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: April 6, 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) CHECK PRESENTATION FROM MIAPA LATIN CAFE FOR THE AMERICAN CANCER SOCIETY'S 2026 RELAY FOR LIFE

B) FLORIDA LEAGUE OF CITIES HOMETOWN HEALTH AWARD FOR FY 24/25

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) 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) (QUASI-JUDICIAL HEARING).

B) ORDINANCE 26-06 - AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA, RELATING TO THE AMEDNMENT OF SUBPART B OF THE CITY OF ALACHUA CODE OF ORDINANCES, LAND DEVELOPMENT REGULATIONS (“LDRS”); AMENDING SECTION 4.4.4(A) RELATING TO ACCESSORY DWELLING UNIT STANDARDS; PROVIDING A REPEALING CLAUSE; PROVIDING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE (SECOND READING; LEGISLATIVE HEARING).

C) ORDINANCE 26-07 - AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA, RELATING TO THE AMENDMENT OF SUBPART B OF THE CITY OF ALACHUA CODE OF ORDINANCES, LAND DEVELOPMENT REGULATIONS (“LDRS”); AMENDING ARTICLE 2, ESTABLISHING SECTION 2.4.25 RELATING TO THE REASONABLE ACCOMMODATION FOR CERTIFIED RECOVERY RESIDENCES; AMENDING ARTICLE 10, ESTABLISHING A DEFINITION FOR CERTIFIED RECOVERY RESIDENCES; PROVIDING A REPEALING CLAUSE; PROVIDING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE (SECOND READING; LEGISLATIVE HEARING).

V. AGENDA ITEMS

A) RESOLUTION 26-05: ACCEPTING THE ANNUAL COMPREHENSIVE FINANCIAL REPORT AND MANAGEMENT LETTER FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2025

B) BSA .NET CONVERSION

VI. COMMENTS FROM CITIZENS ON SUBJECTS NOT ON THE AGENDA

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

VII. COMMENTS FROM CITY MANAGER AND CITY ATTORNEY

VIII. COMMISSION COMMENTS/DISCUSSION

ADJOURN

CONSENT AGENDA

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

A) APPROVAL OF THE MARCH 23, 2026, CITY COMMISSION MEETING MINUTES

City of Alachua
THE GOOD LIFE COMMUNITY

Commission Agenda Item

MEETING DATE: April 6, 2026

SUBJECT: Check Presentation from MiApa Latin Cafe for the American Cancer Society's 2026 Relay for Life

PREPARED BY: Tara L. Malone

RECOMMENDED ACTION:

Receive the presentation.

Summary

MiApa Latin Cafe of Alachua hosted the annual "Stick a Fork in Cancer" fundraising event on Thursday, March 5th, 2026, to raise money for the American Cancer Society's Relay for Life. The event showcases local community celebrities who participate as guest servers. This year, those guest servers from the City included:

- Mayor Walter Welch
- Commissioner Jacob Fletcher
- Commissioner Jennifer Ringersen
- Commissioner Dayna Williams
- City Manager Rodolfo Valladares
- Chief Jesse J. Sandusky
- Lt. Daniel Chalker
- Sgt. Chad Howell
- Ofc. Thomas Stanfield

We are joined this evening by owners Peter and Aurora Ynigo; restaurant manager, Vanessa Marin, and Kyle Stone from the American Cancer Society. MiApa will present a check in the amount of $2,792.96 to the American Cancer Society, which includes the employees' tips that were also donated.

FINANCIAL IMPACT

ADDITIONAL FINANCIAL INFORMATION

COMMISSION GOALS

ATTACHMENTS

None

Commission Agenda
Item

MEETING DATE: April 6, 2026
SUBJECT: Florida League of Cities Hometown Health Award for FY 24/25
PREPARED BY: Tara L. Malone
RECOMMENDED ACTION:
Accept the presentation of the $25,000 Hometown Health Award from the Florida Municipal Insurance Trust.

Summary

The City of Alachua has been awarded, for the fifth year, the Florida Municipal Insruance Trust (FMIT) Hometown Health Award for FY 24/25. FMIT membership qualifies the City to participate in its group health insurance program with municipalities throughout the State of Florida. The award recognizes health members that meet best practice standards for employee health promotion, and the 24/25 award brings a $25,000 FMIT check to the City of Alachua. The funds are unencumbered.

The FMIT award recognizes the City of Alachua has not only achieved great participation in its Hometown Health program, but also demonstrated a true commitment to employee well-being. The City and FMIT recognize employers can play a vital role in creating a workplace that supports a healthy environment and health-conscious culture.

FMIT Health Marketing Manager Lindsey Fischer and Hometown Health Manager Gwen Mahabir are here to present the Hometown Health Ward to the City Commission.

FINANCIAL IMPACT

ADDITIONAL FINANCIAL INFORMATION

COMMISSION GOALS

Quality of LIfe
Strengthen Community Service

ATTACHMENTS

1. Hometown Health Award Guidelines and Match Incentive

HOMETOWN HEALTH



Hometown Health Award and New Member-Employer Matching Incentive Program

As the Hometown Health Wellness program increases our members' engagement, many active and larger entities have requested additional funds to assist with programming, seminars, training, etc. The Hometown Health Award Incentive Program will provide an avenue to support our most engaged members.

This new incentive program is designed to increase a municipality's workplace efforts that will have a meaningful impact/reduction on their employees' modifiable risks.

Hometown Health Award

Winners will be presented with an award and a total incentive of up to $25,000 (equal to 1% of premium).

ELIGIBILITY:

- Available to all municipalities with current Florida Municipal Insurance Trust (FMIT) Group Health Insurance.
- All participating municipalities under 100 employees will be assessed on participation and medical loss ratio threshold requirements aggregately.
- Must successfully renew Group Health Insurance with FMIT.
- Must be an active participant of the Hometown Health Wellness Program, meeting minimum participation thresholds in Tier 1 and Tier 2 programs.
  - Tier 1 participation is based on the percentage of eligible employees that have completed the online health assessment.
  - Tier 2 participation is based on the percentage of eligible employees that complete additional health activities/actions (earning employees the maximum reward incentive for the program year).
- Participation percentages will be based on the program year (October 1 - September 30).

REQUIREMENTS:

The Medical Loss Ratio must be under 80% for the program year.

AND

A minimum of 50% Tier 1 participation (earning up to 0.5% of premium, $12,500 max).
A minimum of 25% Tier 2 participation (earning an additional 0.5% of premium, $12,500 max).

New Member-Employer Matching Incentive Program

Starting October 1, 2024, a member-employer matching incentive will become available to all FMIT members with group health insurance. FMIT will begin matching the cumulative Tier 1 and Tier 2 employee gift card incentives. These matching funds will be provided to the FMIT member after renewal and would be capped at $25,000 per member per year.

Tips for Maximizing Wellness Program Participation

- Effectively promote wellness offerings and events through multiple communication channels. Don't be afraid to take new creative approaches!
- Be sure to leverage and frequently use flyers, brochures and custom email templates provided by Hometown Health.
- Ensure top-down support. Senior leadership support is an essential aspect of wellness program participation. Employees are more willing to engage in the program if they feel they are in an environment that is culturally supportive.
- Designate more Wellness Champions in various departments to help promote wellness program activities/events. (This step is especially beneficial in assisting with health screening sign-ups for field employees who may lack access to online schedulers.)
- Share wellness program information during the new hire process. Encourage Hometown Health registration once they are eligible for health insurance benefits to help familiarize them with all available tools and resources.
- Collect employee testimonials. We recommend gathering testimonials from all levels of leadership, from office administration to field staff, and share on your municipality's social media pages, internal employee portals, newsletters, etc.

Contact *gmahabir@flcities.com* with any questions.

Commission Agenda **Item**

MEETING DATE: April 6, 2026

SUBJECT: 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) (Quasi-Judicial Hearing).

PREPARED BY: Carson Crockett

RECOMMENDED ACTION:

Staff recommends that the City Commission find the application for the Highland Hills Major Subdivision Preliminary Plat submitted by eda consultants, inc., on behalf of 10.47 L.L.C. to be consistent with the City of Alachua Comprehensive Plan and in compliance with the City's Land Development Regulations and approve the Application with a subject to the six conditions in Exhibit "A" and located on page 18 of the March 10, 2026, staff report.

Recommended Motion: *I move based that, based upon the competent substantial evidence, the presentation before this Commission, and Staff's recommendation, this Commission finds the application for the Highland Hills Major Subdivision Preliminary Plat submitted by eda consultants, inc., on behalf of 10.47 L.L.C. to be consistent with the City of Alachua Comprehensive Plan and in compliance with the City's Land Development Regulations and approve the Application subject to the six conditions in Exhibit "A" and located on page 18 of the March 10, 2026, staff report.*

Summary

This application is a request by eda consultants, inc. (Applicant), on behalf of 10.47 L.L.C. (Property Owner) for consideration of 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. The subject property is generally located south of US Highway 441, between Interstate 75 and NW 147th Drive, along NW 151st Boulevard.

The preliminary plat proposes the use of private roadways to facilitate a gated community. One primary ingress/egress point would directly to NW 151st Boulevard. An additional egress and emergency ingress point is proposed to connect to NW 150th Court. Staff has proposed one condition related to the recording of public utility and public access easements in place of public right-of-way. Stormwater is proposed to drain the existing TK Basin stormwater management facility.

On March 10, 2026, the 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

COMMISSION GOALS

ATTACHMENTS

1. Staff Report & Supporting Materials
2. Application Materials
3. Preliminary Plat
4. Boundary Survey
5. Topographic Survey
6. Public Notice Materials
7. Carson J. Crockett, AICP - Resume on File

City of Alachua
Planning & Community Development Department
Staff Report

Planning & Zoning Board Hearing Date: March 10, 2026
Quasi-Judicial Hearing **Application #: PPP24-0004**

SUBJECT:	A request 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.
APPLICANT/AGENT:	eda consultants, inc.
PROPERTY OWNER:	10.47 L.L.C.
LOCATION:	Generally located south of US Highway 441, between Interstate 75 and NW 147th Drive, along NW 151st Boulevard.
PARCEL ID NUMBER:	03869-007-000; 03869-009-000 (portion thereof); 03869-010-000
FLUM DESIGNATION:	Medium Density Residential
ZONING:	Residential Multiple-Family – 8 (RMF-8)
OVERLAY:	N/A
ACREAGE:	± 8.36
PROJECT PLANNER:	Carson J. Crockett, AICP
RECOMMENDATION:	Staff recommends that the Planning & Zoning Board find the application for the Highland Hills Major Subdivision Preliminary Plat submitted by eda consultants, inc., on behalf of 10.47 L.L.C. to be consistent with the City of Alachua Comprehensive Plan and in compliance with the City's Land Development Regulations and transmit such findings to the City Commission with a recommendation to approve subject to the six conditions in Exhibit "A" and located on page 18 of the March 10, 2026, staff report.
RECOMMENDED MOTION:	*I move based that, based upon the competent substantial evidence, the presentation before this Board, and Staff's recommendation, this Board finds the application for the Highland Hills Major Subdivision Preliminary Plat submitted by eda consultants, inc., on behalf of 10.47 L.L.C. to be consistent with the City of Alachua Comprehensive Plan and in compliance with the City's Land Development Regulations and transmit such findings to the City Commission with a recommendation to approve subject to the six conditions in Exhibit "A" and located on page 18 of the March 10, 2026, staff report.*

SUMMARY

This application is a request by eda consultants, inc. (Applicant), on behalf of 10.47 L.L.C. (Property Owner) for consideration of 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. The subject property is generally located south of US Highway 441, between Interstate 75 and NW 147th Drive, along NW 151st Boulevard.

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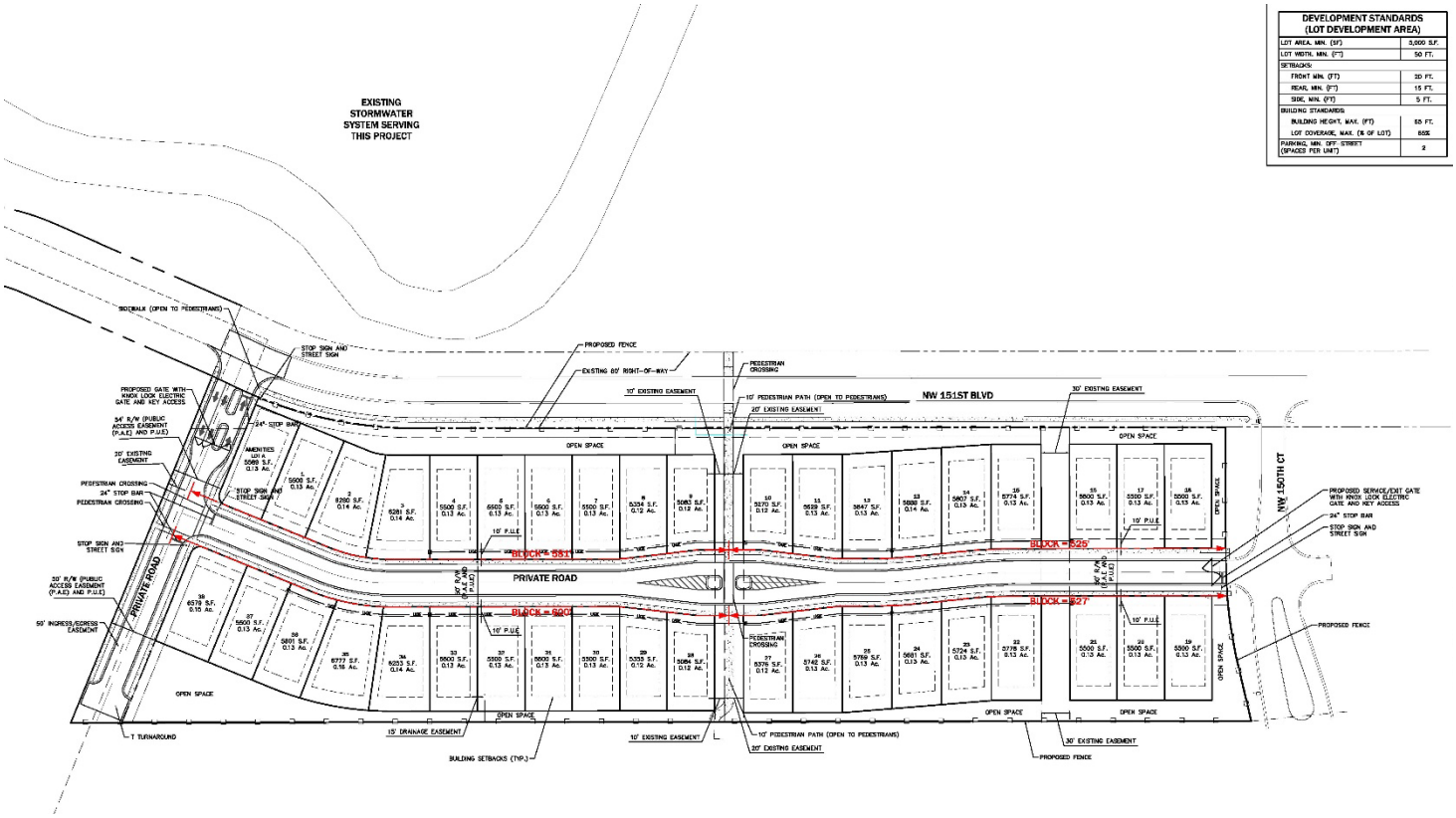


Figure 1. Proposed Preliminary Plat Overview

EXISTING USES

The property is currently undeveloped with a mix of open areas and some naturally wooded areas.

SURROUNDING USES

The existing uses, Future Land Use Map (FLUM) designations, and zoning districts of the surrounding area are identified in Table 1. Figure 2 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 1. Surrounding Land Uses

Direction	Existing Use(s)	FLUM Designation(s)	Zoning District(s)
North	Vacant/Grazing Land	Commercial	Commercial Intensive (CI)
South	Dwelling, Multiple Family	High Density Residential	Residential Multiple Family District-15 (RMF-15)
East	Vacant	Community Commercial	Community Commercial
West	Vacant/Grazing Land	Commercial	Commercial Intensive (CI)

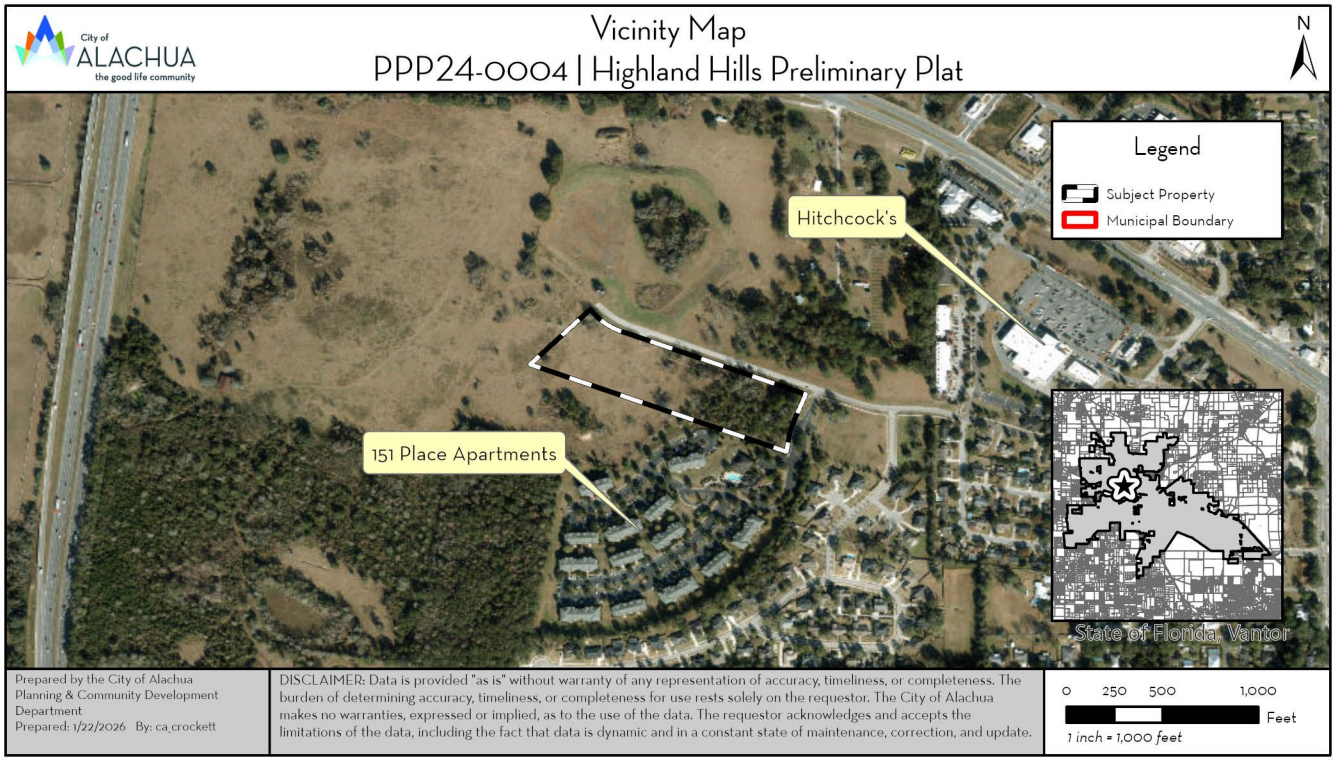


Figure 2. Vicinity Map

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. Neighborhood meetings are required for major subdivision preliminary plat applications.

A neighborhood meeting was held on April 24, 2024, at 14913 NW 140th Street (Alachua Branch Library). As required by Section 2.4.4 of the City's Land Development Regulations, all property owners within 400 feet of the subject property were notified and notice of the meeting was published in a newspaper of general circulation. The applicant was available to answer questions. Materials submitted by the applicant indicate that the meeting was attended by one members of the public who supported the application. A neighborhood meeting summary submitted by the applicant is included in the application materials.

COMPREHENSIVE PLAN CONSISTENCY ANALYSIS

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

Future Land Use Element

Goal 1: *Future Land Use Map 2035*

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

Policy 1.2.c: *Medium Density Residential (4 to 8 dwelling units per acre)*: The Medium Density Residential land use category allows residential development at a density of 4 dwelling units per acre to 8 dwelling units per acre, as well as small-scale neighborhood commercial and mixed use developments. The following uses are allowed in the Medium Density Residential land use category:

1. Single family attached and detached dwelling units;
2. Accessory dwelling units;
3. Manufactured or modular homes meeting certain design criteria;
4. Mobile homes only within mobile home parks;
5. Duplexes and quadplexes;
6. Apartments and townhomes;
7. Live/work units;
8. Residential Planned Unit Developments;
9. Traditional Mixed-use Neighborhood Planned Developments; and,
10. Supporting community services such as schools, houses of worship, parks, and community centers

Evaluation & Findings: The preliminary plat proposes 38 single-family detached dwellings across over approximately 8.36-acres, which results in a development density of 4.5 dwelling units per acre (DUA). 4.5 DUA is within the permitted DUA of the Medium Density Residential land use category and the use of single-family detached dwellings is permitted in the Medium Density Residential land use category, resulting in a preliminary plat that is consistent with the Medium Density Residential land use category.

