seal. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

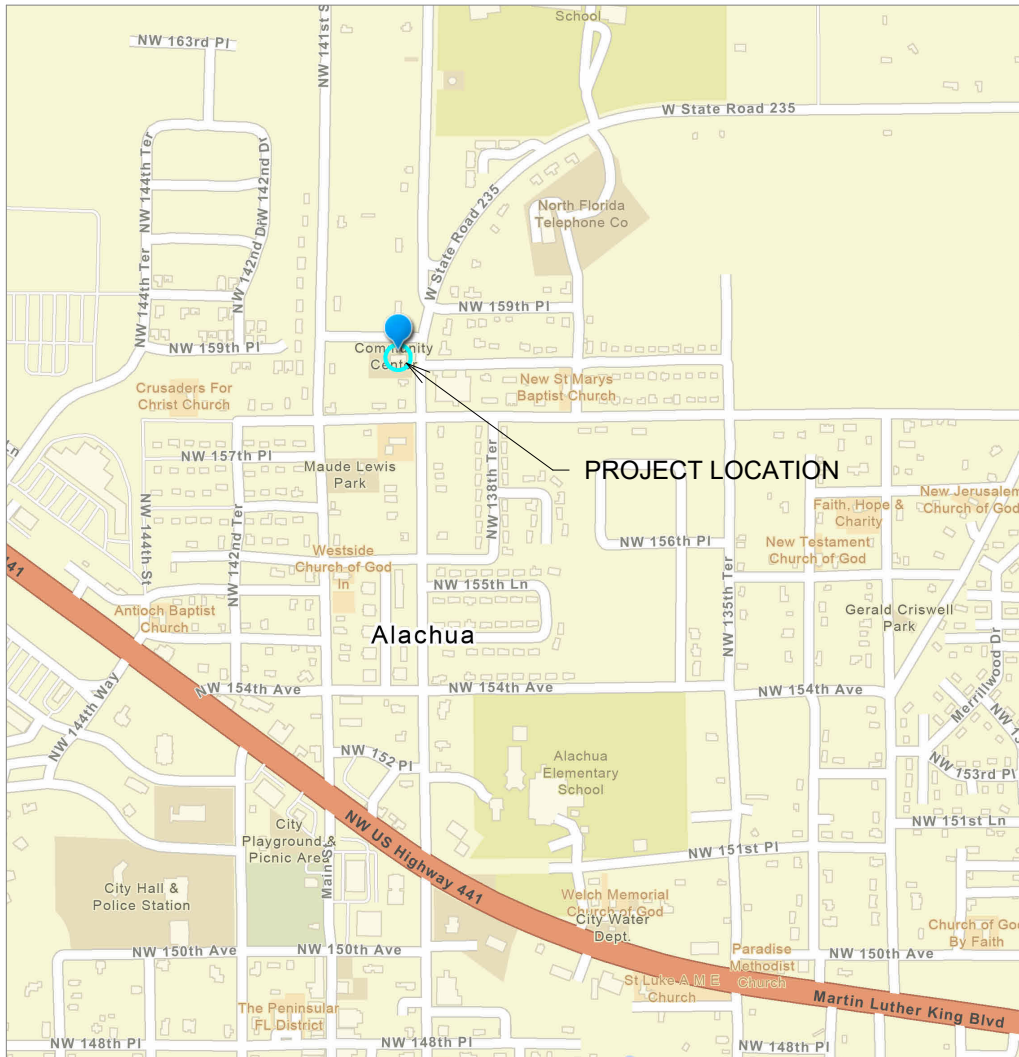
John C. Newcombe, P.E.
Project Engineer
Florida Registration No. 93594

KLH/JCN:tlf
Q:\Projects\17269 Cleather Hathcock Community Center - STR\17269 Limited Structural Observation.docx

Attachments: Figure 1 – Project Location
Figure 2 – Plan

Distribution: Addressee (1 – Electronic)
File (1)