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 preliminary plat is located within the City's potable water and wastewater service areas and will connect to these City services.

Transportation Element

Objective 1.1: *Level of Service*

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

Evaluation & Findings: Staff has prepared, and included within this report, a public facilities impact analysis. The proposed preliminary plat is not anticipated to degrade the level of service of any affected roadway segment.

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

Evaluation & Findings: The preliminary plat proposes an internal pedestrian network and an extension of the external pedestrian network along NW 151st Boulevard that connects to the existing external pedestrian network.

Housing Element

Objective 1.1: *Provision of Safe, Affordable, Quality Housing*

The City shall facilitate the provision of safe, sanitary, healthy and affordable, quality housing, to accommodate all present and future residents at all income and age levels, including those with special needs, through a variety of housing types, preferably within mixed-income neighborhoods.

Evaluation & Findings: The proposed preliminary plat would provide 38 additional single-family detached residential lots near the developed core of the City and within walking distance to the Central City Area and Main Street, providing more housing stock near apartments and businesses in a mixed-income setting.

Community Facilities Element

Policy 1.1.d: The City hereby establishes the following level of service standards for sanitary sewer facilities:

a) *Quality*: Compliance with all applicable standards of the U.S. Environmental Protection Agency (EPA) and the Florida Department of Environmental Protection (FDEP).

b) *Quantity*: System-wide wastewater collection and treatment will be sufficient to provide a minimum of 250 gallons per day per equivalent residential unit (ERU) on an average annual basis. Plant expansion shall be planned in accordance with Rule 62-600.405, Florida Administrative Code, or subsequent provision.

c) *System capacity*: If the existing demand and reserved capacity of the committed use of the City's wastewater facility reaches 85% of the permitted capacity design, no further development orders for projects without reserved capacity will be issued until additional capacity becomes available or funds to increase facility capacity are committed in accordance with a development agreement.

Evaluation & Findings: Staff has prepared, and included within this report, a public facilities impact analysis. The proposed preliminary plat is not anticipated to degrade the level of service of the City's wastewater facilities.

Policy 2.1.a: The City hereby establishes the following level of service standards for solid waste disposal facilities for residential uses:

Facility Type	Level of Service Standard
Solid Waste Landfill	0.73 tons per capita per year

Evaluation & Findings: Staff has prepared, and included within this report, a public facilities impact analysis. The proposed preliminary plat is not anticipated to degrade the level of service of the City's solid waste facilities.

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

1. *Quality*: Compliance with all applicable standards of the U.S. Environmental Protection Agency (EPA) and the Florida Department of Environmental Protection.
2. *Quantity*: System-wide potable water distribution and treatment will be sufficient to provide a minimum 275 gallons per day per equivalent residential unit (ERU) on an average annual basis.

3. *Capacity*: Plant expansion shall be planned in accordance with Florida Administrative Code. Additionally, if the existing demand and reserved capacity f the City's potable water facility reaches 85% of the permitted design capacity, no further development orders or permits for projects without reserved capacity will be issued until additional capacity becomes available or funds to increase facility capacity are committed in accordance with a development agreement.

Evaluation & Findings: Staff has prepared, and included within this report, a public facilities impact analysis. The proposed preliminary plat is not anticipated to degrade the level of service of the City's potable water facilities.

Conservation and Open Space Element

Policy 1.4.c: The City shall promote the creation of golf cart, bicycle and pedestrian pathways to reduce automotive air quality impacts

Evaluation & Findings: The preliminary plat proposes an internal pedestrian network and an extension of the external pedestrian network along NW 151st Boulevard that connects to the existing external pedestrian network.

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 wetlands present on the subject property, and as such, 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 three 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	
Norfolk Loamy Fine Sand; 5 - 8% Slopes	B	Well Drained	Slight	Slight	44.61%
Kendrick Sand; 2 - 5% Slopes	A	Well Drained	Slight	Slight	31.19%
Norfolk Loamy Fine Sand; 2 - 5% Slopes	B	Well Drained	Slight	Slight	24.19%

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

Flood Potential

Panel 12001C0120D 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: No sink holes are known to exist on the site and the subject property is not identified as an area of high aquifer recharge by the Suwannee River Water Management District High Aquifer Recharge Potential (HARP) map. Stormwater will be conveyed to an existing offsite master stormwater management facility known as the TK Basin and 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 3. Environmental Resources Map

FINDINGS OF FACT: COMPLIANCE WITH LAND DEVELOPMENT REGULATIONS

Major Subdivision Preliminary Plat Standards

Section 2.4.10(G)(3)(e) of the City's Land Development Regulations (LDRs) establishes the standards with which all preliminary plats must be found compliant. The application has been reviewed for compliance with the standards of Section 2.4.10(G)(3)(e). An evaluation of the findings of the applicant's compliance with the standards of Section 2.4.10(G)(3)(e) is provided below.

(e) ***Preliminary plat standards.*** A preliminary plat shall be approved upon a finding the application complies with the standards in Article 7, Subdivision Standards, all other relevant provisions of these LDRs, and all other relevant City ordinances and regulations.

Evaluation & Findings: The application has been reviewed against, and found to comply with, the applicable standards of Article 7, Subdivision Standards, including standards related to block length, lot arrangement, dimensions and design, pedestrian improvements, utilities, and street arrangement.

PUBLIC FACILITIES IMPACT ANALYSIS

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

Traffic Impact

The following impacts are expected on the roadway segments identified in Table 3.

Table 3-1. Affected Comprehensive Plan Roadway Segments[1]

Segment Number[2]	Segment Description	Lanes	Functional Classification	Area Type	LOS
5	U.S. Hwy 441 from SR 235 to I-75	4/D	Principle Arterial	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 [Section 2.4.14(H)(2)(a)of the LDRs].

Table 3-2. Projected Impact on Affected Comprehensive Plan Roadway Segment

Traffic System Category	Segment 5 U.S. Hwy 441	
	AADT	Peak Hour
Maximum Service Volume[1]	39,000	3,510
Existing Traffic[2]	26,500	2,239
Reserved Trips[3]	2,486	230
Available Capacity[3]	10,014	1,041
Increase/Decrease in Trips Generated by Development[4]	358	36
Residual Capacity	9,656	1,005
Residual Percentage of Permitted Design Capacity Utilized	75.24%	71.37%

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 code 210; Trip Distribution: Segment 5 – 100%.

Evaluation & Findings: The proposed preliminary plat application is not anticipated to adversely impact the level of service of the affected roadway segments; therefore, the impacts are acceptable. A preliminary plat is a preliminary development order, and as such, concurrency will be reevaluated at time of final plat application.

Potable Water Impacts

Table 4. 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[3]	10,450
Residual Capacity	997,186
Residual Percentage of Permitted Design Capacity Utilized	66.76%

1 City of Alachua Public Services Department, December 2025
2 City of Alachua January 2026 Development Monitoring Report
3 Formula: Per City of Alachua Comprehensive Plan, Community Facilities Element Policy 4.1.c(2): 275 GPD / Unit * 38 units = 10,450 GPD

Evaluation & Findings: The proposed preliminary plat application is not anticipated to adversely impact the level of service of the City's potable water facilities; therefore, the impacts are acceptable. A preliminary plat is a preliminary development order, and as such, concurrency will be reevaluated at time of final plat application.

Sanitary Sewer Impacts

Table 5. Sanitary Sewer Impacts

System Category	Gallons Per Day
Treatment Plant Permitted Capacity[1]	1,500,000
Less Actual Treatment Plant Flows[1]	813,000
Reserved Capacity[2]	396,935
Available Capacity	290,065
Increase/Decrease in Sanitary Sewer Demand from Application[3]	9,500
Residual Capacity	280,565
Residual Percentage of Permitted Design Capacity Utilized	81.30%

1 City of Alachua Public Services Department, April 2025
2 City of Alachua January 2026 Development Monitoring Report
3 Formula: Per City of Alachua Comprehensive Plan, Community Facilities Element Policy 1.1.d(b): 250 GPD / Unit * 38 units = 9,500 GPD

Evaluation & Findings: The proposed preliminary plat application is not anticipated to adversely impact the level of service of the City's sanitary sewer facilities; therefore, the impacts are acceptable. A preliminary plat is a preliminary development order, and as such, concurrency will be reevaluated at time of final plat application.

Solid Waste Impacts

Table 6. Solid Waste Impacts

System Category	Pounds Per Day	Tons Per Year
Existing Demand[1]	44,060.00	8,040.95
Reserved Capacity[2]	30,294.66	5,528.78
Increase/Decrease in Demand Generated by Application[3]	4,028.00	73.51
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 (2025); 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 City of Alachua Comprehensive Plan, Community Facilities Element Policy 2.1.a: 0.73 tons / year per capita * 2.65 persons / unit * 38 units = 73.51 tons per year.
4 New River Solid Waste Association, April 2024

Evaluation & Findings: The proposed preliminary plat application is not anticipated to adversely impact the level of service of the City's solid waste facilities; therefore, the impacts are acceptable. A preliminary plat is a preliminary development order, and as such, concurrency will be reevaluated at time of final plat application.

Recreation Facilities

Table 7-1. Recreational Impacts

System Category	Acreage
Existing City of Alachua Recreation Acreage[1]	135.48
Acreage Required to Serve Existing Population[2]	56.48
Reserved Capacity[1]	16.07
Available Capacity	62.93
Increase/Decrease in Recreation Acreage Demand by Development[3]	0.50
Residual Capacity	62.43
Residual Percentage of Recreation Acreage Capacity Utilized	53.92%

1 City of Alachua January 2026 Development Monitoring Report
2 Bureau of Economic & Business Research, University of Florida, Estimates of Population by County and City in Florida (2025); Policy 1.2.b, Recreation Element. Formula: 11,296 Persons x (5 acres / 1,000 persons).
3 Formula: Per City of Alachua Comprehensive Plan, Recreation Element Policy 1.2.b: 2.65 persons per unit * 38 units * (5 acres / 1,000 persons) = 0.50 acres

Table 7-2. Passive Recreational Impacts

System Category	Acreage
Existing Improved Passive Park Space[1]	34.82
Minimum Improved Passive Park Space Required to Serve Existing Population[1, 2]	11.30
Reserved Capacity[1, 2]	3.21
Available Improved Passive Park Space	20.31
Increase/Decrease in Improved Passive Park Space Demand by Development[3]	0.10
Residual Capacity	20.21
Residual Percentage of Improved Passive Park Space Capacity Utilized	41.96%

1 City of Alachua January 2026 Development Monitoring Report
2 Formula: Per City of Alachua Comprehensive Plan, Recreation Element Policy 1.2.b: Acreage Required * 0.20
3 Formula: Per City of Alachua Comprehensive Plan, Recreation Element Policy 1.2.b: 2.65 persons per unit * 38 units * (5 acres / 1,000 persons) * 0.20 = 0.10 acres

Evaluation & Findings: The proposed preliminary plat application is not anticipated to adversely impact the level of service of the City's recreation facilities; therefore, the impacts are acceptable. A preliminary plat is a preliminary development order, and as such, concurrency will be reevaluated at time of final plat application.

Public School Facilities

A School Capacity Review was submitted to The School Board of Alachua County (SBAC) in accordance with the City's Comprehensive Plan, specifically Policies 1.1.b, 1.1.c, 1.1.e, and 1.1.f of the Public School Facilities Element. The SBAC has indicated that capacity is available at the time of review. A preliminary plat is a preliminary development order, and as such, concurrency will be reevaluated at time of final plat application.

Stormwater Management Facilities

The proposed preliminary plat application will convey stormwater to an off-site stormwater management facility originally permitted as a master environmental resource permit (ERP) ERP05-0067. The TK Basin is maintained by the City of Alachua and taxes are levied on the properties which drain to the basin. The proposed preliminary plat application is not anticipated to impact the level of service of stormwater management facilities; therefore, the impacts are acceptable. A preliminary plat is a preliminary development order, and as such, concurrency will be reevaluated at time of final plat application.

EXHIBIT "A"
TO
PPP24-0004
HIGHLAND HILLS MAJOR SUBDIVISION PRELIMINARY PLAT
STAFF REPORT

CONDITIONS

1. The Applicant acknowledges and agrees that if any gopher tortoises or gopher tortoise burrows are discovered on site, it shall provide a 100% gopher tortoise survey for the subject property, which shall include a list of all local, state, and federal permits required for relocation of any gopher tortoises on site. Surveys shall be valid for a period of 3 years from original date of survey. This condition shall be the obligation of any subsequent party with interest in the property subject to this development order.
2. The Applicant acknowledges and agrees it shall utilize the standard measures for protection for the Eastern Indigo Snake as outlined in the latest snake protection/education plan developed by the U.S. Fish and Wildlife Service. This condition shall be the obligation of any subsequent party with interest in the property subject to this development order.
3. The applicant acknowledges and agrees that they must dedicate public access easements on the final plat across all pedestrian infrastructure and private roadways, and that such easements must be generally consistent with the easements as depicted on the approved preliminary plat. The applicant further acknowledges and agrees that they must dedicate all necessary public utility easements on the final plat, and that such easements must be generally consistent with the easements as depicted on the approved preliminary plat and as required by the City of Alachua Public Services Department. This condition shall be the obligation of any subsequent party with interest in the property subject to this development order.
4. The applicant acknowledges and agrees that the offsite pedestrian crossing on NW 151st Boulevard, all offsite utility work, and any other offsite improvements (the "Offsite Improvements"), must be generally consistent with the approved preliminary plat and included in the construction plans for the major subdivision. If construction work is to take place in phases, the Offsite Improvements must be included in the construction plans for the first phase of the project. The applicant acknowledges and agrees that the Offsite Improvements must be completed, or a surety device for 120% of the project engineer's signed and sealed certified cost estimate provided for any remaining Offsite Improvements, prior to the scheduling of any final inspections with the City of Alachua Public Services Department. The applicant acknowledges and agrees that they are responsible for the full cost of the Offsite Improvements, including any recording fees of necessary public utility easements. This condition shall be the obligation of any subsequent party with interest in the property subject to this development order.

5. The Applicant acknowledges and agrees that it shall obtain all other applicable local, state, and federal permits before the commencement of site plan work. This condition shall be the obligation of any subsequent party with interest in the property subject to this development order.
6. The Applicant acknowledges and agrees that Conditions 1 – 5 as stated above do not inordinately burden the land and shall be binding upon the property owner, including any subsequent property owners, successors, or assigns, and that the site plan shall comply with Conditions 1 – 6 as stated herein.

EXHIBIT "B"
TO
PPP24-0004
HIGHLAND HILLS MAJOR SUBDIVISION PRELIMINARY PLAT
STAFF REPORT

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

City of ALACHUA
the good life community

RODOLFO VALLADARES
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR BRYAN S. THOMAS, AICP

January 26, 2026

Submitted electronically to cvega@edafl.com

Claudia Vega, P.E.
eda consultants, inc.
720 SW 2nd Avenue, South Tower #300
Gainesville, Fl 32601

Application #: PPP24-0004

RE: Notice of Deferral to for Highland Hills Major Subdivision Preliminary Plat

Dear Claudia Vega,

On January 26, 2026, the City of Alachua received your request to defer the Highland Hills Major Subdivision Preliminary Plat application. The application proposes the subdivision of land into 38 residential lots on a ± 8.36-acre subject property (tax parcel(s): 03869-007-000; 03869-009-000 (portion of); 03869-010-000).

The application has been deferred from the February 10, 2026, Planning & Zoning Board meeting and rescheduled to the next available Planning & Zoning Board meeting on **March 10, 2026**.

You must provide two *double sided, three-hole punched, color sets* of each **complete** application package, seven full size sets of site plans, and a digital copy of all materials in PDF format on a CD or by emailing a Cloud/FTP link to download the materials to planning@cityofalachua.org *no later than 10 business days prior to the Planning & Zoning Board meeting at which your application is scheduled to be heard*; therefore, the above referenced materials must be submitted to the City no later than ***Monday, February 23, 2026***. Materials may be submitted earlier than this date.

Additionally, Section 2.2.9(D) of the Land Development Regulations requires the applicant to place posted notice signs on the subject property at least 14 days prior to the public hearing; therefore, posted notice signs must be placed on the property no later than ***Monday, February 23, 2026***. These signs will be ready for pickup after 12:00 PM on Thursday, February 19, 2026. You will be notified again when the signs are available.

If you plan to utilize a PowerPoint presentation or would like other materials to be available for reference during the public hearing, please submit the presentation or materials no later than 12:00 PM on the last business day prior to the Planning & Zoning Board meeting; therefore, the presentation or materials must be submitted no later than 12:00 PM on ***Monday, March 9, 2026***. Any presentation or materials may be submitted electronically by emailing them to planning@cityofalachua.org.

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

Sincerely,

Carson J. Crockett, AICP
Principal Planner

CC: Rodolfo Valladares, City Manager *(by electronic mail)*
Scott Walker, Interim City Attorney *(by electronic mail)*
Bryan Thomas, AICP, Planning & Community Development Director *(by electronic mail)*
Bernadette Fisher, Principal Planner *(by electronic mail)*
Parker Stevens, Planner *(by electronic mail)*
Brenda Flieger, Planning Assistant *(by electronic mail)*
Project File

City of ALACHUA
the good life community

RODOLFO VALLADARES
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR BRYAN S. THOMAS, AICP

January 14, 2026

Submitted electronically to cvega@edafl.com

Claudia Vega, P.E.
eda consultants, inc.
720 SW 2nd Avenue, South Tower #300
Gainesville, Fl 32601

Application #: PPP24-0004

RE: Notice of Hearing to be Scheduled for Highland Hills Major Subdivision Preliminary Plat

Dear Claudia Vega,

On January 7, 2026, the City of Alachua received your revised application for a Preliminary Plat submitted on behalf of 10.47 L.L.C. for the Highland Hills Subdivision. The application proposes the subdivision of land into 38 residential lots on a ± 8.36-acre subject property (tax parcel(s): 03869-007-000; 03869-009-000 (portion of); 03869-010-000). Based on review of the materials submitted, the City has determined that this application can now be scheduled for a hearing before the Planning & Zoning Board.

The application has been scheduled for the **February 10, 2026** Planning & Zoning Board meeting.

You must provide two *double sided, three-hole punched, color sets* of each **complete** application package, seven full size sets of site plans, and a digital copy of all materials in PDF format on a CD or by emailing a Cloud/FTP link to download the materials to planning@cityofalachua.org *no later than 10 business days prior to the Planning & Zoning Board meeting at which your application is scheduled to be heard*; therefore, the above referenced materials must be submitted to the City no later than ***Monday, January 26, 2026***. Materials may be submitted earlier than this date.

Additionally, Section 2.2.9(D) of the Land Development Regulations requires the applicant to place posted notice signs on the subject property at least 14 days prior to the public hearing; therefore, posted notice signs must be placed on the property no later than ***Monday, January 26, 2026***. These signs will be ready for pickup after 12:00 PM on Thursday, January 22, 2026. You will be notified again when the signs are available.

If you plan to utilize a PowerPoint presentation or would like other materials to be available for reference during the public hearing, please submit the presentation or materials no later than 12:00 PM on the last business day prior to the Planning & Zoning Board meeting; therefore, the presentation or materials must be submitted no later than 12:00 PM on ***Monday, February 9, 2026***. Any presentation or materials may be submitted electronically by emailing them to planning@cityofalachua.org.

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

Sincerely,

Carson J. Crockett, AICP
Principal Planner

CC: Rodolfo Valladares, City Manager *(by electronic mail)*
Scott Walker, Interim City Attorney *(by electronic mail)*
Bryan Thomas, AICP, Planning & Community Development Director *(by electronic mail)*
Bernadette Fisher, Principal Planner *(by electronic mail)*
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Project File

City of ALACHUA
the good life community

RODOLFO VALLADARES
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR BRYAN S. THOMAS, AICP

December 23, 2025

Submitted electronically to cvega@edafl.com

Claudia Vega, P.E.
eda consultants, inc.
720 SW 2nd Avenue, South Tower #300
Gainesville, Florida 32601

Application #: PPP24-0004

RE: Project Assistance Team (PAT) Comments for Highland Hills Preliminary Plat

Dear Claudia Vega,

On November 11, 2025, the City of Alachua received your revised application for a Preliminary Plat submitted on behalf of 10.47 L.L.C. for the Highland Hills Subdivision. The application proposes the subdivision of land into 38 residential lots on a ± 8.36-acre subject property (tax parcel(s): 03869-007-000; 03869-009-000 (portion of); 03869-010-000).

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

Please address all insufficiencies in writing and provide an indication as to how they have been addressed by **5:00 PM on January 7, 2026**. A total of four copies of the application package, plans, and a digital copy of all materials in PDF format on a CD or sent by emailing a Cloud/FTP link must be provided by this date. Upon receipt of your revised application, Staff will notify you of any remaining insufficiencies which must be resolved, if any, before the item may be scheduled for a public hearing before the Planning & Zoning Board. Please note that if Staff determines that the revised submission requires outside technical review by the City, your application may be delayed in order to allow for adequate review time. If all comments are addressed by the resubmission date above, the application may be scheduled for the **February 2026 Planning & Zoning Board (PZB) Meeting**.

Pursuant to Resolution 24-05, application fees include two PAT reviews, and the reviews associated with each resubmittal to confirm that comments were addressed. **Please note, if an additional PAT review is required, a surcharge of 25% of the site plan application fee will be assessed for the additional PAT review (preliminary plat application fee - $1,380; 25% surcharge - $345)**. You will be notified if an additional PAT review is required, and the surcharge must be paid prior to any further review of the application.

Address the following insufficiencies:

Deficiencies to be Addressed

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

1. Miscellaneous
   a. All off-site improvement sheets need to clearly state that the roadway design and alignment is conceptual. Only sanitary sewer facilities are to be installed through a public utility easement at this time. The roadway is not part of the preliminary plat and would require an infrastructure plan or site plan.
   b. Note, public utility easements will be required to be recorded for the off-site improvements prior to commencement of construction. Contact Compliance & Risk Management for more information.
   c. An Authorized Agent Affidavit must be submitted for the neighboring property owner where the off-site sanitary sewer facilities are proposed to be installed. The affidavit must clearly identify that the proposed improvements as shown are acceptable.
   d. Review and address comments from City of Alachua Public Services dated 12/22/2025 (attached).
   e. Attached invoice for an additional PAT review must be satisfied upon resubmittal. Further review will not be conducted until fee is paid per Resolution 24-05.

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

Sincerely,



Carson J. Crockett, AICP
Principal Planner

Attachments: Comments from City of Alachua Public Services 12/22/2025
Invoice #00010477

CC: Rodolfo Valladares, City Manager *(by electronic mail)*
Bryan S. Thomas, AICP, Planning & Community Development Director *(by electronic mail)*
Tom Ridgik, Engineering Supervisor *(by electronic mail)*
Bernadette Fisher, Principal Planner *(by electronic mail)*
Brenda Flieger, Planning Assistant *(by electronic mail)*
Project File

City of
ALACHUA
the good life community

City of Alachua

RODOLFO VALLADARES, P.E.
CITY MANAGER

2QINTER-OFFICE COMMUNICATION

DATE: **Dec 22nd, 2025**

TO: **Bryan Thomas**
Planning & Community Development Director

FROM: **Michael Carrillo, P.E.**
Public Services Director

Tom Ridgik, P.E.
Engineering Supervisor

TR
12/22/2025

RE: **Highland Hills Subdivision Preliminary Plat**

Public Services has reviewed the subject project (November 13th Submittal) and offer the following additional comments. Review was specific to the Public Services Utilities.

NO.	COMMENTS
1.	**Comment on July 31st Submittal** **Wastewater Routing** No objections to the proposed wastewater gravity main routing as shown. The Engineer shall provide a letter from the relevant landowner confirming that the proposed alignment/routing is acceptable for future use and development. **Submit** information as requested. **Comment on Nov 13th Submittal** The routing of the gravity WW line from the project site to 441 seems to closely follow the routing of the old Walmart drawings. But note that that the "Walmart" piping is much deeper than the submitted Prelim Plat piping with examples including: MH-7 on submitted sheet C450 is only 4 feet deep, while MH-R, whose location is similar

NO.	COMMENTS
	to MH-7, is about 20 feet deep as per Walmart sheet C-8A. MH-4 on submitted sheet C440 is only 3 feet deep, while MH-L, whose location is similar to MH-4, is about 32 feet deep as per Walmart sheet C-8A. The Walmart and Highland Hills gravity main depths do not need to agree as different engineers could be using different design criteria. The Highland Hills gravity WW mains are shallow. In the letter from the relevant landowner (see above), said landowner shall also confirm that manhole depth is acceptable for future connections. Engineer's response is **Approved as Noted.**
2	**Comment on July 31st Submittal** **Easements and Right-of-Way** All proposed utility easements or right-of-way dedications to the City shall be clearly illustrated and labeled on the drawings, showing adequate width for access and maintenance. Provide proposed easement and right-of-way documents, including legal descriptions, for City review and approval. **Submit** information as requested. **Comment on Nov 13th** Engineer's response is **Approved.**
3	**Comment on July 31st Submittal** **Elevations** The Engineer shall confirm that all invert and rim elevations are clearly labeled and consistent across plant and profile views. Rim elevations shall reflect the future finished roadway grade. **Submit** information as requested. **Comment on Nov 13th Submittal** Engineer's response is **Approved.**
4	**Comment on July 31st Submittal**

NO.	COMMENTS
	System Capacity Confirmation that the system capacity analysis has been performed and approved by a qualified third-party reviewer, verifying that no surcharging occurs under peak flow conditions. **No response required [Completed]**
5	**Comment on July 31st Submittal** **Downstream System Capacity** Verification that the existing downstream manhole or lift station has sufficient capacity to accept the additional flow has been completed and approved by a qualified third-party reviewer. **No response required [Completed]**
6	**Comment on July 31st Submittal** **Utility and Roadway Conflicts** The Engineer shall confirm that the proposed wastewater line does not conflict with future storm drainage or roadway improvements. **Submit** information as requested. **Comment on Nov 13th Submittal** Engineer's response is **Approved.**
7	**Comment on July 31st Submittal** **Agency Coordination** The Engineer shall coordinate with FDOT and obtain all applicable right-of-way permits, including installing the gravity main under US Highway 441. **Submit** information as requested. **Comment on Nov 13th Submittal** Engineer's response is **Approved.**

NO.	COMMENTS
8	**Comment on July 31st Submittal** **Pipe Cover and Grade** The Engineer shall confirm that a minimum for three (3) feet of cover is provided over the wastewater main during both current and future development phases. **Submit** information as requested. **Comment on Nov 13th Submittal** Engineer's response is **Approved.**
9	**Comment on July 31st Submittal** **Fire Flow** The Engineer shall identify the required fire flow and perform a fire flow test in coordination with the City and local fire authority for review and approval. **Submit** information as requested. **Comment on Nov 13th Submittal** Engineer's response is **Approved.**
10	**Comment on July 31st Submittal** **Piping between receiving manhole and Lift Station (LS)-25.** Upsize the gravity main from 8-inch to 12-inch between the receiving manhole and LS-25. **Submit** information as requested. **Comment on Nov 13th Submittal** Engineer's response is **Approved.**
END OF COMMENTS	

Please advise if you have any questions or require additional information.

City of ALACHUA
the good life community

RODOLFO VALLADARES
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR BRYAN S. THOMAS, AICP

October 29, 2025

Submitted electronically to cvega@edafl.com

Claudia Vega, P.E.
eda consultants, inc.
720 SW 2nd Avenue, South Tower #300
Gainesville, Florida 32601

Application #: PPP24-0004

RE: Project Assistance Team (PAT) Comments for Highland Hills Preliminary Plat

Dear Claudia Vega,

On July 31, 2025, the City of Alachua received your revised application for a Preliminary Plat submitted on behalf of 10.47 L.L.C. for the Highland Hills Subdivision. The application proposes the subdivision of land into 38 residential lots on a ± 8.36-acre subject property (tax parcel(s): 03869-007-000; 03869-009-000 (portion of); 03869-010-000).

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

Please address all insufficiencies in writing and provide an indication as to how they have been addressed by **5:00 PM on November 13, 2025**. A total of four copies of the application package, plans, and a digital copy of all materials in PDF format on a CD or sent by emailing a Cloud/FTP link must be provided by this date. Upon receipt of your revised application, Staff will notify you of any remaining insufficiencies which must be resolved, if any, before the item may be scheduled for a public hearing before the Planning & Zoning Board. Please note that if Staff determines that the revised submission requires outside technical review by the City, your application may be delayed in order to allow for adequate review time. If all comments are addressed by the resubmission date above, the application may be scheduled for the **December Planning & Zoning Board (PZB) Meeting**.

Pursuant to Resolution 24-05, application fees include two PAT reviews, and the reviews associated with each resubmittal to confirm that comments were addressed. **Please note, if an additional PAT review is required, a surcharge of 25% of the site plan application fee will be assessed for the additional PAT review (preliminary plat application fee - $1,380; 25% surcharge - $345)**. You will be notified if an additional PAT review is required, and the surcharge must be paid prior to any further review of the application.

Address the following insufficiencies:

Deficiencies to be Addressed

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

1. **Outside Review**
   a. Review and address comments from City of Alachua Public Services dated 10/29/2025 (attached).

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

Sincerely,

Carson J. Crockett, AICP
Principal Planner

Attachments: Comments from City of Alachua Public Services 10/29/2025

CC: Rodolfo Valladares, City Manager *(by electronic mail)*
Bryan S. Thomas, AICP, Planning & Community Development Director *(by electronic mail)*
Michael Carrillo, Public Services Director *(by electronic mail)*
Tom Ridgik, Engineering Supervisor *(by electronic mail)*
Bernadette Fisher, Principal Planner *(by electronic mail)*
Brenda Flieger, Planning Assistant *(by electronic mail)*
Project File

City of
ALACHUA
the good life community

City of Alachua

RODOLFO VALLADARES, P.E.
CITY MANAGER

2QINTER-OFFICE COMMUNICATION

DATE: **Oct 29th, 2025**

TO: **Bryan Thomas**
Planning & Community Development Director

FROM: **Michael Carrillo, P.E.**
Public Services Director

Tom Ridgik, P.E.
Engineering Supervisor

TR
10/28/2025

RE: **Highland Hills Subdivision Preliminary Plat Additional Comments**

Public Services has reviewed the subject project (Submittal Received on July 31) and offer the following additional comments. Review was specific to the Public Services Utilities.

NO.	COMMENTS
1.	**Comment on July 31st Submittal** **Wastewater Routing** No objections to the proposed wastewater gravity main routing as shown. The Engineer shall provide a letter from the relevant landowner confirming that the proposed alignment/routing is acceptable for future use and development. **Submit** information as requested.
2	**Comment on July 31st Submittal** **Easements and Right-of-Way** All proposed utility easements or right-of-way dedications to the City shall be clearly illustrated and labeled on the drawings, showing adequate width for access and maintenance. Provide proposed easement and right-of-way documents, including legal descriptions, for

NO.	COMMENTS
	City review and approval. **Submit** information as requested.
3	**Comment on July 31st Submittal** **Elevations** The Engineer shall confirm that all invert and rim elevations are clearly labeled and consistent across plant and profile views. Rim elevations shall reflect the future finished roadway grade. **Submit** information as requested.
4	**Comment on July 31st Submittal** **System Capacity** Confirmation that the system capacity analysis has been performed and approved by a qualified third-party reviewer, verifying that no surcharging occurs under peak flow conditions. **No response required [Completed]**
5	**Comment on July 31st Submittal** **Downstream System Capacity** Verification that the existing downstream manhole or lift station has sufficient capacity to accept the additional flow has been completed and approved by a qualified third-party reviewer. **No response required [Completed]**
6	**Comment on July 31st Submittal** **Utility and Roadway Conflicts** The Engineer shall confirm that the proposed wastewater line does not conflict with future storm drainage or roadway improvements. **Submit** information as requested.
7	**Comment on July 31st Submittal** **Agency Coordination**

NO.	COMMENTS
	The Engineer shall coordinate with FDOT and obtain all applicable right-of-way permits, including installing the gravity main under US Highway 441. **Submit** information as requested.
8	**Comment on July 31st Submittal** **Pipe Cover and Grade** The Engineer shall confirm that a minimum for three (3) feet of cover is provided over the wastewater main during both current and future development phases. **Submit** information as requested.
9	**Comment on July 31st Submittal** **Fire Flow** The Engineer shall identify the required fire flow and perform a fire flow test in coordination with the City and local fire authority for review and approval. **Submit** information as requested.
10	**Comment on July 31st Submittal** **Piping between receiving manhole and Lift Station (LS)-25.** Upsize the gravity main from 8-inch to 12-inch between the receiving manhole and LS-25. **Submit** information as requested.
END OF COMMENTS	

Please advise if you have any questions or require additional information.

City of ALACHUA
the good life community

RODOLFO VALLADARES
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR BRYAN S. THOMAS, AICP

July 15, 2025

Submitted electronically to cvega@edafl.com

Claudia Vega, P.E.
eda consultants, inc.
720 SW 2nd Avenue, South Tower #300
Gainesville, Florida 32601

Application #: PPP24-0004

RE: Project Assistance Team (PAT) Comments for Highland Hills Preliminary Plat

Dear Claudia Vega,

On March 10, 2025, the City of Alachua received your revised application for a Preliminary Plat submitted on behalf of 10.47 L.L.C. for the Highland Hills Subdivision. The application proposes the subdivision of land into 38 residential lots on a ± 8.36-acre subject property (tax parcel(s): 03869-007-000; 03869-009-000 (portion of); 03869-010-000).

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

Please address all insufficiencies in writing and provide an indication as to how they have been addressed by **5:00 PM on July 31, 2025**. A total of four copies of the application package, plans, and a digital copy of all materials in PDF format on a CD or sent by emailing a Cloud/FTP link must be provided by this date. Upon receipt of your revised application, Staff will notify you of any remaining insufficiencies which must be resolved, if any, before the item may be scheduled for a public hearing before the Planning & Zoning Board. Please note that if Staff determines that the revised submission requires outside technical review by the City, your application may be delayed in order to allow for adequate review time. If all comments are addressed by the resubmission date above, the application may be scheduled for the **August Planning & Zoning Board (PZB) Meeting**.

Pursuant to Resolution 24-05, application fees include two PAT reviews, and the reviews associated with each resubmittal to confirm that comments were addressed. **Please note, if an additional PAT review is required, a surcharge of 25% of the site plan application fee will be assessed for the additional PAT review (preliminary plat application fee - $1,380; 25% surcharge - $345)**. You will be notified if an additional PAT review is required, and the surcharge must be paid prior to any further review of the application.

Address the following insufficiencies:

Deficiencies to be Addressed

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

1. **Outside Review**
   a. Review and address comments from City of Alachua Public Services dated 06/18/2025 (attached).

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

Sincerely,

Carson J. Crockett, AICP
Planner

Attachments: Comments from outside reviewer 04/14/2025
Comments from City of Alachua Public Services 06/18/2025

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

From:	Nicola Cowap
To:	Carson J. Crockett
Cc:	Randy Olney; Jessica Junkin; Brenda Flieger; Anne-Marie DiRocco
Subject:	RE: Highland Hills Preliminary Plat
Date:	Monday, April 14, 2025 5:23:26 PM
Attachments:	image001.png image002.png image003.png image004.png image007.png

Good afternoon Carson,

I had no further comments on this project last submittal and will not have any for this submittal.

Thanks,

Nicola Cowap | Project Engineer | **NV5**
11801 Research Drive, Alachua, FL 32615 | P: (352) 331-1976 | D: (386) 518-5151

Beyond Engineering | **Florida Region**
Electronic Communications Disclaimer

From: Carson J. Crockett <ca_crockett@cityofalachua.org>
Sent: Monday, March 17, 2025 4:07 PM
To: Nicola Cowap <Nicola.Cowap@nv5.com>
Cc: Randy Olney <Randy.Olney@nv5.com>; Jessica Junkin <Jessica.Junkin@nv5.com>; Brenda Flieger <br_flieger@cityofalachua.org>; Anne-Marie DiRocco <an_dirocco@cityofalachua.org>
Subject: RE: Highland Hills Preliminary Plat

Nicola,

The Planning & Community Development Department has received a revised application from eda consultants, inc. for a preliminary plat titled Highland Hills Subdivision submitted on behalf of 10.47, LLC (Application: PPP24-0004). The application proposes the subdivision of land into 38 residential lots on a 8.36-acre subject property (tax parcel(s): 03869-007-000; 03869-009-000 (portion of); 03869-010-000).

Please review the revised materials and either confirm that all engineering comments have been resolved or provide revised engineering comments in writing no later than **5 PM on Wednesday, April 16, 2025**

If a response is not received by this date, it is presumed that the reviewer has no comments and deems the application approvable.

Application materials and plans may be accessed at the links below:
[Plans]
[All Application Materials]

City of
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City of Alachua

MIKE DAROZA
CITY MANAGER

RODOLFO VALLADARES, P.E.
ASSISTANT CITY MANAGER

INTER-OFFICE COMMUNICATION

DATE: **Apr 3rd, 2025 with minor edits on June 18th, 2025**

TO: **Carson Crockett**
Planning & Community Development Department

FROM: **Michael Carrillo, P.E.**
Public Services Director
+
Tom Ridgik, P.E.
Engineering Supervisor

TR
6/18/2025

RE: **Highland Hills Subdivision Preliminary Plat**

Public Services has reviewed the subject project (Mar Submittal) and offer the following comments. Review was specific to the Public Services Utilities.

NO.	COMMENTS
1.	**Comment on May Submittal** **General** Roads are private. Some COA infrastructure will be located either below or alongside the road. Please make provisions (PUE??) so that COA staff has maintenance access to COA infrastructure. Please **submit** response and **resubmit** modified documents, as applicable. **Comment on July Submittal** **General** Engineer indicated roads will be private - Public Access and Utility easements will be in place and dedicated to City as part of Final Plat.

NO.	COMMENTS
	Approved **Comment on March Submittal** **Sheet C110** Please define "P.A.E.". Please **resubmit** this sheet.
2	**Comment on May Submittal** **Sheet C400** Please change force main abbreviation from "WW" to "FM". Please **resubmit** this sheet. **Comment on July Submittal** **Sheet C400** **Approved**
3	**Comment on May Submittal** **Worksheet for Needed Fire Flow** Required fire flow is 1500 gpm. Please **submit** response as to how this required fire flow will be verified; for example, fire flow test. **Comment on July Submittal** Engineer indicated that fire flow results will be provided as part of construction plans. **Approved**
4	**Comment on May Submittal** **Lift Station Basin Analysis** Please change peaking factor from "2.5" to "4.0". A peaking factor of 4.0 is now standard for COA. Please **resubmit** lift station pump calculations.

NO.	COMMENTS
	Comment on July Submittal **Lift Station Basin Analysis** Engineer indicated that revised lift station pump calculations will be submitted as part of construction plans. Revisions will include a peaking factor of 4.0. **Approved**
5	**Comment on May Submittal** **Lift Station Type** After discussing the lift station with several COA staff, we are of the opinion that further discussion is required between EDA & COA. Please contact us to start such discussions. Issues include: private or public; capacity, and lift station location. Eventually, a Zoom meeting may be appropriate, but let's start with just a phone call. **FYI** **Comment on July Submittal** **Lift Station Type** Zoom Meeting is scheduled for July 23rd. **FYI**
6	**New Comment on August Submittal** The lift station design has been discussed with various City staff. Discussion has taken into account Lift Station 1 (LS-1) capacity; capacity of the existing 8-inch gravity wastewater main leading to LS-1 as well as overall planned development in the area. Based on the above, the City requires that: • The lift station be public. • Relocate the proposed lift station remotely from the Highlands Hills site. The proposed lift station would replace existing Lift Station 4, which is near US-441.

NO.	COMMENTS
	Please **submit** response. **Comment on March Submittal** **Utility Plans – Sheets C400, C410, C420, C3420, C440, C450** These sheets show a proposed gravity wastewater main being routed from the site to existing Lift Station 4. Existing Lift Station 4 (LS-4) is undersized and also is in the 441 Right of Way (ROW). The City will NOT allow additional wastewater flow into existing LS-4. Please a provide a new LS-4 that complies with Public Services requirements as specified in the Public Services Design and Construction Manual, latest edition. Locate the new LS-4 such that it is not in the 441 ROW and whose location is acceptable to the City. The design of the proposed lift station shall integrate with the existing infrastructure, providing service to the designated service basin within the area. The design shall ensure compatibility with both the current and existing systems, as well as the proposed development, while providing adequate capacity and functionality to handle the anticipated load. The design must consider the capacity of the existing infrastructure to ensure that the lift station can accommodate the full range of expected flows. Details regarding specifications, including pump capacity, control systems, and connection to the existing infrastructure, shall be in accordance with City standards. Please **resubmit** applicable sheets and additional information.
	END OF COMMENTS

Please advise if you have any questions or require additional information.

City of Alachua

PUBLIC SCHOOL STUDENT GENERATION CALCULATION FORM

PROJECT # | **APPLICATION DATE** 5/30/24

NAME & DESCRIPTION OF PROJECT Highland Hills Subdivision Preliminary Plat for a 38 lot single family residential subdivision with associated infrastructure.