ATTACHMENTS



PROJECT LOCATION



5590 SW 64TH ST, SUITE B
GAINESVILLE, FLORIDA 32608
PHONE: 352-377-3233
FAX: 352-377-0335
structural@gseengineering.com

PROJECT NAME
CLEATHER HATHCOCK COMMUNITY
CENTER

PROJECT ADDRESS
15818 NW 140TH ST
ALACHUA, FLORIDA 32615

PROJECT NO.
17269

DATE
FEBRUARY 2026

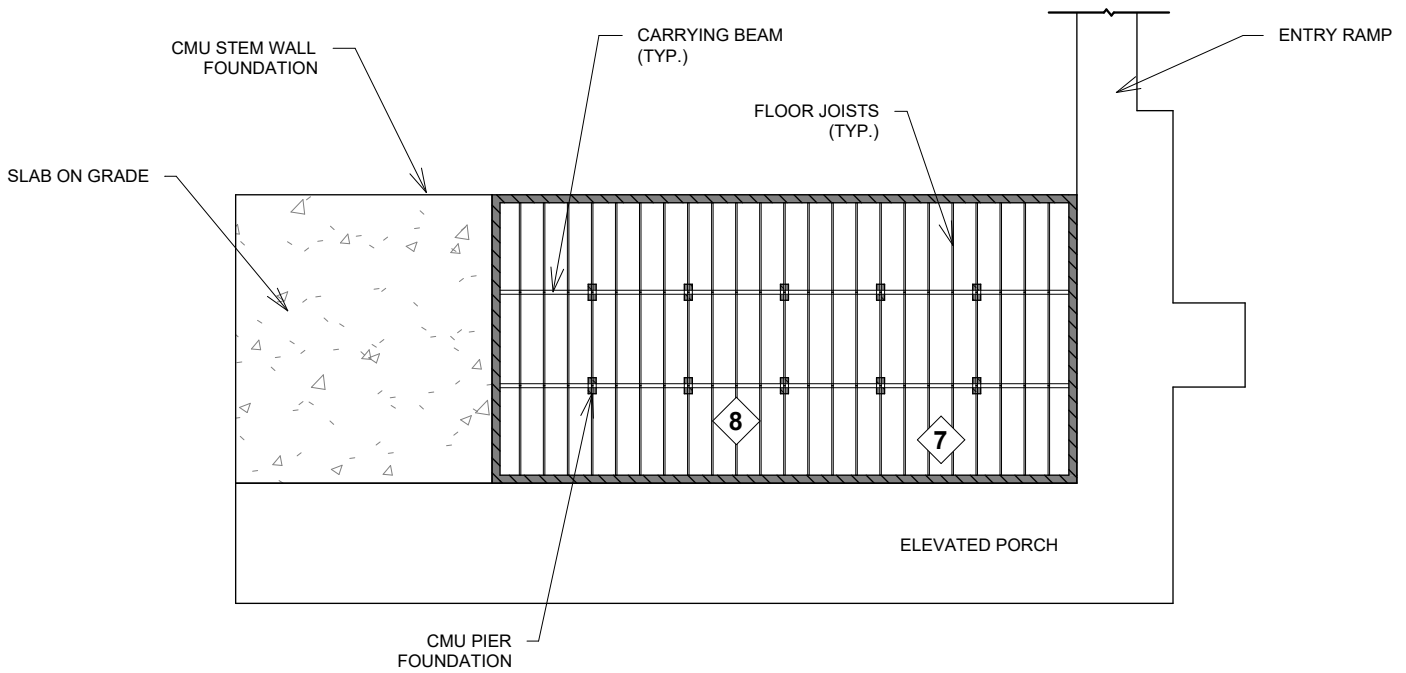
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JCN

DRAWN BY
JCK

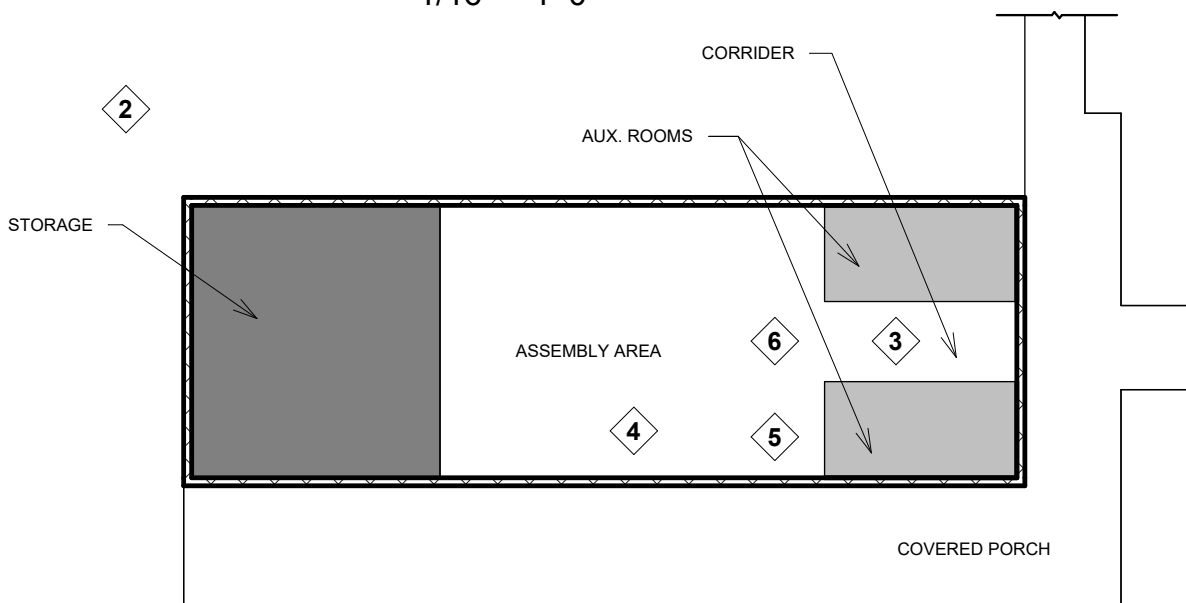
DESIGNED BY
ELS

FIGURE NAME
PROJECT LOCATION

FIGURE
1



1 PARTIAL FOUNDATION PLAN
1/16" = 1'-0"



2 PARTIAL FLOOR PLAN
1/16" = 1'-0"

LEGEND:

APPROXIMATE LOCATION OF PHOTOGRAPH



5590 SW 64TH ST, SUITE B
GAINESVILLE, FLORIDA 32608
PHONE: 352-377-3233
FAX: 352-377-0335
structural@gseengineering.com

PROJECT NAME
CLEATHER HATHCOCK COMMUNITY CENTER

PROJECT ADDRESS
15818 NW 140TH ST
ALACHUA, FLORIDA 32615

PROJECT NO.
17269

DATE
FEBRUARY 2026

CHECKED BY
JCN

DRAWN BY
JCK

DESIGNED BY
ELS

FIGURE NAME
PLAN

FIGURE
2



Memorandum

Project: Hathcock Community Center

Project No.: 18-0004

Date: January 30, 2026

Facility Address: 15818 NW 140th Street, Alachua, Florida 32615

Time in: 10:00 am

Weather: Overcast/Cloudy

In Attendance:

Rodolfo Valladares (COA)

Lynn Hayes (COA)

Tony Love (COA)

Kathy Chambers (Monarch)

Jordin Cummings (Monarch)

Ken Hill (GSE)

Purpose

This memorandum documents the findings of a comprehensive visual inspection of the City-owned public building located at 15818 NW 140th Street, Alachua, Florida 32615, and provides professional opinions and recommendations to assist the City in evaluating potential rehabilitation, continued occupancy, relocation, or replacement options.

The City engaged Monarch Architects to conduct this assessment and provide professional recommendations for consideration as the City evaluates the feasibility and potential costs associated with salvaging or relocating the structure.

Scope of Inspection

The work consisted of a comprehensive visual inspection of the existing public building, which is of older construction. The assessment included evaluation of:

- Life safety compliance
- Accessibility requirements (ADA and related standards)
- Fire protection systems
- Overall compliance with applicable building and fire codes

On January 30, 2026, Monarch Architects performed a visual field assessment of the building systems and observable conditions to determine current serviceability and life-safety performance. The evaluation identified and documented observed deficiencies that may affect continued occupancy, maintenance planning, operational functionality, or future rehabilitation efforts.







This review was limited to conditions visible at the time of inspection and did **not** include destructive testing or evaluation of concealed components.

Findings and Professional Opinion


Based on the age of the structure, observed conditions at the time of inspection, and the scope of review performed, the following considerations are offered:

1. Life Safety and Code Compliance

Older public buildings commonly exhibit deficiencies related to means of egress, emergency lighting, and alarm systems. Any identified life-safety deficiencies should be prioritized for corrective action to reduce risk and ensure compliance with applicable codes.