PROJECT ADDRESS (Contact 911 Addressing @ 352.338.7361) 15149 NW 151ST BLVD

Tax Parcel Numbers 03869-010-000, 03869-007-000 and a portion of 03869-009-000

Acreage 8.36 +/-

DEVELOPMENT DATA (check all that apply)

- [x] Single Family — Number of Units: 38
- [ ] Multi Family — Number of Units:
- [ ] Exempt (See exemptions on page 2)

Level of Review

- [ ] Pre-Application Conference
- [x] Preliminary
- [ ] Final
- [ ] Revised
- [ ] Staff Administrative Review

A determination that there is adequate school capacity for a specific project will satisfy requirements for review for school concurrency for the periods of time consistent with the Interlocal Agreement and specified in local government land development regulations; an agreement by the School Board with the developer and local government is required to extend the period for approvals for phased projects beyond the generally applicable time period

EXPLANATION OF STUDENT GENERATION CALCULATION

Student Generation is calculated based on the type of residential development and the type of schools. The number of student stations (by school type - Elementary, Middle and High School) used for calculating the school concurrency impacts is equal to the number of dwelling units by housing type multiplied by the student generation multiplier (for housing type & school type) established by the School Board. Calculations are rounded to the nearest whole number. Student Generation for each school type is calculated individually to assess the impact on the **School Concurrency Service Area (SCSA)** for each school type (Elementary, Middle and High School).

SCHOOL CONCURRENCY SERVICE AREAS (SCSA) FOR PROJECT LOCATION

Based on the project location, please identify the corresponding School Concurrency Service Areas for each school type. Maps of the SCSAs may be viewed on the Alachua County Public Schools website.

SCHOOL CONCURRENCY SERVICE AREAS (SCSA)

Elementary Northwest Alachua | **Middle** Mebane | **High** Santa Fe

SINGLE FAMILY RESIDENTIAL DEVELOPMENT STUDENT GENERATION CALCULATIONS

ELEMENTARY	38	**units X 0.12 Elementary School Multiplier**	5	**Student Stations**
MIDDLE	38	**units X 0.06 Middle School Multiplier**	2	**Student Stations**
HIGH	38	**units X 0.09 High School Multiplier**	3	**Student Stations**

MULTI FAMILY RESIDENTIAL DEVELOPMENT STUDENT GENERATION CALCULATIONS

ELEMENTARY		**units X 0.06 Elementary School Multiplier**		**Student Stations**
MIDDLE		**units X 0.03 Middle School Multiplier**		**Student Stations**
HIGH		**units X 0.03 High School Multiplier**		**Student Stations**

Source: School Board of Alachua County 2021 Student Generation Multiplier Analysis

EXEMPT DEVELOPMENTS (click all that apply)

☐ *Existing legal lots eligible for a building permit*

☐ *Development that includes residential uses that has received final development plan approval prior to the effective date for public school concurrency, or has received development plan approval prior to June 24, 2008, provided the development approval has not expired*

☐ *Amendments to final development orders for residential development approved prior to the effective date for public school concurrency, and which do not increase the number of students generated by the development*

☐ *Age-restricted developments that prohibit permanent occupancy by persons of school age, provided this condition is satisfied in accordance with the standards of the Public School Facilities Element or the ILA*

☐ *Group quarters that do not generate public school students, as described in the ILA*

AUTHORIZED AGENT

Name: eda consultants, inc.
Mailing Address: 720 SW 2nd Avenue
South Tower, Suite 300, Gainesville, FL 32601
Phone: 352-373-3541
Email: cvega@edafl.com

PROPERTY OWNER

Name: 10.47 LLC
Mailing Address 15260 NW 147TH Dr, Ste 200
ALACHUA, FL 32615
Phone: 352-316-0732
Email mccauleyjmd@yahoo.com

CERTIFICATION

PROJECT NAME : Highland Hills **PROJECT #:**

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

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

Elementary SCSA Northwest Alachua — Capacity Required 5

- ☑ Capacity Available — Available Capacity 368
- ☐ Capacity Available in 5 yrs* — Available Capacity
- ☐ Capacity Available in Adjacent SCSA — Available Capacity

Middle SCSA Mebane — Capacity Required 2

- ☑ Capacity Available — Available Capacity 406
- ☐ Capacity Available in 5 yrs* — Available Capacity
- ☐ Capacity Available in Adjacent SCSA — Available Capacity

High SCSA Santa Fe — 3

- ☑ Capacity Available — Available Capacity 142
- ☐ Capacity Available in 5 yrs* — Available Capacity
- ☐ Capacity Available in Adjacent SCSA — Available Capacity

☐ **Denial** for reasons stated

Approved by

School Board Staff Certification

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

Date: 08/20/2024

City of Alachua Staff

A complete application for the development project was accepted on

Date:

Signed:

Printed Name:

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

City of Alachua

MIKE DAROZA
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN

August 15, 2024

Submitted electronically to cvega@edafl.com

Claudia Vega, P.E.
eda consultants, inc.
720 SW 2nd Ave, South Tower, #300
Gainesville, Fl 32601

Application #: PPP24-0004

RE: Project Assistance Team (PAT) Comments for Highland Hills Preliminary Plat

Dear Claudia Vega,

On August 6, 2024, the City of Alachua received your revised application for a Preliminary Plat submitted on behalf of 10.47 L.L.C. for the Highland Hills Subdivision. The application proposes the subdivision of land into 38 residential lots on a ± 8.36-acre subject property (tax parcel(s): 03869-007-000; 03869-009-000 (portion of); 03869-010-000).

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

Please address all insufficiencies in writing and provide an indication as to how they have been addressed. If a response is not received within 180 days of the date of this letter, the application will be administratively withdrawn (**final day to resubmit February 10, 2025**). A total of four copies of the application package, plans, and a digital copy of all materials in PDF format on a CD or sent by emailing a Cloud/FTP link must be provided by this date. Upon receipt of your revised application, Staff will notify you of any remaining insufficiencies which must be resolved, if any, before the item may be scheduled for a public hearing before the Planning & Zoning Board. Please note that if Staff determines that the revised submission requires outside technical review by the City, your application may be delayed in order to allow for adequate review time.

Pursuant to Resolution 24-05, application fees include two PAT reviews, and the reviews associated with each resubmittal to confirm that comments were addressed. **Please note, if an additional PAT review is required, a surcharge of 25% of the site plan application fee will be assessed for the additional PAT review (site plan application fee - $2,700; 25% surcharge - $675).** You will be notified if an additional PAT review is required, and the surcharge must be paid prior to any further review of the application.

Address the following insufficiencies:

Deficiencies to be Addressed

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

1. Outside Review
   a. Review and address comments from City of Alachua Public Services dated 08/15/2024 (attached).

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

Sincerely,



Carson J. Crockett, AICP Candidate
Planner

Attachments: Comments from City of Alachua Public Services 08/15/2024

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

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the good life community

City of Alachua

MIKE DAROZA
CITY MANAGER

RODOLFO VALLADARES, P.E.
ASSISTANT CITY MANAGER

INTER-OFFICE COMMUNICATION

DATE: **August 15, 2024**

TO: **Kathy Winburn, AICP**
Planning & Community Development Director

FROM: **Michael Carrillo, P.E.**
Public Services Director
Tom Ridgik, P.E.
Engineering Supervisor

TR 8/13/2024

RE: **Highland Hills Preliminary Plat**

Public Services has reviewed the subject project (Aug Submittal) and offer the following comments. Review was specific to the Public Services Utilities.

NO.	COMMENTS
1.	**Comment on May Submittal** **General** Roads are private. Some COA infrastructure will be located either below or alongside the road. Please make provisions (PUE??) so that COA staff has maintenance access to COA infrastructure. Please **submit** response and **resubmit** modified documents, as applicable. **Comment on July Submittal** **General** Engineer indicated roads will be private - Public Access and Utility easements will be in place and dedicated to City as part of Final Plat.

NO.	COMMENTS
	Approved
2	**Comment on May Submittal** **Sheet C400** Please change force main abbreviation from "WW" to "FM". Please **resubmit** this sheet. **Comment on July Submittal** **Sheet C400** **Approved**
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4	**Comment on May Submittal** **Lift Station Basin Analysis** Please change peaking factor from "2.5" to "4.0". A peaking factor of 4.0 is now standard for COA. Please **resubmit** lift station pump calculations. **Comment on July Submittal** **Lift Station Basin Analysis** Engineer indicated that revised lift station pump calculations will be submitted as part of construction plans. Revisions will include a peaking factor of 4.0. **Approved**

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	END OF COMMENTS

Please advise if you have any questions or require additional information.
cc: Justin Tabor – AICP Principal Planner
Adam Hall – AICP Principal Planner

City of Alachua

MIKE DAROZA
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN

July 18, 2024

Submitted electronically to cvega@edafl.com

Claudia Vega, P.E.
eda consultants, inc.
720 SW 2nd Ave, South Tower, #300
Gainesville, Fl 32601

Application #: PPP24-0004

RE: Project Assistance Team (PAT) Comments for Highland Hills Preliminary Plat

Dear Claudia Vega,

On July 10, 2024, the City of Alachua received your revised application for a Preliminary Plat submitted on behalf of 10.47, LLC for the Highland Hills Subdivision. The application proposes the subdivision of land into 38 residential lots on a ± 8.36-acre subject property (tax parcel(s): 03869-007-000; 03869-009-000 (portion of); 03869-010-000).

The application has been reviewed by the City's Planning Assistance Team (PAT). Upon review of the application materials, the following insufficiencies must be addressed. A meeting is scheduled for **2:00 PM on Tuesday, July 23, 2024,** to review these comments.

Please address all insufficiencies in writing and provide an indication as to how they have been addressed by **5:00 PM on Tuesday, August 6, 2024**. A total of four copies of the application package, plans, and a digital copy of all materials in PDF format on a CD or sent by emailing a Cloud/FTP link must be provided by this date. Upon receipt of your revised application, Staff will notify you of any remaining insufficiencies which must be resolved, if any, before the item may be scheduled for a public hearing before the Planning & Zoning Board. Please note that if Staff determines that the revised submission requires outside technical review by the City, your application may be delayed in order to allow for adequate review time. If all comments are addressed by the resubmission date above, the application may be scheduled for the **September, 2024, Planning & Zoning Board (PZB) Meeting**.

Address the following insufficiencies:

Outstanding Deficiencies to be Addressed

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

2. **Article 7 – Subdivision Standards**
   a. Per Section 7.2.3(B)(2), block lengths in residential areas shall not exceed 600 feet, nor be less than 300 feet in length. The proposed residential block exceeds 600 feet.

      Response: As discussed in our recent meeting with City staff, the Preliminary Plat is separated into two separate blocks that are each less than 600 feet long. The block division in the center of the project includes a pedestrian corridor running north/south that will not be gated (open to the public) and has been revised to include a pedestrian way with a sidewalk 10-feet in width.

      Remaining Deficiency: As discussed in the previous PAT with the applicant, for a sidewalk to fulfill the requirement of creating a "well-defined and fixed boundar[y]", meeting the definition of a block in the City's LDRs, the sidewalk provided must intersect with NW 151st Blvd. Provide crosswalk/street intersection at NW 151st Ave to create defined blocks.

Additional Deficiencies to be Addressed

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

1. **Land Rights**
   a. Note the following easements will be required at time of final plat: public access easement for all sidewalks for public use in private right of way; public utility easements for all publicly owned and maintained utilities; ingress/egress easement along west road running north/south to preserve access to the property adjacent to the south. Mark approximate easement locations on the Preliminary Plat.

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

Sincerely,



Carson J. Crockett, AICP Candidate
Planner

Attachments: Comments from City of Alachua Public Services 07/17/2024

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

City of
ALACHUA
the good life community

City of Alachua

MIKE DAROZA
CITY MANAGER

RODOLFO VALLADARES, P.E.
ASSISTANT CITY MANAGER

INTER-OFFICE COMMUNICATION

DATE: **July 18, 2024**

TO: **Kathy Winburn, AICP**
Planning & Community Development Director

FROM: **Michael Carrillo, P.E.**
Public Services Director
Tom Ridgik, P.E.
Engineering Supervisor

TR 7/17/2024

RE: **Highland Hills Preliminary Plat**

Public Services has reviewed the subject project (July Submittal) and offer the following comments. Review was specific to the Public Services Utilities.

NO.	COMMENTS
1.	**Comment on May Submittal** **General** Roads are private. Some COA infrastructure will be located either below or alongside the road. Please make provisions (PUE??) so that COA staff has maintenance access to COA infrastructure. Please **submit** response and **resubmit** modified documents, as applicable. **Comment on July Submittal** **General** Engineer indicated roads will be private - Public Access and Utility easements will be in place and dedicated to City as part of Final Plat.

PO Box 9
Alachua, Florida 32616-0009

"The Good Life Community"
www.cityofalachua.com

Phone: (386) 418-6140
Fax: (386) 418-6164

NO.	COMMENTS
	Approved
2	**Comment on May Submittal** **Sheet C400** Please change force main abbreviation from "WW" to "FM". Please **resubmit** this sheet. **Comment on July Submittal** **Sheet C400** **Approved**
3	**Comment on May Submittal** **Worksheet for Needed Fire Flow** Required fire flow is 1500 gpm. Please **submit** response as to how this required fire flow will be verified; for example, fire flow test. **Comment on July Submittal** Engineer indicated that fire flow results will be provided as part of construction plans. **Approved**
4	**Comment on May Submittal** **Lift Station Basin Analysis** Please change peaking factor from "2.5" to "4.0". A peaking factor of 4.0 is now standard for COA. Please **resubmit** lift station pump calculations. **Comment on July Submittal** **Lift Station Basin Analysis** Engineer indicated that revised lift station pump calculations will be submitted as part of construction plans. Revisions will include a peaking factor of 4.0. **Approved**

NO.	COMMENTS
5	**Comment on May Submittal** **Lift Station Type** After discussing the lift station with several COA staff, we are of the opinion that further discussion is required between EDA & COA. Please contact us to start such discussions. Issues include: private or public; capacity, and lift station location. Eventually, a Zoom meeting may be appropriate, but let's start with just a phone call. **FYI** **Comment on July Submittal** **Lift Station Type** Zoom Meeting is scheduled for July 23rd. **FYI**
END OF COMMENTS	

Please advise if you have any questions or require additional information.
cc: Justin Tabor – AICP Principal Planner
Adam Hall – AICP Principal Planner

City of Alachua

MIKE DAROZA
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN

June 24, 2024

Submitted electronically to cvega@edafl.com

Claudia Vega, P.E.
eda consultants, inc.
720 SW 2nd Ave, South Tower, #300
Gainesville, Fl 32601

Application #: PPP24-0004

RE: Project Assistance Team (PAT) Comments for Highland Hills Preliminary Plat

Dear Claudia Vega,

On June 5, 2024, the City of Alachua received your revised application for a Preliminary Plat submitted on behalf of 10.47, LLC for the Highland Hills Subdivision. The application proposes the subdivision of land into 38 residential lots on a ± 8.36-acre subject property (tax parcel(s): 03869-007-000; 03869-009-000 (portion of); 03869-010-000).

The application has been reviewed by the City's Planning Assistance Team (PAT). Upon review of the application materials, the following insufficiencies must be addressed. A meeting is scheduled for **2:00 PM on Wednesday, June 26, 2024,** to review these comments.

Please address all insufficiencies in writing and provide an indication as to how they have been addressed by **5:00 PM on Wednesday, July 10, 2024**. A total of four copies of the application package, plans, and a digital copy of all materials in PDF format on a CD or sent by emailing a Cloud/FTP link must be provided by this date. Upon receipt of your revised application, Staff will notify you of any remaining insufficiencies which must be resolved, if any, before the item may be scheduled for a public hearing before the Planning & Zoning Board. Please note that if Staff determines that the revised submission requires outside technical review by the City, your application may be delayed in order to allow for adequate review time. If all comments are addressed by the resubmission date above, the application may be scheduled for the **August, 2024, Planning & Zoning Board (PZB) Meeting**.

Address the following insufficiencies:

Deficiencies to be Addressed

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

1. Comprehensive Plan Consistency Analysis
   a. Address specifically the nature of the proposed preliminary plat as a gated subdivision in relation to the City's Comprehensive Plan.
2. Article 7 – Subdivision Standards
   a. Per Section 7.2.3(B)(2), block lengths in residential areas shall not exceed 600 feet, nor be less than 300 feet in length. The proposed residential block exceeds 600 feet.
   b. Per Section 7.2.3(B)(4), pedestrian ways or crosswalks, not less than ten feet wide, may be required through the center of blocks more than 400 feet long. Midblock pedestrian way shown is only 8 feet in width.
   c. Provide temporary turn around on southern street stub as required by Section 7.2.5(D)
   d. Section 7.2.5(I)(3) establishes minimum radii for street intersections. Show curb radii on plan set.
   e. Section 7.3.2(B) requires required sidewalks to provide curb cuts for bicycles and handicap access. The intersection of the proposed two private roadways does not provide curb cuts on the west side of the intersection. Provide curb cuts. Consider marking crosswalks.
   f. Provide sign plan demonstrating compliance with Section 7.3.3(A).
   g. Section 7.3.9(A) establishes minimum requirements for fire hydrant location. The subdivision is proposed to be gated. Clarify if the existing fire hydrants will be accessible from inside the subdivision. If not, provide fire hydrants interior to the subdivision as necessary.
   h. Note Section 7.7 will be applicable to the final plat if private streets are approved by the City Commission pursuant to Section 7.2.5(F).
3. Traffic & Access
   a. While the current application only consists of the 38 lots, Staff has concerns over access and traffic impacts to future phases and property under common ownership to the south and to the lots on the eastern portion of this proposed subdivision. Please provide more detail on potential future development to the south and the proposed use of the southern connection road provided. Note, future applications for the property under common ownership to the south may require a formal traffic study.
4. Outside Review
   a. Review and address comments from outside reviewer dated 06/19/2024 (attached).
   b. Comments from City of Alachua Public Services are forthcoming and will be provided at a later date.
   c. Review and address comments from Alachua County Fire Rescue dated 06/18/2024 (attached).
5. Miscellaneous
   a. Sheet C110 omits some public utility easement (PUE) lines and setback lines on the western lots.

b. Clarify if pedestrian access points will be gated.

c. Note regarding Land Rights: All easements in favor of the City that are part of the plat, will need to be shown on the final plat prior to its approval. All off-site easements in favor of the City and all deeds transferring property to the City, will need to be executed and recorded prior to approval of the final plat. Legal descriptions and sketches for off-site easements and deeded property need to be submitted to the City's Compliance and Risk Management Department in a timely manner, prior to execution and recording of the land rights documents. Please submit all documents to Anne-Marie DiRocco at: an_dirocco@cityofalachua.org and Corey King at: cking@cityofalachua.org, in the Compliance and Risk Management Department.

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

Sincerely,



Carson J. Crockett, AICP Candidate
Planner

Attachments: Comments from outside reviewer 06/19/2024
Comments from Alachua County Fire Rescue 06/18/2024

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

MEMORANDUM

Highland Hills Preliminary Plat

June 19, 2024

Professional Consultants

To: Mr. Carson J. Crockett

From: Nicola Cowap, PE

Date: June 19, 2024

RE: Highland Hills Preliminary Plat

CHW has reviewed the plans submitted for the Highland Hills Preliminary Plat and have the following comments:

1. Please clarify why the “GF” zoning designation was not included in the legend.
2. Please provide the entire offsite basin.
3. Please clarify how the offsite runoff will be conveyed through the site to the existing SMF.
4. Please provide the electrical point of connection and proposed onsite electrical utilities.

From: Silver Ware
To: Carson J. Crockett
Subject: RE: Request for Review - PPP24-0004 Highland Hills Preliminary Plat
Date: Tuesday, June 18, 2024 8:25:38 AM
Attachments: image001.png
acfrlogo_0af82240-8c78-473b-b26b-3afd6c9ae7ff.png
home_page_150ppi_c93d2f0c-a636-4c7c-a777-a6d8edd72602.png
fb_logo_150ppi_9dd00851-99d8-4342-8932-10cac01030c6.png
twitter_150ppi_9c3d56ae-20c9-4509-b852-4aaed5522edd.png
insta_150ppi_5be81f1b-b06b-49ca-b309-54edd0545f55.png
youtube_150ppi_0da7ed3a-56a8-459c-b04c-ed8dfa1a388a.png
county_news_150ppi_14250fe5-78c3-4aa5-b059-283cc85fd4ea.png

Good morning

ACFR comments;

1 Install Knox Locks on both gates, Knox brand electric keys access for electric gate openers or Knox brand pad locks for manual gates

2 The interior lots appear they are not within the 600 foot distance from a fire hydrant as required by NFPA 1 18.5.2. Please verify the distances to a fire hydrant comply with NFPA 1 18.5.2 to all the lots.

Thank you

Chip

Silver Ware
Fire Prevention Officer
Fire Rescue
911 SE 5th ST • Gainesville • FL • 32601
352-384-3121 (office) • 352-494-3140 (mobile) • 352-384-3157 (fax)

PLEASE NOTE: Florida has a very broad public records law (F.S.119).
All e-mails to and from County Officials and County Staff are kept as public records. Your e-mail communications, including your e-mail address, may be disclosed to the public and media at any time.

From: Carson J. Crockett <ca_crockett@cityofalachua.org>
Sent: Thursday, June 6, 2024 9:17 AM
To: Mike Daroza <wi_daroza@cityofalachua.org>; Rodolfo Valladares <ro_valladares@cityofalachua.org>; Jeanene Carrillo <ma_carrillo@cityofalachua.org>; Kathy Winburn <ka_winburn@cityofalachua.org>; Justin Tabor <ju_tabor@cityofalachua.org>; Adam Hall <ad_hall@cityofalachua.org>; Michael Carrillo <mi_carrillo@cityofalachua.org>; Ashley Spencer <as_spencer@cityofalachua.org>; Thomas Ridgik <th_ridgik@cityofalachua.org>; Eiman Abbas <ei_abbas@cityofalachua.org>; Mark Avery <ma_avery@cityofalachua.org>; Josiah A. Serravalle <jo_serravalle@cityofalachua.org>; Grafton Wilson <gr_wilson@cityofalachua.org>; Anne-Marie DiRocco <an_dirocco@cityofalachua.org>; Corey King

City of Alachua

MIKE DAROZA
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN

June 6, 2024

Submitted electronically to cvega@edafl.com

Claudia Vega, P.E.
eda consultants, inc.
720 SW 2nd Ave, South Tower, #300
Gainesville, Fl 32601

Application #: PPP24-0004

RE: Completeness Review for Highland Hills Preliminary Plat

Dear Claudia Vega,

On June 5, 2024, the City of Alachua received your revised application for a Preliminary Plat submitted on behalf of 10.47, LLC for the Highland Hills Subdivision. The application proposes the subdivision of land into 38 residential lots on a 8.36-acre subject property (tax parcel(s): 03869-007-000; 03869-009-000 (portion of); 03869-010-000).

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

The comments below are 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 provided to you under separate cover.

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

Sincerely,

Carson J. Crockett, AICP Candidate
Planner

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

City of Alachua

MIKE DAROZA
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN

June 5, 2024

Submitted electronically to cvega@edafl.com

Claudia Vega, P.E.
eda consultants, inc.
720 SW 2nd Ave, South Tower, #300
Gainesville, Fl 32601

Application #: PPP24-0002

RE: Completeness Review for Highland Hills Preliminary Plat

Dear Claudia Vega,

On May 30, 2024, the City of Alachua received your application for a Preliminary Plat submitted on behalf of 10.47, LLC for the Highland Hills Subdivision. The application proposes the subdivision of land into 38 residential lots on a 8.36-acre subject property (tax parcel(s): 03869-007-000; 03869-009-000 (portion of); 03869-010-000).

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

The comments below are 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 provided to you under separate cover once the application is determined to be complete.

Please address the following:

1. The submitted Preliminary Plat Application is missing page 2 of 3. Provide complete application.

2. **Application Attachment #1.f. Boundary and topographic survey**. The submitted topographic survey is older than two years and each sheet of the survey must be signed and sealed. Provide updated topographic survey, ensuring each sheet is signed and sealed.

In accordance with Section 2.2.6 (B) of the LDRs, the applicant must correct the deficiencies and resubmit the application for completeness determination. *Plans and application materials may be made available for return in order to revise and resubmit as needed.*

The time frame and cycle for review shall be based upon the date the application is determined to be complete. If the applicant fails to respond to the identified deficiencies within forty-five (45) calendar days (Thursday, July 18, 2024), the application shall be considered withdrawn.

Please note that if an additional completeness review is required, a resubmittal fee equal to 10% of the application fee will be assessed for each additional completeness review and must be paid prior to further review of the application.

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

Sincerely,

Carson J. Crockett, AICP Candidate
Planner

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

~~May 30, 2024~~ (Revised July 31, 2025)

City of Alachua
Planning and Community Development Department
PO Box 9
Alachua, FL 32616

Re: Highland Hills Subdivision
Preliminary Plat Submittal

The proposed project is a preliminary plat for a single-family subdivision with 38 lots for dwelling units, and 1 lot for amenities/common area. The project is located at 15149 NW 151st Blvd, Alachua, FL 32615 on Alachua County Tax Parcel Nos. 03869-010-000, 03869-007-000, and a portion of 03869-009-000. The project site is approximately 8.36 (+/-) acres.

Included with this letter is all supporting information required for a preliminary plat application.

If you have any questions, please feel free to contact our office at any time.

Sincerely,

Claudia Vega, P.E.
Director of Engineering

January 7, 2026

City of Alachua
Planning & Community Development
Carson J. Crockett, AICP/Planner

Re: Project Assistance Team (PAT) Highland Hills Preliminary Plat
Application#PPP24-0004

The applicants' responses to the PAT comments issued by the City of Alachua Planning & Community Development on December 23, 2025, are indicated below.

1. Miscellaneous

a. All off-site improvement sheets need to clearly state that the roadway design and alignment is conceptual. Only sanitary sewer facilities are to be installed through a public utility easement at this time. The roadway is not part of the preliminary plat and would require an infrastructure plan or site plan.

Response: The requested note has been added to the plan sheets. Please see revised off-site improvement sheets.

b. Note, public utility easements will be required to be recorded for the off-site improvements prior to commencement of construction. Contact Compliance & Risk Management for more information.

Response: Noted.

c. An Authorized Agent Affidavit must be submitted for the neighboring property owner where the off-site sanitary sewer facilities are proposed to be installed. The affidavit must clearly identify that the proposed improvements as shown are acceptable.

Response: Affidavit is included with this submittal.

d. Review and address comments from City of Alachua Public Services dated 12/22/2025 (attached).

Response: The only outstanding comment is provided below. All other comments are approved.

1. Comments on July 31st Submittal
Wastewater Routing
No objections to the proposed wastewater gravity main rounding as shown. The engineer shall provide a letter from the relevant landowner confirming that the proposed alignment/routing is acceptable for future use and development. Submit information as requested

The routing of the gravity WW line from the project site to 441 seems to closely follow the routing of the old Walmart drawings. But note that that the "Walmart" piping is much deeper than the submitted Prelim Plat piping with examples including:

MH-7 on submitted sheet C450 is only 4 feet deep, while MH-R, whose location is similar to MH-7, is about 20 feet deep as per Walmart sheet C-8A.

MH-4 on submitted sheet C440 is only 3 feet deep, while MH-L, whose location is similar to MH-4, is about 32 feet deep as per Walmart sheet C-8A.

The Walmart and Highland Hills gravity main depths do not need to agree as different engineers could be using different design criteria.

The Highland Hills gravity WW mains are shallow. In the letter from the relevant landowner (see above), said landowner shall also confirm that manhole depth is acceptable for future connections.
Engineer's response is Approved as Noted.

Response: Noted. Plans have been revised to update the correct top elevations of the manholes. The application includes the affidavit from the adjacent owner as part of the application.

e. Attached invoice for an additional PAT review must be satisfied upon resubmittal. Further review will not be conducted until fee is paid per Resolution 24-05.

Response: Fee is included with the submittal.

City of ALACHUA

THE GOOD LIFE COMMUNITY

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

Major Subdivision – Preliminary Plat Application

Reference City of Alachua Land Development Regulations (LDRs) Section 2.4.10

A. PROJECT

1. Project Name: Highland Hills Subdivision
2. Pre-Application Conference Date: 4/9/24
3. Neighborhood Meeting Date: 4/24/24
4. Phase/Unit Number (if applicable): _____
5. Number of proposed lots/dwelling units: 38 lots
6. Housing Type (i.e., attached/detached units): single family detached
7. Address of Subject Property: 15149 NW 151st Blvd
8. Parcel ID Number(s): 03869-010-000, 03869-007-000 and a portion of 03869-009-000
9. Existing Use of Property: Wooden Vacant Land
10. Future Land Use Map Designation: Medium Density Residential
11. Zoning Designation: RMF-8
12. Acreage: 8.36 +/-

B. APPLICANT

1. Applicant's Status ☐ Owner (title holder) ■ Agent
2. Name of Applicant(s) or Contact Person(s): Claudia Vega, P.E. Title: Director of Engineering
   Company (if applicable): eda consultants, inc.
   Mailing address: 720 SW 2nd Avenue, South Tower, Suite 300
   City: Gainesville State: Florida ZIP: 32601
   Telephone: 352-373-3541 FAX: N/A e-mail: cvega@edafl.com
3. If the applicant is agent for the property owner*:
   Name of Owner (title holder): 10.47 L.L.C.
   Mailing Address: 15260 NW 147TH DR
   City: Alachua State: Florida ZIP: 32615

   ** Must provide executed Authorized Agent Affidavit or other acceptable documentation (as deemed acceptable by the City in its sole discretion) which authorizes 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: _____
2. Has the applicant discussed possible utility/infrastructure fees with the Public Services Department?
   If no, contact the Public Services Department at 386-418-6140. ■ Yes ☐ No

10. Traffic Impact Analysis or Statement, as deemed applicable to the project by the City of Alachua in its sole discretion.

11. Environmental Assessment or Study, as deemed applicable to the project by the City of Alachua in its sole discretion.

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 costs associated with outside professional consulting services deemed necessary by the City in its sole discretion will be billed to the applicant at the rate of the consultant. The invoice for such services shall be paid in full prior to any public hearings on the application.

All applicable 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.

Under penalty of perjury, I/we certify and acknowledge that the information contained herein is true and correct to the best of my/our knowledge.

Claudia Vega

Signature of Applicant

Claudia Vega, P.E., Director of Engineering

Typed or printed name *and title* of applicant

Signature of Co-applicant

Typed or printed name *and title* of co-applicant

STATE OF FLORIDA
COUNTY OF ALACHUA

The foregoing instrument was acknowledged before me by means of ☑ physical presence or ☐ online notarization, this 29th day of May, 2024, by Claudia Vega who executed the same and has ____ produced _____ as identification or ☑ is personally known to me.

Ashley Scannella

Signature of Notary

Print Name: Ashley Scannella

Notary Public, State of Florida

My Commission Expires: 4/10/27

Ashley Scannella
Comm.: HH 384895
Expires: April 10, 2027
Notary Public - State of Florida

City of ALACHUA

THE GOOD LIFE COMMUNITY

Authorized Agent Affidavit

A. PROPERTY INFORMATION

Address of Subject Property: 15149 NW 151st Blvd

Parcel ID Number(s): 03869-010-000, 03869-007-000 and a portion of 03869-009-000

Acreage: 8.36 +/-

B. PERSON PROVIDING AGENT AUTHORIZATION

Name: James McCauley Title: Manager

Company (if applicable): 10.47 LLC

Mailing Address: 15260 NW 147TH DR

City: Alachua State: FL ZIP: 32615

Telephone: 352-316-0732 FAX: N/A e-mail: mccauleyjmd@yahoo.com

C. AUTHORIZED AGENT

Name: Claudia Vega, P.E. Title: Director of Engineering

Company (if applicable): eda consultants, inc.

Mailing address: 720 SW 2nd Ave, South Tower, Suite 300

City: Gainesville State: FL ZIP: 32601

Telephone: 352-373-3541 FAX: N/A e-mail: cvega@edafl.com / permitting@edafl.com

D. REQUESTED ACTION:

Preliminary plat, construction plans, & final plat

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.

James McCauley

Signature of Applicant

James McCauley, Manager

Typed or printed name and title of applicant

Signature of Co-applicant

Typed or printed name of co-applicant

State of FLORIDA County of ALACHUA

The foregoing application is acknowledged before me this 28 day of MAY, 2024 by JAMES MCCAULEY

_____, who is/are personally known to me, or who has/have produced FDL

as identification.

NOTARY SEAL

Signature of Notary Public, State of FLORIDA

TERRY J FIKE
MY COMMISSION #HH 6079
EXPIRES: JUN 08, 2024
Bonded through 1st State Insurance



Detail by Officer/Registered Agent Name

Florida Limited Liability Company
10.47 L.L.C.

Filing Information

Document Number	L04000040041
FEI/EIN Number	59-3816838
Date Filed	05/26/2004
Effective Date	05/26/2004
State	FL
Status	ACTIVE
Last Event	REINSTATEMENT
Event Date Filed	10/20/2023

Principal Address

15260 NW 147TH DR
ALACHUA, FL 32615

Changed: 04/06/2009

Mailing Address

15260 NW 147TH DR
ALACHUA, FL 32615

Changed: 04/06/2009

Registered Agent Name & Address

MCCAULEY, JAMES
15260 NW 147TH DR
ALACHUA, FL 32615

Name Changed: 10/20/2023

Address Changed: 04/06/2009

Authorized Person(s) Detail

Name & Address

Title MGRM

MCCAULEY, JAMES
5416 SW 97TH TERRACE
GAINESVILLE, FL 32608

Title MGRM

MCCAULEY, RITA
805 EUCLID AVE
ORLANDO, FL 32801

Annual Reports

Report Year	Filed Date
2022	05/01/2022
2023	10/20/2023
2024	02/09/2024

Document Images

02/09/2024 -- ANNUAL REPORT	View image in PDF format
10/20/2023 -- REINSTATEMENT	View image in PDF format
05/01/2022 -- ANNUAL REPORT	View image in PDF format
05/01/2021 -- ANNUAL REPORT	View image in PDF format
06/30/2020 -- ANNUAL REPORT	View image in PDF format
05/01/2019 -- ANNUAL REPORT	View image in PDF format
05/01/2018 -- ANNUAL REPORT	View image in PDF format
04/30/2017 -- ANNUAL REPORT	View image in PDF format
04/29/2016 -- ANNUAL REPORT	View image in PDF format
04/30/2015 -- ANNUAL REPORT	View image in PDF format
05/15/2014 -- CORLCDSMEM	View image in PDF format
05/15/2014 -- LC Amendment	View image in PDF format
04/30/2014 -- ANNUAL REPORT	View image in PDF format
04/30/2013 -- ANNUAL REPORT	View image in PDF format
04/24/2012 -- ANNUAL REPORT	View image in PDF format
04/27/2011 -- ANNUAL REPORT	View image in PDF format
04/27/2010 -- ANNUAL REPORT	View image in PDF format
04/27/2009 -- ANNUAL REPORT	View image in PDF format
04/06/2009 -- Reg. Agent Resignation	View image in PDF format
04/06/2009 -- Reg. Agent Change	View image in PDF format
04/06/2009 -- LC Amendment	View image in PDF format
04/29/2008 -- ANNUAL REPORT	View image in PDF format
04/28/2007 -- ANNUAL REPORT	View image in PDF format
05/02/2006 -- ANNUAL REPORT	View image in PDF format
09/27/2005 -- REINSTATEMENT	View image in PDF format
05/26/2004 -- Florida Limited Liability	View image in PDF format

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2185379 3 PGS
2005 OCT 28 11:33 AM BK 3247 PG 676
J. K. "BUDDY" IRBY
CLERK OF CIRCUIT COURT
ALACHUA COUNTY, FLORIDA
CLERK12 Receipt#258641
Doc Stamp-Deed: 4,536.00

This Document Prepared By and Return to:
Darryl J. Tompkins, Esquire
Darryl J. Tompkins, P.A.
14420 NW 151st Blvd.
P.O. Box 519
Alachua, FL 32616

Parcel ID Number: 03869-000-000 portion of

Special Warranty Deed

This Indenture, Made this 19th day of October, 2005 A.D., **Between**
First Street Group, L.C., a Florida limited liability company

of the County of Alachua, State of Florida, **grantor,** and
10.47, LLC, a Florida limited liability company

whose address is: 14110 NW 21st Lane, Gainesville, FL 32606

of the County of Alachua, State of Florida, **grantee.**

Witnesseth that the GRANTOR, for and in consideration of the sum of
----------TEN DOLLARS ($10)---------- DOLLARS,
and other good and valuable consideration to GRANTOR in hand paid by GRANTEE, the receipt whereof is hereby acknowledged, has 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 common to the subdivision;
C. Taxes for the year 2006 and subsequent years.

2185379

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 grantor hereby covenants with said grantee that grantor is lawfully seized of said land in fee simple; that grantor has good right and lawful authority to sell and convey said land; that grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under grantor.

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

Signed, sealed and delivered in our presence:

First Street Group, L.C., a Florida limited liability company

Marlene Pendergast
Printed Name: Marlene Pendergast
Witness

By: _____ (Seal)
James W. Shaw, Manager
P.O. Address: P.O. Box 1990, Alachua, FL 32616

Printed Name: DARRYL J. TOMPKINS
Witness

(Corporate Seal)

STATE OF FLORIDA
COUNTY OF ALACHUA

The foregoing instrument was acknowledged before me this 19th day of October, 2005 by James W. Shaw, Manager of First Street Group, L.C., a Florida limited liability company on behalf of the corporation
he is personally known to me or he has produced his Florida driver's license as identification.

Marlene Pendergast
My Commission DD248314
Expires September 09 2007

Marlene Pendergast
Printed Name: Marlene Pendergast
Notary Public
My Commission Expires:

Laser Generated by © Display Systems, Inc., 2003 (863) 763-5555 Form FLSWD-1

EXHIBT "A"

DESCRIPTION PARCEL:

A PARCEL OF LAND SITUATED IN THE WILLIAM GARVIN GRANT, TOWNSHIP 8 SOUTH, RANGE 18 EAST, IN THE CITY OF ALACHUA, ALACHUA COUNTY, FLORIDA, SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF BLOCK 16 OF DOWNING SUBDIVISION, RECORDED IN PLAT BOOK 'C', PAGE 79-A OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE SOUTH 87 DEG.12'59" WEST, ALONG THE NORTH RIGHT-OF-WAY LINE OF NORTHWEST 150th AVENUE (A 40 FOOT RIGHT-OF-WAY), 868.47 FEET TO THE SOUTHEAST CORNER OF BLOCK 14 OF SAID DOWNING SUBDIVISION; THENCE SOUTH 87 DEG.14'17" WEST, ALONG THE SOUTH LINE OF SAID BLOCK 14, A DISTANCE OF 274.60 FEET TO THE EASTERLY LINE OF THE LAND DESCRIBED IN O.R. BOOK 1742, PAGE 1462 OF SAID PUBLIC RECORDS; THENCE NORTH 15 DEG.30'23" EAST, ALONG SAID EASTERLY LINE, 57.84 FEET TO THE NORTHEASTERLY CORNER OF SAID LAND; THENCE NORTH 79 DEG.33'04" WEST, ALONG THE NORTH LINE OF SAID LAND, 175.60 FEET TO THE NORTHEASTERLY CORNER OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN O.R. BOOK 2000, PAGE 1304 OF SAID PUBLIC RECORDS; THENCE NORTH 85 DEG.45'52" WEST, ALONG THE NORTH LINE OF SAID LAND, 214.79 FEET TO THE NORTHEAST CORNER OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN O.R. BOOK 2314, PAGE 619 OF SAID PUBLIC RECORDS; THENCE NORTH 85 DEG.46'42" WEST, ALONG THE NORTH LINE OF SAID LAND, 378.25 FEET; THENCE NORTH 72 DEG.58'39" WEST, CONTINUING ALONG SAID NORTH LINE, 1357.26 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 72 DEG.58'39" WEST, ALONG SAID NORTH LINE, A DISTANCE OF 720.65 FEET; THENCE NORTH 41 DEG.03'33" EAST, A DISTANCE OF 752.41 FEET TO THE INTERSECTION WITH A NON-TANGENT CURVE TO THE RIGHT, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 460.00 FEET, AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 72 DEG.02'33" EAST, 13.01 FEET; THENCE ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 1 DEG.37'12", AN ARC DISTANCE OF 13.01 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 71 DEG.13'57" EAST, A DISTANCE OF 549.27 FEET TO THE NORTHWESTERLY LINE OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2929, PAGE 874; THENCE ALONG THE SAID NORTHWESTERLY LINE THE FOLLOWING 4 COURSES (1) SOUTH 18 DEG.46'03" WEST, A DISTANCE OF 292.67 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 500.00 FEET, AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 32 DEG.43'02" WEST, 241.07 FEET; (2) THENCE ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 27 DEG.53'58", AN ARC DISTANCE OF 243.47 FEET TO THE POINT OF TANGENCY; (3) THENCE SOUTH 46 DEG.40'02" WEST, A DISTANCE OF 74.26 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 500.00 FEET, AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 41 DEG.33'15" WEST, 89.12 FEET; (4) THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 10 DEG.13'33", AN ARC DISTANCE OF 89.24 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 10.598 ACRES, MORE OR LESS.

INSTRUMENT # 2185379
3 PGS

INSTRUMENT # 2185379
3 PGS

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2044556 3 PGS
2004 JUN 07 10:51 AM BK 2929 PG 874
J. K. "BUDDY" IRBY
CLERK OF CIRCUIT COURT
ALACHUA COUNTY,FLORIDA
CLERK18 Receipt#192951
Doc Stamp-Deed: 2,933.00

This Document Prepared By and Return to:
Darryl J. Tompkins, Esquire
Darryl J. Tompkins, P.A.
14420 NW 151st Blvd.
P.O. Box 519
Alachua, FL 32616

2044556

Parcel ID Number:

Warranty Deed

This Indenture, Made this 1st day of June, 2004 A.D., **Between** First Street Group, L.C., a Florida limited liability company

of the County of Alachua, State of Florida, **grantor,** and 10.47, LLC, a Florida limited liability company

whose address is: 3024 NW 21st Way, Gainesville, FL 32609

of the County of Alachua, State of Florida, **grantee.**

Witnesseth that the GRANTOR, for and in consideration of the sum of ----------TEN DOLLARS ($10)---------- DOLLARS, and other good and valuable consideration to GRANTOR in hand paid by GRANTEE, the receipt whereof is hereby acknowledged, has 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 and made a part hereof.