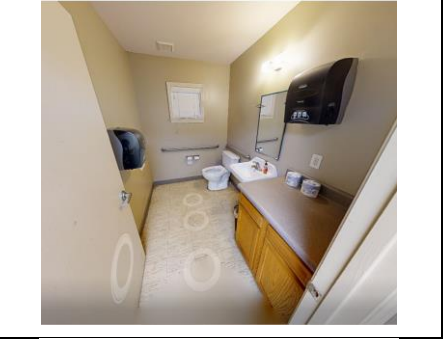

#	Observations/Notes	Impact / Risk	Recommendation	Photo
LS-1	Exit sign directs occupants toward a storage room door; egress paths are not permitted through storage spaces.	Potential confusion during emergency egress; noncompliant egress routing.	Remove exit sign at storage room door and confirm compliant exit routing/signage. Priority: Immediate	
LS-2	Exit door does not meet egress requirements; door must remain unlocked while occupied.	Potential delayed egress in an emergency.	Provide signage stating door must remain unlocked during occupancy Priority: Immediate	



LS-3	Panic device hardware should be considered as occupant load approaches 50-person threshold. <i>(Field calc: 723 SF / 15 = 48.2)</i>	Risk of noncompliance if use changes or load increases	Confirm occupant load and use; evaluate door hardware upgrades including panic device option. Priority: Short-term	
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2. Accessibility Compliance

Due to changes in ADA standards over time, upgrades may be required to address accessible routes, entrances, restrooms, and related elements. The extent of required improvements may vary depending on whether the building remains in its current use or undergoes renovation.

#	Observations/Notes	Impact / Risk	Recommendation	Photo
ADA-1	Restrooms do not comply with current ADA standards; reconfiguration required. Field note indicates existing footprint cannot be reconfigured to comply without gaining space via wall relocation.	ADA noncompliance; limits public access and may restrict permissible occupancy/use.	Develop concept plan to expand/reconfigure restroom areas to achieve compliance; confirm clearances, turning radii, fixtures, and door swings. Priority: Long-term	
ADA-2	Kitchen does not comply with current ADA standards; at least one accessible work surface required (34" max height). Sink lacks knee/toe clearance due to base cabinetry.	ADA noncompliance; limits accessibility for public/community functions.	Provide at least one compliant work surface; modify sink base to provide knee/toe clearance and compliant plumbing protection. Priority: Short-term	


3. Fire Protection Systems

Fire alarm systems and related infrastructure should be evaluated for operational status, remaining service life, and code compliance. Functional tests were not conducted as part of this







scope of work. Deficiencies in fire protection systems should be treated as high-priority items due to life-safety implications.

#	Observations/Notes	Impact / Risk	Recommendation	Photo
FP-1	Fire detection system does not provide strobe notification; strobe horns and an audible alert system are required for occupant notification	Inadequate occupant notification; life-safety concern and likely code deficiency.	Provide horn/strobe notification devices and verify system compatibility, coverage, and code requirements. Priority: Immediate	
FP-2	Smoke detectors currently disconnected; require reconnection throughout building	Reduced early warning capability; heightened life-safety risk.	Reconnect/replace smoke detectors as required; verify locations, power source, and operation. Priority: Immediate	

4. Serviceability and Deferred Maintenance

The building exhibits conditions consistent with aging facilities. Identified deficiencies should be categorized as either deferred maintenance items or code-mandated upgrades to assist the City in developing a phased corrective action plan.

#	Observations/Notes	Category	Recommendation	Photo
1.	Smoke detectors disconnected.	Code + Life Safety	Reconnect/repair as part of immediate corrective action; document completion. Priority: Immediate	
2.	Door egress operation/signage concerns.	Code + Operations	Provide signage and confirm door operation/hardware aligns with occupancy/use. Priority: Immediate	





5. Feasibility and Cost Planning (Conceptual-Level)

The following table provides recommended conceptual-level cost allowances structured to address and prioritize: (1) immediate life-safety corrections, (2) short-term operational improvements, and (3) long-term rehabilitation/modernization. These are order-of-magnitude planning ranges pending confirmation of scope, code path, and contractor pricing.

Timeframe	Scope	Conceptual Cost Range
Immediate	Provide horn/strobe notification upgrades / improve occupant notification (fire alarm)	\$8,000 – \$25,000
Immediate	Reconnect/replace smoke detectors throughout building; test and verify proper operation	\$1,000 – \$5,000
Immediate	Correct egress signage issue (remove exit sign directing to storage)	\$200 – \$1,000
Immediate	Provide signage for exit door to remain unlocked while occupied	\$200 – \$750
Short-term	Evaluate/upgrade exit door hardware; consider panic device if occupancy/use triggers	\$1,500 – \$6,000
Short-term	Kitchen ADA upgrades (accessible work surface + sink knee/toe clearance modifications)	\$10,000 – \$40,000
Long-term	Restroom reconfiguration and required footprint expansion to meet ADA	\$40,000 – \$150,000+

*Conceptual-level ranges vary significantly based on final design decisions, permitting/code path, existing conditions, and market pricing. Costs shown are typically construction-only allowances unless otherwise expanded in future phases to include design, testing, and permitting. Conceptual estimates commonly carry wide variability—often on the order of ±20–30% or more, depending on how many unknowns remain and how volatile the market is.