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 common to the subdivision;
C. Taxes for the year 2004 and subsequent years.

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

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

Signed, sealed and delivered in our presence:

First Street Group, L.C., a Florida limited liability company

Marlene Pendergast
Printed Name: Marlene Pendergast
Witness

By: _____ (Seal)
Phillip L. Hawley, Manager
P.O. Address: P.O. Box 1990, Alachua, FL 32616

_____
Printed Name: DARRYL J. TOMPKINS
Witness

(Corporate Seal)

STATE OF Florida
COUNTY OF Alachua

The foregoing instrument was acknowledged before me this 1st day of June, 2004 by Phillip L. Hawley, Manager of First Street Group, L.C., a Florida limited liability company on behalf of the corporation he is personally known to me or he has produced his Florida driver's license as identification.

Marlene Pendergast
My Commission DD248314
Expires September 09 2007

Marlene Pendergast
Printed Name: Marlene Pendergast
Notary Public
My Commission Expires:

Laser Generated by © Display Systems, Inc., 2003 (863) 763-5555 Form FLWD-1

EXHIBIT "A"

INSTRUMENT # 2044556
3 PGS

LEGAL DESCRIPTION:

A PARCEL OF LAND SITUATED IN THE WILLIAM GARVIN GRANT, TOWNSHIP 8 SOUTH, RANGE 18 EAST, IN THE CITY OF ALACHUA, ALACHUA COUNTY, FLORIDA, SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF BLOCK 16 OF DOWNINGS SUBDIVISION, RECORDED IN PLAT BOOK 'C', PAGE 79-A OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE SOUTH 87 DEGREES 12 MINUTES 59 SECONDS WEST, ALONG THE NORTH RIGHT-OF-WAY LINE OF NORTHWEST 150th AVENUE (A 40 FOOT RIGHT-OF-WAY), 868.47 FEET TO THE SOUTHEAST CORNER OF BLOCK 14 OF SAID DOWNINGS SUBDIVISION; THENCE SOUTH 87 DEGREES 14 MINUTES 17 SECONDS WEST, ALONG THE SOUTH LINE OF SAID BLOCK 14, 274.60 FEET TO THE EASTERLY LINE OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN OFFICIAL RECORD BOOK 1742, PAGE 1462 OF SAID PUBLIC RECORDS; THENCE NORTH 15 DEGREES 30 MINUTES 23 SECONDS EAST, ALONG SAID EASTERLY LINE, 57.84 FEET TO THE NORTHEASTERLY CORNER OF SAID LAND; THENCE NORTH 79 DEGREES 33 MINUTES 04 SECONDS WEST, ALONG THE NORTH LINE OF SAID LAND, 175.60 FEET TO THE NORTHEASTERLY CORNER OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN OFFICIAL RECORD BOOK 2000, PAGE 1304 OF SAID PUBLIC RECORDS; THENCE NORTH 85 DEGREES 45 MINUTES 52 SECONDS WEST, ALONG THE NORTH LINE OF SAID LAND, 214.79 FEET TO THE NORTHEAST CORNER OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN OFFICIAL RECORD BOOK 2314, PAGE 619 OF SAID PUBLIC RECORDS; THENCE NORTH 85 DEGREES 46 MINUTES 42 SECONDS WEST, ALONG THE NORTH LINE OF SAID LAND, 378.25 FEET; THENCE NORTH 72 DEGREES 58 MINUTES 39 SECONDS WEST, CONTINUING ALONG SAID NORTH LINE, 541.25 FEET TO **THE POINT OF BEGINNING;**

THENCE NORTH 72 DEGREES 58 MINUTES 39 SECONDS WEST, CONTINUING ALONG SAID NORTH LINE, 816.01 FEET TO A POINT ON A NON-TANGENT CURVE TO THE RIGHT, CONCAVE SOUTHEASTERLY, AND HAVING A RADIUS OF 500.00 FEET;

THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 10 DEGREES 13 MINUTES 35 SECONDS, 89.24 FEET TO THE POINT OF TANGENCY, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 41 DEGREES 33 MINUTES 15 SECONDS EAST, 89.12 FEET;

THENCE NORTH 46 DEGREES 40 MINUTES 02 SECONDS EAST, 74.26 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT, CONCAVE NORTHWESTERLY, AND HAVING A RADIUS OF 500.00 FEET;

THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 27 DEGREES 53 MINUTES 59 SECONDS, 243.47 FEET TO THE POINT OF TANGENCY, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 32 DEGREES 43 MINUTES 02 SECONDS EAST, 241.07 FEET;

THENCE NORTH 18 DEGREES 46 MINUTES 03 SECONDS EAST, 292.67 FEET;

THENCE SOUTH 71 DEGREES 13 MINUTES 57 SECONDS EAST, 628.76 FEET;

THENCE SOUTH 18 DEGREES 46 MINUTES 03 SECONDS WEST, 137.78 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT, CONCAVE EASTERLY, AND HAVING A RADIUS OF 400.00 FEET;

THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 13 DEGREES 17 MINUTES 10 SECONDS, 92.75 FEET TO THE POINT OF TANGENCY, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 12 DEGREES 07 MINUTES 28 SECONDS WEST, 92.55 FEET;

THENCE SOUTH 05 DEGREES 28 MINUTES 53 SECONDS WEST, 227.37 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT, CONCAVE NORTHWESTERLY, AND HAVING A RADIUS OF 400.00 FEET;

THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 26 DEGREES 32 MINUTES 34 SECONDS, 185.30 FEET TO THE POINT OF TANGENCY, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 18 DEGREES 45 MINUTES 10 SECONDS WEST, 183.65 FEET;

THENCE SOUTH 32 DEGREES 01 MINUTES 26 SECONDS WEST, 15.35 FEET TO **THE POINT OF BEGINNING.**

THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 10.473 ACRES, MORE OR LESS.

EXHIBIT "A" continued

TOGETHER WITH AN EASEMENT FOR INGRESS AND EGRESS AND PUBLIC UTILITIES OVER AND ACROSS THE FOLLOWING DESCRIBED PROPERTY:

DESCRIPTION FOR: INGRESS/EGRESS & PUBLIC UTILITY EASEMENT

DESCRIPTION: (BY SURVEYOR)
AN EIGHTY (80) FOOT STRIP OF LAND LYING IN THE WILLIAM GARVIN GRANT, TOWNSHIP 8 SOUTH, RANGE 18 EAST, IN THE CITY OF ALACHUA, ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF BLOCK 16, DOWNINGS SUBDIVISION, AS RECORDED IN PLAT BOOK "C", PAGE 79A OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE SOUTH 87°12'59" WEST, ALONG THE NORTH RIGHT-OF-WAY LINE OF NW 150TH AVENUE (A 40 FOOT RIGHT-OF-WAY), A DISTANCE OF 868.47 FEET TO THE SOUTHEAST CORNER OF BLOCK 14 OF SAID DOWNINGS SUBDIVISION; THENCE SOUTH 87°14'17" WEST, ALONG THE SOUTH LINE OF SAID BLOCK 14, A DISTANCE OF 274.60 FEET TO THE EAST LINE OF SAID WILLIAM GARVIN GRANT AND TO THE EASTERLY LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1742, PAGE 1462 OF SAID PUBLIC RECORDS; THENCE NORTH 15°30'23" EAST, ALONG SAID EASTERLY LINE, A DISTANCE OF 57.84 FEET TO THE NORTHEASTERLY CORNER OF SAID LANDS; THENCE NORTH 79°33'04" WEST, ALONG THE NORTHERLY LINE OF SAID LANDS, A DISTANCE OF 175.60 FEET TO THE NORTHEASTERLY CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2000, PAGE 1304 OF SAID PUBLIC RECORDS; THENCE NORTH 85°45'52" WEST, ALONG THE NORTH LINE OF SAID LANDS, A DISTANCE OF 214.79 FEET TO THE NORTHEAST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2314, PAGE 619 OF SAID PUBLIC RECORDS; THENCE NORTH 85°46'42" WEST, ALONG THE NORTH LINE OF SAID LANDS, A DISTANCE OF 226.47 FEET TO THE INTERSECTION WITH THE SOUTHERLY PROJECTION OF THE EAST LINE OF LANDS DESCRIBED IN DEED BOOK 335, PAGE 461 OF SAID PUBLIC RECORDS; THENCE NORTH 02°27'17" WEST, ALONG SAID SOUTHERLY PROJECTION, A DISTANCE OF 736.08 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT, CONCAVED SOUTHERLY, HAVING A RADIUS OF 430.00 FEET, AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 86°22'53" WEST, 76.57 FEET, SAID POINT ALSO BEING THE **POINT OF BEGINNING**;
THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 10°12'59", AN ARC DISTANCE OF 76.67 FEET TO THE POINT OF TANGENCY;
THENCE SOUTH 88°30'38" WEST, A DISTANCE OF 114.48 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT, CONCAVED NORTHEASTERLY, HAVING A RADIUS OF 510.00 FEET, AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 81°21'40" WEST, 179.37 FEET;
THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 20°15'25", AN ARC DISTANCE OF 180.31 FEET TO THE POINT OF TANGENCY;
THENCE NORTH 71°13'57" WEST, A DISTANCE OF 751.82 FEET;
THENCE NORTH 18°46'03" EAST, A DISTANCE OF 80.00 FEET;
THENCE SOUTH 71°13'57" EAST, A DISTANCE OF 751.82 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT, CONCAVED NORTHEASTERLY, HAVING A RADIUS OF 430.00 FEET, AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 81°21'40" EAST, 151.24 FEET;
THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 20°15'25", AN ARC DISTANCE OF 152.03 FEET TO THE POINT OF TANGENCY;
THENCE NORTH 88°30'38" EAST, A DISTANCE OF 114.48 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT, CONCAVED SOUTHERLY, HAVING A RADIUS OF 510.00 FEET, AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 87°16'13" EAST, 75.04 FEET;
THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 08°26'17", AN ARC DISTANCE OF 75.11 FEET TO THE AFOREMENTIONED SOUTHERLY PROJECTION OF THE EAST LINE OF LANDS DESCRIBED IN DEED BOOK 335, PAGE 461;
THENCE SOUTH 02°27'13" EAST, ALONG SAID SOUTHERLY PROJECTION, A DISTANCE OF 81.30 FEET TO THE **POINT OF BEGINNING**.

THE ABOVE DESCRIBED STRIP OF LAND CONTAINS 2.035 ACRES, MORE OR LESS.

THE FOREGOING EASEMENT AND ANY AND ALL RIGHTS GIVEN TO GRANTEE HEREUNDER ARE TEMPORARY AND SHALL AUTOMATICALLY TERMINATE AND BE OF NO FURTHER FORCE AND EFFECT AT SUCH TIME AS THE ROAD IS CONSTRUCTED, AND COMPLETED AND THE EASEMENT AREA HAS BEEN DEDICATED OR CONVEYED TO AND ACCEPTED BY THE CITY OF ALACHUA.

INSTRUMENT # 2044556
3 PGS

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2185381 3 PGS
2005 OCT 28 11:33 AM BK 3247 PG 682
J. K. "BUDDY" IRBY
CLERK OF CIRCUIT COURT
ALACHUA COUNTY, FLORIDA
CLERK12 Receipt#258641
Doc Stamp-Deed: 0.70

2185381

This Document Prepared By and Return to:
Darryl J. Tompkins, Esquire
Darryl J. Tompkins, P.A.
14420 NW 151st Blvd.
P.O. Box 519
Alachua, FL 32616

Parcel ID Number: 03869-000-000 portion of

Special Warranty Deed

This Indenture, Made this 19th day of October, 2005 A.D., **Between** First Street Group, L.C., a Florida limited liability company

of the County of Alachua, State of Florida, **grantor,** and 10.47, LLC, a Florida limited liability company

whose address is: 14110 NW 21st Lane, Gainesville, FL 32606

of the County of Alachua, State of Florida, **grantee.**

Witnesseth that the GRANTOR, for and in consideration of the sum of

----------TEN DOLLARS ($10)---------- DOLLARS, and other good and valuable consideration to GRANTOR in hand paid by GRANTEE, the receipt whereof is hereby acknowledged, has 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 common to the subdivision;
C. Taxes for the year 2006 and subsequent years.

GRANTOR HEREBY RESERVES FOR ITSELF ITS SUCCESSORS AND/OR ASSIGNS A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS AND PUBIC UTILITIES OVER AND ACROSS THE PROPERTY DESCRIBED IN EXHIBIT "A". SAID EASEMENT SHALL AUTOMATICALLY TERMINATE UPON CONVEYANCE AND ACCEPTANCE OF THE PROPERTY DESCRIBED IN EXHIBIT "A", BY THE CITY OF ALACHUA AS A PUBLIC RIGHT OF WAY.

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 grantor hereby covenants with said grantee that grantor is lawfully seized of said land in fee simple; that grantor has good right and lawful authority to sell and convey said land; that grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under grantor.

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

Signed, sealed and delivered in our presence:

First Street Group, L.C., a Florida limited liability company

Witness
Printed Name: DARRYL J. TOMPKINS

By: _____ (Seal)
James W. Shaw, Manager
P.O. Address: P.O. Box 1990, Alachua, FL 32616

Witness
Printed Name: Marlene Pendergast

(Corporate Seal)

STATE OF FLORIDA
COUNTY OF ALACHUA

The foregoing instrument was acknowledged before me this 19th day of October, 2005 by James W. Shaw, Manager of First Street Group, L.C., a Florida limited liability company on behalf of the corporation

he is personally known to me or he has produced his Florida driver's license as identification.

Marlene Pendergast
My Commission DD248314
Expires September 09 2007

Printed Name: Marlene Pendergast
Notary Public
My Commission Expires:

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EXHIBT "A"

AN EIGHTY (80) FOOT STRIP OF LAND LYING IN THE WILLIAM GARVIN GRANT, TOWNSHIP 8 SOUTH, RANGE 18 EAST, IN THE CITY OF ALACHUA, ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF BLOCK 16, DOWNINGS SUBDIVISION, AS RECORDED IN PLAT BOOK "C", PAGE 79A OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE SOUTH 87°12'59" WEST, ALONG THE NORTH RIGHT-OF-WAY LINE OF NW 150TH AVENUE (A 40 FOOT RIGHT-OF-WAY), A DISTANCE OF 868.47 FEET TO THE SOUTHEAST CORNER OF BLOCK 14 OF SAID DOWNINGS SUBDIVISION; THENCE SOUTH 87°14'17" WEST, ALONG THE SOUTH LINE OF SAID BLOCK 14, A DISTANCE OF 274.60 FEET TO THE EAST LINE OF SAID WILLIAM GARVIN GRANT AND TO THE EASTERLY LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1742, PAGE 1462 OF SAID PUBLIC RECORDS; THENCE NORTH 15°30'23" EAST, ALONG SAID EASTERLY LINE, A DISTANCE OF 57.84 FEET TO THE NORTHEASTERLY CORNER OF SAID LANDS; THENCE NORTH 79°33'04" WEST, ALONG THE NORTHERLY LINE OF SAID LANDS, A DISTANCE OF 175.60 FEET TO THE NORTHEASTERLY CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2000, PAGE 1304 OF SAID PUBLIC RECORDS; THENCE NORTH 85°45'52" WEST, ALONG THE NORTH LINE OF SAID LANDS, A DISTANCE OF 214.79 FEET TO THE NORTHEAST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2314, PAGE 619 OF SAID PUBLIC RECORDS; THENCE NORTH 85°46'42" WEST, ALONG THE NORTH LINE OF SAID LANDS, A DISTANCE OF 226.47 FEET TO THE INTERSECTION WITH THE SOUTHERLY PROJECTION OF THE EAST LINE OF LANDS DESCRIBED IN DEED BOOK 335, PAGE 461 OF SAID PUBLIC RECORDS AND THE SOUTHEAST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2903, PAGE 401 OF SAID PUBLIC RECORDS; THENCE NORTH 02°27'17" WEST, ALONG SAID SOUTHERLY PROJECTION AND ALONG THE EAST LINE OF LANDS DESCRIBED IN SAID OFFICIAL RECORDS BOOK 2903, PAGE 401, A DISTANCE OF 736.08 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT, CONCAVED SOUTHERLY, HAVING A RADIUS OF 430.00 FEET, AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 86°22'53" WEST, 76.57 FEET, SAID POINT ALSO BEING THE NORTHEAST CORNER OF LANDS DESCRIBED IN SAID OFFICIAL RECORDS BOOK 2903, PAGE 401, AND THE **POINT OF BEGINNING**; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE AND ALONG THE NORTH LINE OF SAID LANDS, THROUGH A CENTRAL ANGLE OF 10°12'59", AN ARC DISTANCE OF 76.67 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 88°30'38" WEST, ALONG SAID NORTH LINE, A DISTANCE OF 114.48 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT, CONCAVED NORTHEASTERLY, HAVING A RADIUS OF 510.00 FEET, AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 81°21'40" WEST, 179.37 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE AND SAID NORTH LINE, THROUGH A CENTRAL ANGLE OF 20°15'25", AN ARC DISTANCE OF 180.31 FEET TO THE POINT OF TANGENCY; THENCE NORTH 71°13'57" WEST, A DISTANCE OF 1301.22 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT, CONCAVED SOUTHWESTERLY, HAVING A RADIUS OF 460.00 FEET, AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 72°02'33" WEST, 13.01 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 01°37'12", AN ARC DISTANCE OF 13.00 FEET TO THE POINT OF TANGENCY; THENCE NORTH 41°03'33" EAST, A DISTANCE OF 86.66 FEET; THENCE SOUTH 71°13'57" EAST, A DISTANCE OF 1281.35 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT, CONCAVED NORTHEASTERLY, HAVING A RADIUS OF 430.00 FEET, AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 81°21'40" EAST, 151.24 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 20°15'25", AN ARC DISTANCE OF 152.03 FEET TO THE POINT OF TANGENCY; THENCE NORTH 88°30'38" EAST, A DISTANCE OF 114.48 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT, CONCAVED SOUTHERLY, HAVING A RADIUS OF 510.00 FEET, AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 87°16'13" EAST, 75.04 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 08°26'17", AN ARC DISTANCE OF 75.11 FEET TO THE AFOREMENTIONED SOUTHERLY PROJECTION OF THE EAST LINE OF LANDS DESCRIBED IN DEED BOOK 335, PAGE 461; THENCE SOUTH 02°27'13" EAST, ALONG SAID SOUTHERLY PROJECTION AND ALONG THE MOST WESTERLY BOUNDARY LINE OF THE CITY OF ALACHUA'S RIGHT OF WAY LINE AS DESCRIBED IN OFFICIAL RECORDS BOOK 2844, PAGE 1121 OF SAID PUBLIC RECORDS (N.W. 151st BOULEVARD), A DISTANCE OF 81.30 FEET TO THE **POINT OF BEGINNING**.

THE ABOVE DESCRIBED STRIP OF LAND CONTAINS 3.04 ACRES, MORE OR LESS.

INSTRUMENT # 2185381
3 PGS

CERTIFIED TO:
FIRST STREET GROUP

Caussseaux & Ellington, Inc.
Engineering • Surveying • Planning
6011 NW 1st Place, Gainesville, Florida 32607
Phone: (352) 331-1976 Fax: (352) 331-2476

JOB NO.	05-0081.03
SHEET NO.	1 OF 1
DRAWN BY	KTM
SCALE	1"=200'
FIELD BOOK	N/A
SURVEY DATE	8-28-2003
REVISION DATE	

This map prepared by:
STACY A. HALL
Professional Surveyor & Mapper Fla. License No. 5764

Certificate of Authorization No. L.B. 6075
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INSTRUMENT # 2185381
3 PGS

Sign Up for Property Watch

Parcel Summary

Parcel ID	03869-007-000
Prop ID	15060
Location Address	UNASSIGNED LOCATION RE
Neighborhood/Area	233200.50
Subdivision	
Legal Description	COM SE COR BK 16 DOWNINGS S/D PB C-79A S 87 DEG 12 MIN 59 SEC W 868.47 FT S 87 DEG 14 MIN 17 SEC W 274.60 FT N 15 DEG 30 MIN 23 SEC E 57.84 FT N 79 DEG 33 MIN 04 SEC W 175.60 FT N 85 DEG 45 MIN 52 SEC W 214.79 FT N 85 DEG 46 MIN 42 SEC W 378.25 FT N 72 DE (Note: *The Description above is not to be used on legal documents.)
Property Use Code	GRZGSOIL CLASS1 (06000)
Sec/Twp/Rng	15-08-18
Tax Area	ALACHUA (1700)
Acres	3.8
Homesteaded	False

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View Map

Millage Rate Value

Millage Rate: 21.8298

Owner Information

10.47 LLC
15260 NW 147TH DR
ALACHUA, FL 32615

Valuation

	2023 Certified Values	2022 Certified Values	2021 Certified Values	2020 Certified Values	2019 Certified Values
Improvement Value	$0	$0	$0	$0	$0
Land Value	$0	$0	$0	$0	$0
Land Agricultural Value	$1,000	$1,000	$1,000	$1,000	$1,000
Agricultural (Market) Value	$285,000	$285,000	$285,000	$285,000	$285,000
Just (Market) Value	**$285,000**	**$285,000**	**$285,000**	**$285,000**	**$285,000**
Assessed Value	$1,000	$1,000	$1,000	$1,000	$1,000
Exempt Value	$0	$0	$0	$0	$0
Taxable Value	$1,000	$1,000	$1,000	$1,000	$1,000
Maximum Save Our Homes Portability	$0	$0	$0	$0	$0

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

TRIM Notice

2023 TRIM Notice (PDF)

Land Information

Land Use	Land Use Desc	Acres	Square Feet	Eff. Frontage	Depth	Zoning
6000	PASTURE 1	3.80	165528	0	0	CC

Sales

Sale Date	Sale Price	Instrument	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee	Link to Official Records
6/1/2004	$419,000	WD	2929	874	Unqualified (U)	Vacant	* FIRST STREET GROUP LC	10.47 LLC	Link (Clerk)

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

Map



No data available for the following modules: Building Information, Sub Area, Extra Features, Permits, Sketches, Photos.