If projected rehabilitation costs approach a substantial percentage of replacement value, the City should consider performing a comparative analysis of renovation versus new construction to determine the most fiscally responsible course of action.

Relocation Cost Considerations:

In addition to rehabilitation, the City may consider relocating the structure either within the current property or to a different site; however, relocation typically introduces a separate set of costs beyond building repairs.

- On-site relocation - May be feasible if adequate clearances exist and utilities can be reasonably reconnected, but it still requires specialty moving services, temporary structural bracing, a new foundation/footings or slab at the new pad location, utility





disconnection and reconnection, sitework (grading, drainage, accessible routes), and permitting/inspections.

- Relocation to a new site - Generally increases costs due to transport logistics (route analysis, escorts, temporary removal of obstructions/lines, wide-load permitting), higher mobilization, and the need to re-establish full site infrastructure (civil work, utility services, stormwater, parking, lighting, accessible paths, and potential impact/connection fees). In both scenarios, relocation can also trigger additional code compliance and ADA upgrades that may be required when the building is re-permitted and placed on a new foundation, and concealed conditions may be discovered during lifting and transport.

For budgeting purposes, relocation should be treated as a separate conceptual line item and refined through coordination with a qualified building mover, a structural engineer, and civil/utilities consultants to develop a relocation plan and an order-of-magnitude cost range for each option.

- On-Site Relocation
 - All-in cost (move, new foundation, reconnect utilities, permits/engineering, basic sitework): **~\$55,000 – \$150,000**
 - *(Lower end assumes clear access, minimal obstructions, and straightforward foundation/utilities.)*
- Relocation to a new site
 - All-in cost (move, transport logistics/escorts, new foundation, reconnect utilities, permits/engineering, basic sitework): **~\$95,000 – \$300,000+**
 - *(Lower end assumes short transport distance, straightforward rural/suburban site.)*

Conclusion

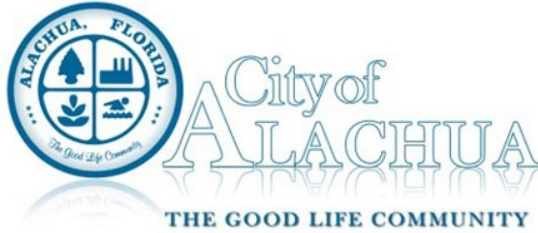
This visual inspection provides a preliminary understanding of the building's current condition and compliance status. Based on the findings, it is recommended that the City:

1. Prioritize correction of identified life-safety deficiencies (fire alarm occupant notification, smoke detectors, and egress compliance measures).
2. Develop a phased capital improvement plan addressing code compliance and operational upgrades, including ADA scope items.
3. Conduct a cost-benefit analysis comparing rehabilitation versus replacement if conceptual cost estimates indicate significant investment is required.

Limitation of Use

This assessment was visual in nature. Observations and recommendations are based solely on conditions visible at the time of the review. Concealed or latent conditions may exist that were not apparent during the inspection. Monarch Design Group assumes no responsibility for the use or interpretation of this memorandum by parties other than the intended recipient without prior written authorization.





Commission Agenda Item

MEETING DATE: March 9, 2026

SUBJECT: Law Enforcement Commemorative Service Award

PREPARED BY: Jesse Sandusky

RECOMMENDED ACTION:

Authorize conveyance of ownership for service firearm to retired Officer Richard L. Pilgrim.

Summary

In accordance with Florida Statute 112.193 law enforcement, correctional and correctional probation officers' commemorative service awards, the City of Alachua may present an employee who retires under any provision of a state or municipal retirement system, "...the officer's service handgun, if one was issued as part of the officer's equipment.." Richard L. Pilgrim retired his position as a Police Officer with the City of Alachua Police Department on January 7th, 2026. Since his retirement date, he has reached out to request his service firearm, a Glock - Model 45, 9 mm semiautomatic, serial number CCEM821, optic serial number RMQ17883. This request conforms to the requirements for a commemorative service award, as set forth in the aforementioned statutory reference, also included as an attachment to this agenda item.

FINANCIAL IMPACT

ADDITIONAL FINANCIAL INFORMATION

COMMISSION GOALS

Strengthen Community Service
Quality of Life

ATTACHMENTS

1. CC Agenda Item_FSS 112.193 - Commemorative Service Awards