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Parcel Summary

Parcel ID	03869-009-000
Prop ID	15063
Location Address	UNASSIGNED LOCATION RE
Neighborhood/Area	233200.50
Subdivision	
Legal Description	DOWNING S/D PB C 79-A COM SE COR BLK 16 S 87 DEG 12 MIN 59 SEC W 868.47 FT S 87 DEG 14 MIN 17 SEC W 274.60 FT N 15 DEG 30 MIN 23 SEC E 57.84 FT N 79 DEG 33 MIN 04 SEC W 175.60 FT N 85 DEG 45 MIN 52 SEC W 214.79 FT N 85 DEG 46 MIN 42 SEC W 378.25 FT N 72 D (Note: *The Description above is not to be used on legal documents.)
Property Use Code	GRZGSOIL CLASS1 (06000)
Sec/Twp/Rng	15-08-18
Tax Area	ALACHUA (1700)
Acres	10.6
Homesteaded	False

No Image Available

View Map

Millage Rate Value

Millage Rate: 21.8298

Owner Information

10.47 LLC
15260 NW 147TH DR
ALACHUA, FL 32615

Valuation

	2023 Certified Values	2022 Certified Values	2021 Certified Values	2020 Certified Values	2019 Certified Values
Improvement Value	$0	$0	$0	$0	$0
Land Value	$0	$0	$0	$0	$0
Land Agricultural Value	$2,900	$2,900	$2,900	$2,900	$2,900
Agricultural (Market) Value	$795,000	$795,000	$795,000	$795,000	$795,000
Just (Market) Value	**$795,000**	**$795,000**	**$795,000**	**$795,000**	**$795,000**
Assessed Value	$2,900	$2,900	$2,900	$2,900	$2,900
Exempt Value	$0	$0	$0	$0	$0
Taxable Value	$2,900	$2,900	$2,900	$2,900	$2,900
Maximum Save Our Homes Portability	$0	$0	$0	$0	$0

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

TRIM Notice

2023 TRIM Notice (PDF)

Land Information

Land Use	Land Use Desc	Acres	Square Feet	Eff. Frontage	Depth	Zoning
6000	PASTURE 1	10.60	461736	0	0	PD-COMM

Sales

Sale Date	Sale Price	Instrument	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee	Link to Official Records
10/19/2005	$648,000	SD	3247	676	Unqualified (U)	Vacant	* FIRST STREET GROUP LC	10.47 LLC	Link (Clerk)

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Map



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Developed by
Schneider GEOSPATIAL

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Parcel Summary

Parcel ID	03869-010-000
Prop ID	15064
Location Address	UNASSIGNED LOCATION RE
Neighborhood/Area	233200.94
Subdivision	
Legal Description	DOWNINGS S/D PB C-79A COM SE COR BK 16 S 87 DEG 12 MIN 59 SEC W 868.47 FT S 87 DEG 14 MIN 17 SEC W 274.60 FT N 15 DEG 30 MIN 23 SEC E 57.84 FT N 79 DEG 33 MIN 04 SEC W 175.60 FT N 85 DEG 45 MIN 52 SEC W 214.79 FT N 85 DEG 46 MIN 42 SEC W 226.47 FT N 02 DE (Note: *The Description above is not to be used on legal documents.)
Property Use Code	RIGHT-OF-WAY (09400)
Sec/Twp/Rng	15-08-18
Tax Area	ALACHUA (1700)
Acres	0.09
Homesteaded	False

Click Here to Open Cyclomedia Viewer in a New Tab



View Map

Millage Rate Value

Millage Rate: 21.8298

Owner Information

10.47 LLC
15260 NW 147TH DR
ALACHUA, FL 32615

Valuation

	2023 Certified Values	2022 Certified Values	2021 Certified Values	2020 Certified Values	2019 Certified Values
Improvement Value	$0	$0	$0	$0	$0
Land Value	$100	$100	$100	$100	$100
Land Agricultural Value	$0	$0	$0	$0	$0
Agricultural (Market) Value	$0	$0	$0	$0	$0
Just (Market) Value	**$100**	**$100**	**$100**	**$100**	**$100**
Assessed Value	$100	$100	$100	$100	$100
Exempt Value	$0	$0	$0	$0	$0
Taxable Value	$100	$100	$100	$100	$100
Maximum Save Our Homes Portability	$0	$0	$0	$0	$0

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

TRIM Notice

2023 TRIM Notice (PDF)

Land Information

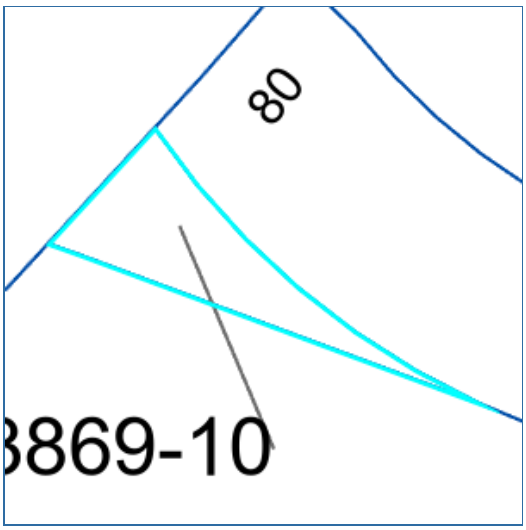
Land Use	Land Use Desc	Acres	Square Feet	Eff. Frontage	Depth	Zoning
9400	RIGHT-OF-WAY	0.09	3920.4	0	0	CI

Sales

Sale Date	Sale Price	Instrument	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee	Link to Official Records
10/19/2005	$100	SD	3247	682	Unqualified (U)	Vacant	* FIRST STREET GROUP LC	10.47 LLC	Link (Clerk)

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

Map



Photos



No data available for the following modules: Building Information, Sub Area, Extra Features, Permits, Sketches.

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Developed by
Schneider GEOSPATIAL

John Power TAX COLLECTOR Serving Alachua County
FLORIDA STERLING AWARD RECIPIENT

Real Estate Account #03869 007 000

Owner:
10.47 LLC

Situs:
UNASSIGNED LOCATION RE

Parcel details
Property Appraiser

Get bills by email

Amount Due

Your account is **paid in full**. There is nothing due at this time.
Your last payment was made on **11/13/2023** for **$284.07**.

Apply for the 2024 installment payment plan

Account History

BILL	AMOUNT DUE
2023 Annual Bill	$0.00 Print (PDF)
2022 Annual Bill	$0.00 Print (PDF)
2021 Annual Bill	$0.00 Print (PDF)
2020 Annual Bill	$0.00 Print (PDF)
2019 Annual Bill	$0.00 Print (PDF)
2018 Annual Bill	$0.00 Print (PDF)
2017 Annual Bill	$0.00 Print (PDF)
2016 Annual Bill	$0.00 Print (PDF)
2015 Annual Bill	$0.00 Print (PDF)
2014 Annual Bill	$0.00 Print (PDF)
2013 Annual Bill	$0.00
Total Amount Due	**$0.00**

BILL	AMOUNT DUE
	Print (PDF)
2012 Annual Bill	$0.00
	Print (PDF)
2011 Annual Bill	$0.00
	Print (PDF)
2010	
2010 Annual Bill	$0.00
	Print (PDF)
Certificate #1202	
	Paid $386.38
2009 Annual Bill	$0.00
	Print (PDF)
2008 Annual Bill	$0.00
	Print (PDF)
2007	
2007 Annual Bill	$0.00
	Print (PDF)
Certificate #983	
	Paid $43.26
2006	
2006 Annual Bill	$0.00
	Print (PDF)
Refund	
Certificate #846	
	Paid $8,193.72
2005	
2005 Annual Bill	$0.00
	Print (PDF)
Certificate #780	
	Paid $9,305.84
Total Amount Due	**$0.00**

Convenience Fees

Credit/Debit Card and PayPal Transactions: A **2.5% processing fee (minimum $2.50)** applies.

Bank Account (E-Check) Transactions: A **$1 processing fee** applies.

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John Power TAX COLLECTOR Serving Alachua County
FLORIDA STERLING AWARD RECIPIENT

Real Estate Account #03869 009 000

Owner:
10.47 LLC

Situs:
UNASSIGNED LOCATION RE

Parcel details
Property Appraiser

Get bills by email

Amount Due

Your account is **paid in full**. There is nothing due at this time.
Your last payment was made on **11/13/2023** for **$801.69**.

Apply for the 2024 installment payment plan

Account History

BILL	AMOUNT DUE
2023 Annual Bill	$0.00 Print (PDF)
2022 Annual Bill	$0.00 Print (PDF)
2021 Annual Bill	$0.00 Print (PDF)
2020 Annual Bill	$0.00 Print (PDF)
2019 Annual Bill	$0.00 Print (PDF)
2018 Annual Bill	$0.00 Print (PDF)
2017 Annual Bill	$0.00 Print (PDF)
2016 Annual Bill	$0.00 Print (PDF)
2015 Annual Bill	$0.00 Print (PDF)
2014 Annual Bill	$0.00 Print (PDF)
2013 Annual Bill	$0.00
Total Amount Due	**$0.00**

BILL	AMOUNT DUE
	Print (PDF)
2012 Annual Bill	$0.00
	Print (PDF)
2011 Annual Bill	$0.00
	Print (PDF)
2010	
2010 Annual Bill	$0.00
	Print (PDF)
Certificate #1204	
	Paid $1,054.80
2009 Annual Bill	$0.00
	Print (PDF)
2008 Annual Bill	$0.00
	Print (PDF)
2007 Annual Bill	$0.00
	Print (PDF)
2006	
2006 Annual Bill	$0.00
	Print (PDF)
Certificate #847	
	Paid $18,263.04
Total Amount Due	**$0.00**

Convenience Fees

Credit/Debit Card and PayPal Transactions: A **2.5% processing fee (minimum $2.50)** applies.
Bank Account (E-Check) Transactions: A **$1 processing fee** applies.

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John Power TAX COLLECTOR Serving Alachua County
FLORIDA STERLING AWARD RECIPIENT

Real Estate Account #03869 010 000

Owner:
10.47 LLC

Situs:
UNASSIGNED LOCATION RE

Parcel details
Property Appraiser

Get bills by email

Amount Due

Your account is **paid in full**. There is nothing due at this time.
Your last payment was made on **11/13/2023** for **$5.54**.

Account History

BILL	AMOUNT DUE
2023 Annual Bill	$0.00 Print (PDF)
2022 Annual Bill	$0.00 Print (PDF)
2021 Annual Bill	$0.00 Print (PDF)
2020 Annual Bill	$0.00 Print (PDF)
2019 Annual Bill	$0.00 Print (PDF)
2018 Annual Bill	$0.00 Print (PDF)
2017 Annual Bill	$0.00 Print (PDF)
2016 Annual Bill	$0.00 Print (PDF)
2015 Annual Bill	$0.00 Print (PDF)
2014 Annual Bill	$0.00 Print (PDF)
2013 Annual Bill	$0.00
Total Amount Due	**$0.00**

BILL	AMOUNT DUE
	Print (PDF)
2012 Annual Bill	$0.00 Print (PDF)
2011 Annual Bill	$0.00 Print (PDF)
2010 Annual Bill	$0.00 Print (PDF)
2009 Annual Bill	$0.00 Print (PDF)
2008 Annual Bill	$0.00 Print (PDF)
2007 Annual Bill	$0.00 Print (PDF)
2006 Annual Bill	$0.00 Print (PDF)
Total Amount Due	**$0.00**

Convenience Fees

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Bank Account (E-Check) Transactions: A **$1 processing fee** applies.

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Highland Hills Subdivision
Preliminary Plat Application

Statement of Proposed Uses

The application is for a preliminary plat associated with the proposed Highland Hills Subdivision that will provide additional housing options for current and future residents of the City of Alachua. The proposed project includes a total of 38 single family detached residential units and an additional lot for future amenities.

Comprehensive Plan Consistency

The proposed preliminary plat is consistent with the applicable policies in the Comprehensive Plan, as stated below:

Future Land Use Element:

Policy 1.2.c: Medium Density Residential (4 to 8 dwelling units per acre): The Medium Density Residential land use category allows residential development at a density of 4 dwelling units per acre to 8 dwelling units per acre, as well as small-scale neighborhood commercial and mixed use developments. The following uses are allowed in the Medium Density Residential land use category:

1. *Single family attached and detached dwelling units;*
2. *Accessory dwelling units;*
3. *Manufactured or modular homes meeting certain design criteria;*
4. *Mobile homes only within mobile home parks;*
5. *Duplexes and quadplexes;*
6. *Apartments and townhomes;*
7. *Live/work units;*
8. *Residential Planned Unit Developments;*
9. *Traditional Mixed-use Neighborhood Planned Developments; and,*
10. *Supporting community services such as schools, houses of worship, parks, and community centers*

Consistency: The proposed preliminary plat is on land with Medium Density Residential FLU designation and will include single family detached dwelling units within the density range allowed by the Comprehensive Plan policy above.

Objective 2.7: Discouragement of Urban Sprawl
The City shall discourage the proliferation of urban sprawl as set for the in Chapter 163, Florida Statutes.

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

Consistency: As determined in the Alachua City Commission's findings associated with approval of the 2023 Future Land Use map designation on the subject property in which the preliminary plat is located, the development of this land as a residential use will not result in the proliferation of urban sprawl based on its location in the center of the urbanized portion of the City.

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

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

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

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

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

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

Consistency: The proposed preliminary plat location and design are consistent with the policy above. The site design takes the existing topography into account in the design of drainage and stormwater facilities. The site does not contain soils that have been found to be unsuitable for site development. In addition, the subject property has no documented flood prone areas, wetlands or significant habitat areas are located on the project site.

Objective 5.2: Availability of facilities and services
The City shall utilize a concurrency management system to ensure that the adopted levels of service standards are maintained.

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

Consistency: The proposed subdivision has access to all necessary public facilities at a level that meets all level of service requirements.

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

Consistency: All required easements are shown on the preliminary plat for the subdivision and shall be provided as a part of the final plat recording process.

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

Consistency: The preliminary plat proposes to connect to both potable water and sanitary sewer and is thereby consistent with this policy.

Community Facilities Element

Policy 3.1.b: The City shall require the construction of roads within new subdivisions to be arranged so that the grades of the streets conform as closely as possible to the original topography to prevent the interruption of natural drainage flows, including sheet flow and flow to isolated wetland systems.

Consistency: The preliminary plat is consistent with this policy as it has been designed to utilize the original topography to the greatest extent possible in order to prevent the interruption of natural drainage flows.

Policy 5.2.b: The City shall require demonstration from engineering design and reports that post-development recharge volumes will equal pre-development recharge volumes to the Floridian aquifer.

Consistency: The preliminary plat and the project engineering design will be consistent with this policy by providing a design that post-development recharge volumes will equal pre-development recharge volumes to the Floridian aquifer.

Policy 5.2.d: Best management practices and performance standards shall be utilized to maximize open space, limit impervious surfaces, minimize the use of fertilizers on turf grass areas, promote

protection of natural vegetation, promote the use of pervious parking areas, and treat stormwater to protect water quality.

Consistency: The project design includes best management practices related to stormwater design with the purpose of protecting water quality, according to standards provided by the Suwannee River Water Management District.

Housing Element:

Objective 1.1: Provision of Safe, Affordable, Quality Housing
The City shall facilitate the provision of safe, sanitary, healthy and affordable, quality housing, to accommodate all present and future residents at all income and age levels, including those with special needs, through a variety of housing types, preferably within mixed-income neighborhoods

Consistency: The proposed preliminary plat provides single-family housing options for residents of the City of Alachua, which will support this policy.

Public School Facilities Element

Policy 1.1.d: Criteria for Evaluating Land Use Decisions: In reviewing land use decisions the School Board may address the following issues as applicable:

a. *Available school capacity or planned improvements to accommodate the enrollment resulting from the land use decision;*
b. *The provision of school sites and facilities within neighborhoods;*
c. *The co-location of parks, recreation and neighborhood facilities with school sites;*
d. *The linkage of schools, parks, libraries and other public facilities with bikeways, trails, and sidewalks for safe pedestrian access;*
e. *Traffic circulation in the vicinity of schools, including the provision of off-site signalization and crossing guards, signage, access improvements, sidewalks to serve schools and the inclusion of school bus stops and turnarounds;*
f. *Encouraging the private sector to identify and implement creative solutions to developing adequate school facilities in residential developments;*
g. *Whether the proposed location is consistent with any local government's school design or planning policies.*

Consistency: A school concurrency analysis is provided as part of the preliminary plat application, which indicates that the proposal will not exceed the school capacity for the applicable SCSA.

Transportation Element

Goal 1: Traffic Circulation System

The City shall provide for an efficient traffic circulation system which serves existing and future land uses.

Objective 1.4: Bicycle and Pedestrian Standards The City shall work to develop a network of bicycle, pedestrian, and other multi modal (non-vehicular) facilities which connect all areas of the City.

Policy 1.4.b The City shall require any commercial, industrial, or residential development which must obtain site plan or subdivision approval to provide a sidewalk along the frontage of any collector street or arterial street when a sidewalk is not present along the frontage of the street. A sidewalk shall not be required if a sidewalk does not exist within 2,640 feet of the property on the same side of the collector or arterial street.

Consistency: The proposed Highland Hills Subdivision preliminary plat is consistent with this objective and policy, by providing an internal sidewalk network and also provides a pedestrian path (10 feet in width) at the mid-point of the development connecting NW 151st Boulevard to the proposed subdivision and the undeveloped residential lands to the south.

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.*

Policy 1.5.d The City shall require new developments which are compatible with adjacent existing development to interconnect with adjacent lands through one or more of the following methods:

1. *Through the extension of a sidewalk from the new development to the adjacent existing development or adjacent lands; and/or,*
2. *Through the extension of a multi-purpose trail from the new development to the adjacent existing development or adjacent lands.*

Consistency: The preliminary plat is proposed to include gated vehicular access as part of a private street network. The intent is to provide a subdivision envisioned for senior citizens and the gated component will allow for a more limited amount of vehicular traffic within the subdivision and therefore, a safer condition for the residents.

The Comprehensive Plan (Transportation Element, Goal 1) does call for "an efficient traffic circulation system which serves existing and future land uses." This project is consistent with this Goal as the project runs adjacent with NW 151st Blvd, which the City has properly planned as a thoroughfare that will connect existing development from the east (downtown area, etc.) westward toward large undeveloped parcels to the west and ultimately, to US 441 near the I-75 interchange. The Highland Hills street network ties into this planned transportation network and the gating of the proposed streets does not inhibit this overall circulation plan and efficient use of NW 151st Blvd.

The preliminary plat is also planned to include a north/south road that will connect to the undeveloped remainder of the property under common ownership. The owner understands that future development will need vehicular access to NW 151st Blvd. through this gated road and an ingress/egress easement will be proposed on the plat to ensure legal access. In addition, this north/south road runs along the western property line of the preliminary plat, which will allow for future potential interconnectivity to the west.

The undeveloped property to the south has access to the road stub from Wyndswept Hills (NW 149th Road) for additional connectivity, likely in the form of an emergency vehicle access point. The proposed gating of this preliminary plat is consistent with the gating of Wyndswept Hills (also a gated subdivision).

Concurrency Impact Analysis
Highland Hills Subdivision – Preliminary Plat

The proposed project includes a total of 38 single family detached residential units and an additional lot for future amenities.

Stormwater:

A detailed stormwater management plan will be provided with the construction plans for this project. The proposed stormwater system shall be designed in compliance with City of Alachua and Suwannee River Water Management District requirements.

Potable Water:

Goal 4: Provide an adequate supply of high quality potable water to customers throughout the service area.
Objective 4.1 Achieve and maintain acceptable levels of service for potable water quality and quality.

Project Impact:

Type	Requirement Per GRU/64E-6 (GPD)	Quantity	Units	Total (GPD)
Single-Family Detached Home	300.00	38	Per Unit	11,400
Parks – with toilets per person	4.00	50	People	200

Table 3-a. Potable Water Impacts - Final Development Orders

System Category	Gallons Per Day
Current Permitted Capacity[1]	2,300,000
Less Actual Potable Water Flows[1]	1,565,500
Highland Hills	11,600
Reserved Capacity[2]	394,967
Available Capacity	327,933
Percentage of Permitted Design Capacity Utilized	85.74%

Sources:
1. *City of Alachua Public Services Department, April 2025.*
2. *Table 1, July 2025 Development Monitoring Report*

Sanitary Sewer:

Goal 1: Plan for and provide adequate, high quality and economical wastewater service while protecting the environment, especially groundwater resources.
Objective 1.2 Wastewater service will be made available to new development in a manner to promote compact urban growth, promoting development where wastewater service is available, and discouraging urban sprawl.

Project Impact:

Type	Requirement Per GRU/64E-6 (GPD)	Quantity	Units	Total (GPD)
Single-Family Detached Home	300.00	38	Per Unit	11,400
Parks – with toilets per person	4.00	50	People	200

Table 4-a. Sanitary Sewer Impacts - Final Development Orders

System Category	Gallons Per Day
Current Permitted Capacity[1]	1,500,000
Less Actual Treatment Flows[1]	813,000
Highland Hills	11,600
Reserved Capacity[2]	365,723
Available Capacity	309,677
Percentage of Permitted Design Capacity Utilized	79.35%

Sources:
1. *City of Alachua Public Services Department, April 2025.*
2. *Table 1, July 2025 Development Monitoring Report*

Solid Waste:

Goal 2: The City of Alachua will provide for solid waste disposal service in a sanitary, economic, and environmentally safe manner.

Project Impact:
Residential uses generate approximately 0.73 tons/capita per year. The proposed residential units will generate approximately 69.35 tons per year (38 DU * 2.5 persons/DU * 0.73 tons/capita/year = 69.35 tons per year).

As indicated in the following table, the proposed solid waste generated as part of this project will not reduce the level of service in the City of Alachua.

Table 5-a. Solid Waste Impacts - Final Development Orders		
System Category	Pounds Per Day	Tons Per Year
Exisiting Demand[1]	45,184.00	8,246.08
Reserved Capacity[2]	28,704.04	5,238.49
New River Solid Waste Facility Anticipated Capacity[3]	30+ Years	

Sources:

1. *Bureau of Economic & Business Research, University of Florida, Estimates of Population (2024); Policy 2.1.a, CFNGAR Element.*

Formula: 11,296 persons x 0.73 tons per year.

2. *Table 1, July 2025 Development Monitoring Report*

3. *New River Solid Waste Association, April 2025.*

Recreation:

Project impacts are 38 DU * 2.5 persons/DU x 5 acres/1,000 persons = 0.48 acres. As shown in the following table, there is adequate capacity available to support this development.

Table 6-a. Recreation Impacts - Final Development Orders	
System Category	Acreage
Current Recreation Acreage[1]	135.48
Less Existing Demand[2]	56.48
Highland Hills	0.48
Reserved Capacity[3]	12.44
Available Capacity	66.08
Percentage of Permitted Design Capacity Utilized	51.23%

Sources:

1. *Table 6-e.*

2. *Bureau of Economic & Business Research, University of Florida, Estimates of Population (2024); Policy 1.2.b, Recreation Element; Formula: 11,296/(5 acres/1,000 persons).*

3. *Table 1, July 2025 Development Monitoring Report*

Traffic:

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 [Section 2.4.14(H)(2)(a)of the LDRs]. In the case of this project, that includes Segment #5 – US 441 from SR 235 to I-75.

The proposed 38 lot subdivision will not create a traffic impact that will exceed the approved level of service standards for the impacted roadway (US Highway 441, segment 5).

TABLE 1: PROJECT TRIP GENERATION

PROPOSED

PROPOSED: 38 Single Family Detached Homes and Lots
ITE LAND USE: 210 Single-Family Detached Housing
SOURCE: ITE TRIP GENERATION, 11TH EDITION, PAGES 218-236

38 DWELLING UNITS

				TRIP DISTRIBUTION		PROJECT TRIPS	
PERIOD	RATE	PER UNIT	TRIPS	ENTER	EXIT	IN	OUT
AM	0.70	38	26.60	26%	74%	6.92	19.68
PM	0.94	38	35.72	64%	36%	22.86	12.86
ADT	9.43	38	358.34	50%	50%	179.17	179.17

TABLE 2: TRIP DISTRIBUTION

Segment ID	Projected Trips Daily	Projected Trips AM Peak	Projected Trips PM Peak
U.S. Hwy 441, Segment 5 (SR 235 to I-75)	358	27	36

TABLE 3: ROADWAY LEVEL OF SERVICE (LOS) ANALYSIS

			Comp Plan			Projected		Capacity
Segment ID:	Segment Limits:	MSV		Existing	Res'vd	Trips	Available	Used (%)
U.S. Hwy 441 (107, 5)	From SR 235 to I-75	AADT	39,000	26,500	2,486	358	9,656	75.24%
		Peak Hour	3,510	2,239	230	36	1,005	71.37%

Source: City of Alachua July 2025 Development Monitoring Report

Schools:

The preliminary plat proposes 38 single family units. Below is the associated multiplier and projected number of student stations generated by the project: 5 elementary, 2 middle and 3 high school.

Student Generation Multipliers			
	Elementary	Middle	High
Single Family	0.12	0.06	0.09
Source: Alachua County Public Schools Five Year District Facilities Plan			

Based on the proposed impact (5 elementary, 2 middle and 3 high school student stations) generated as indicated above, the proposed preliminary plat will not exceed the available student stations available for the Northwest Alachua CSA, Mebane CSA and Santa Fe CSA, as demonstrated in the tables below provided by the SBAC:

Table 7-c. Elementary CSA Available FISH Capacity & Level of Service

Elementary School CSA	2022-2023		3rd Year		5th Year		10th Year	
	Available Capacity	Level of Service	Available Capacity	Level of Service	Available Capacity	Level of Service	Available Capacity	Level of Service
Northwest Alachua	302	82%	315	81%	323	80%	387	77%
Southwest Alachua	623	89%	631	89%	659	88%	901	84%
Gainesville East Alachua	2,358	71%	2,503	70%	2,536	70%	2,817	66%
ELEMENTARY TOTAL	**3,283**	**79%**	**3,449**	**78%**	**3,518**	**77%**	**4,105**	**74%**

Table 7-e. Middle School CSAs: Available FISH Capacity & Level of Service

Middle School CSA	2022-2023		3rd Year		5th Year		10th Year	
	Available Capacity	Level of Service	Available Capacity	Level of Service	Available Capacity	Level of Service	Available Capacity	Level of Service
Bishop	243	77%	259	76%	290	73%	270	75%
Fort Clarke	-53	106%	-34	104%	1	100%	-22	102%
Kanapaha	134	89%	156	87%	196	84%	170	86%
Hawthorne	-19	111%	-15	109%	-8	104%	-13	107%
High Springs	72	83%	79	81%	91	78%	83	80%
Lincoln	350	67%	364	65%	389	63%	373	65%
Mebane	455	42%	462	41%	474	40%	466	41%
Oak View	83	91%	140	85%	171	82%	151	84%
Westwood / Transitional (until August 2024)	258	77%	333	72%	364	69%	344	71%
MIDDLE TOTAL	**1,523**	**83%**	**1,744**	**78%**	**1,968**	**75%**	**1,822**	**77%**

Source: 2022-2023 Alachua County Public Schools

Table 7-g. High School CSAs: Available FISH Capacity & Level of Service

High School CSA	2022-2023		3rd Year		5th Year		10th Year	
	Available Capacity	Level of Service	Available Capacity	Level of Service	Available Capacity	Level of Service	Available Capacity	Level of Service
Buchholz	-519	126%	-487	124%	-471	123%	-396	118%
Eastside	729	63%	1,073	57%	1,082	56%	1,124	54%
Gainesville	49	97%	73	96%	84	96%	140	92%
Hawthorne	219	55%	222	54%	224	54%	232	51%
Newberry	-66	110%	-57	108%	-52	108%	-30	104%
Santa Fe	131	90%	146	89%	153	88%	187	85%
HIGH TOTAL	**543**	**94%**	**970**	**89%**	**1,020**	**89%**	**1,257**	**86%**

Source: 2022-2023 Alachua County Public Schools

HIGHLAND HILLS
eda PROJECT No. 2021-0155.S01
MAY 16, 2024

LEGAL DESCRIPTION

A PARCEL OF LAND LYING IN THE WILLIAM GARVIN GRANT, TOWNSHIP 8 SOUTH, RANGE 18 EAST, CITY OF ALACHUA, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE MOST WESTERLY CORNER OF NW 151ST BOULEVARD, AN 80 FOOT WIDE PUBLIC ROAD RIGHT-OF-WAY, AS DESCRIBED WITHIN OFFICIAL RECORDS BOOK 4060, PAGE 1500 AND OFFICIAL RECORDS BOOK 4060, PAGE 1507 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE SOUTH 44°12'40" EAST, ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID NW 151ST BOULEVARD, A DISTANCE OF 28.25 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST WITH A RADIUS OF 440.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE AND SAID RIGHT-OF-WAY LINE THROUGH A CENTRAL ANGLE OF 25°44'36", A DISTANCE OF 197.69 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENT LINE, SAID ARC BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 57°04'58" EAST, 196.04 FEET; THENCE SOUTH 69°45'46" EAST, ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 851.51 FEET TO THE MOST NORTHERLY CORNER OF THE LANDS DESCRIBED WITHIN OFFICIAL RECORDS BOOK 3253, PAGE 548 OF SAID PUBLIC RECORDS; THENCE SOUTH 20°13'52" WEST, ALONG THE BOUNDARY LINE OF SAID LANDS, A DISTANCE OF 137.76 FEET TO THE INTERSECTION WITH A NON-TANGENT CURVE CONCAVE TO THE EAST WITH A RADIUS OF 500.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE AND SAID BOUNDARY LINE THROUGH A CENTRAL ANGLE OF 13°17'17", A DISTANCE OF 115.96 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENT LINE, SAID ARC BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 13°39'36" WEST, 115.70 FEET; THENCE SOUTH 07°04'29" WEST, ALONG SAID BOUNDARY LINE, A DISTANCE OF 58.90 FEET; THENCE NORTH 69°45'46" WEST, ALONG SAID BOUNDARY LINE AND ITS EXTENSION THEREOF, A DISTANCE OF 1244.82 FEET TO A POINT ON THE WESTERLY LINE OF THE LANDS DESCRIBED WITHIN OFFICIAL RECORDS BOOK 3247, PAGE 676 OF SAID PUBLIC RECORDS; THENCE NORTH 42°32'53" EAST, ALONG SAID WESTERLY LINE AND CONTINUING ALONG THE WESTERLY LINE OF THE LANDS DESCRIBED WITHIN OFFICIAL RECORDS BOOK 3247, PAGE 682 OF SAID PUBLIC RECORDS, A DISTANCE OF 394.82 FEET TO THE POINT OF BEGINNING.

CONTAINING 8.36 ACRES, MORE OR LESS.

Eggs-travaganza as Easter Egg Hunt delivers fun

Special to
Alachua County Today

ALACHUA – In the heart of Alachua, the City of Alachua's Recreation & Culture Department continues to be a source of community engagement. Last week and weekend the Alachua community provided a packed punch of activities and events at local parks and facilities. An estimated crowd of over 7,000 people enjoyed fun and excitement at open space locations including the Hal Brady Gym and Legacy's Multipurpose Center with.

This past Saturday the City of Alachua's Recreation & Culture Department hosted the annual Easter Egg Hunt for children ages 3 - 10 years of age. For some, the event has become a cherished family tradition as parents, who once hunted eggs on the expansive grounds, now bring their own children to experience the same excitement and create memories.

Well over 1,000 eggs spread throughout the Hal Brady Complex were found by some 100 excited and determined children, baskets in hand. Many families walked away with baskets provided by the local Dollar General Distribution Center. Even the Easter Bunny made an appearance throughout the entire event. Adding to the memories, Magnolia Lane Photography donated time to take family photos and action shots of the event.

Prior to Saturday's event, Santa Fe Babe Ruth Softball and Baseball hosted games throughout the week with Union County, Ocala Wrigley, Branford, Chiefland and Newberry.

The Santa Fe Soccer Alliance hosted practices and academy games with their record setting numbers of almost 400 participants this Spring Season—12 games played (all local) at Legacy Multipurpose Fields.

The City of High Springs Youth Volleyball and 399 Sports/Recreation hosted weekday games and practices at Legacy's Multipurpose Center and the Hal Brady Recreation Gym.

Spring season marches on from early April to late May, and each week and weekend throughout spring season, from basketball to volleyball, sports enthusiasts of all ages are taking advantage of the indoor facilities, fostering friendships, skills and healthy competition among local youth.



Photo special to *Alachua County Today* by Magnolia Lane Studios

For decades the City of Alachua's Recreation & Culture Department's mission has been to provide a safe and enjoyable atmosphere with volunteer support from local residents. Recreation department staff say none of the activities and events can be manageable without the support of the Alachua City Commission, merchants and a strong volunteer base.

Looking ahead, coming up in the following weeks – A.C.T.F.O.R and Santa Fe Youth Soccer Alliance Host Games at the Hal Brady Recreation Complex and Legacy's Multipurpose Fields on April 12 and 13.

And 399 Sports/Recreation & Prep Zone will host their local High School All-Star Basketball Tournament at Legacy's Multipurpose Center on April 12 & 13 as well. More information is forthcoming.

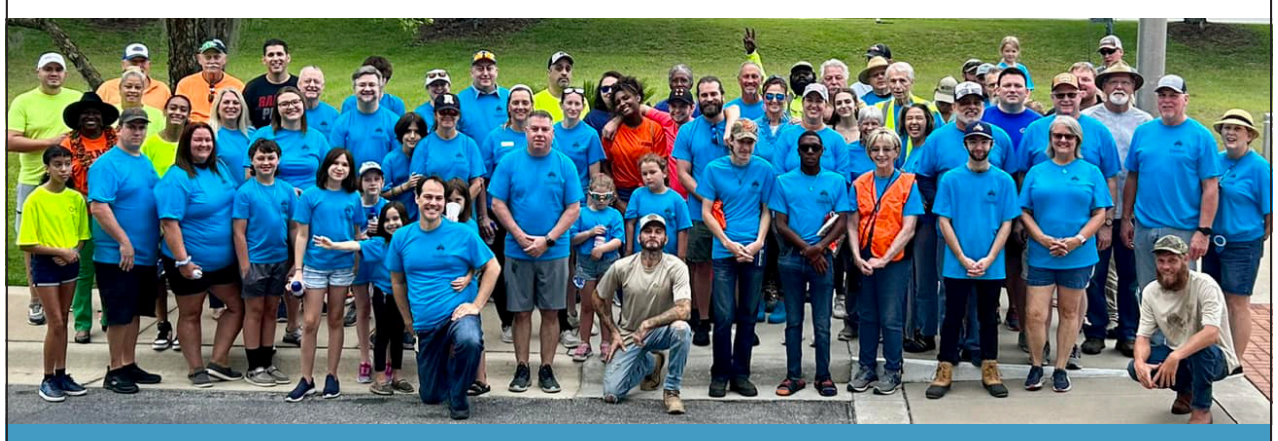
On a final note, Recreation & Culture Department staff members are ramping up efforts on their Facebook page. Detailed information like events, programs, availability/access to fields and facilities, schedules and more are consistently provided weekly and daily. And staff members are encouraging people to visit Facebook – City of Alachua Recreation & Culture Department and "like" the page.

# # #

Email editor@alachuatoday.com

City of ALACHUA
the good life community

GREAT AMERICAN CLEANUP®
KEEP AMERICA BEAUTIFUL®



JOIN NEIGHBORS AND FRIENDS AS WE TEAM UP TO
KEEP ALACHUA BEAUTIFUL

SATURDAY, MAY 4, 2024 | 8:30 A.M. TO NOON AT CITY HALL

BREAKFAST PROVIDED AT 8:00 A.M. AND LUNCH PROVIDED AT NOON

THANK YOU TO OUR SPONSORS

Alachua County, Florida · Andrews Paving Inc. · BCR Solid Solutions · CANVAS CHURCH · CHW an NV5 company · DQ · Domino's · DUNKIN' DONUTS · Gatorland Kubota · IUC Interactive Utility Communications · John C. Hipp Construction · Maaco America's Bodyshop · Reef Energy LLC Helping Clients Navigate the Unforeseen · SGS Contracting Services · Stewart Pest Control · Waffle House · water & air Research, Inc. · Waste Pro Caring For Our Communities

ALACHUA COUNTY TODAY
NO HYPE just the FACTS

PUBLIC NOTICE

A neighborhood workshop will be held to discuss a proposed preliminary plat for an approximately 38-lot single-family residential subdivision with associated infrastructure on Alachua County tax parcel numbers 03869-010-000, 03869-007-000 and a portion of 03869-009-000 generally located at 15149 NW 151st Blvd in the Medium Density Residential future land use designation and RMF-8 zoning district. This is not a public hearing. The purpose of this meeting is to inform neighboring property owners of the proposal and to seek their comments. The meeting will be held at 5:00 pm on Wednesday, April 24, 2024, in the Meeting Room of the Alachua Library Branch, located at 14913 NW 140 Street, Alachua, Florida 32615.

Contact: Sergio Reyes, P.E.
eda consultants, inc.
Phone: 352-373-3541
E-mail: permitting@edafl.com

(Published: Alachua County Today - April 4, 2024)

eda consultants · inc.

LISTINGS for sale

HORIZON REALTY of ALACHUA, INC. EST. 1980



GC520473 $695,000

24042/24016 W US HWY 27 HIGH SPRINGS

Two beautiful, historic homes in High Springs! Currently used as a Bed & Breakfast, these vintage homes can be your new residence or take over the Turn-Key business. The Grady House & Easterlin House have been pillars in High Spring's community for many, many years.



GC519208 $2,500 month

16407 NW 174TH DR D&E ALACHUA

Located in Horizon Office Park on US 441 just N of I-75 and Santa Fe High School. Well-maintained office building across from Renasant Bank and Santa Fe Ford and the soon to be Wawa and additional retail/businesses under construction. Business professional!



GC517304 $524,000

11306 CREEK DRIVE ALACHUA

Nestled in the heart of the Turkey Creek Golf Community of Alachua, this stunning English Tudor style home is a true castle for those who appreciate timeless elegance. With enchanting castle-like features, this property is more than just a house; it is a dream come true.



GC519511 $420,000

210 LAKE RAY RD HAWTHORNE

Your Country Oasis awaits you: A Unique one of a kind 3 level pine log home on most desirable Cowpen Lake. The home features 4BR 3BA on 3split levels: main, upper level and recently finished walkout basement with a 1 car garage.

HORIZON REALTY OF ALACHUA, INC.
WHAT'S ON YOUR HORIZON?

CALL TO ARRANGE A TOUR TODAY
PH: 386-462-4020
HORIZONREALTYFL.COM

Advertisement for Bids

The Gainesville Housing Authority (GHA) will receive bids for the following project:

Lead Risk Assessment Services for GHA Properties
RFP 2024-06

All bidders are invited to attend a Pre-bid conference, at 10:00 a.m., Thursday, April 4, 2024 at 1900 S.E. 4th Street – Main Office; Gainesville, FL 32641.

Bids are to be submitted no later than 5:00 p.m. local time, Friday, April 12, 2024. All bids received at 5:00 p.m. or prior will be publicly opened and read at the GHA's Main Office located at 1900 S.E. 4th Street; Gainesville, FL 32641.

How to Obtain Bid Documents

Contract documents (plans and specifications) may be obtained by General Contractors via Demand Star at www.demandstar.com or by emailing Vince Marino at VinceM@gnvha.org. Electronic documents are available at no charge.

Questions regarding bid solicitation must be submitted digitally to Gainesville Housing Authority, 1900 S.E. 4th St. – Main Office; Gainesville, FL 32641 through www.demandstar.com or via email to Vince Marino at VinceM@gnvha.org

The provisions of Section 3, Davis Bacon Act and other Acts will apply to the entire Scope of Work. It is incumbent upon the bidders to know and understand these provisions prior to bidding.

EEO Equal Opportunity Employer

EQUAL HOUSING OPPORTUNITY

(Published: Alachua County Today - March 28, 2024 and April 4, 2024)

ALACHUA COUNTY TODAY

Published Weekly
Alachua, Alachua County, FLORIDA

STATE OF FLORIDA
COUNTY OF ALACHUA:

Before the undersigned authority personally appeared **H. Bryan Boukari**, who on oath and in my physical presence says that he is the Publisher of *Alachua County Today*, a weekly newspaper published at Alachua in Alachua County, Florida; that the attached copy of advertisement, **eda consultants – Neighborhood Workshop - NW 151st Blvd Preliminary Plat**, being a Public Notice in the Matter set forth at the beginning of the attached notice, was published in said newspaper in the issue(s) dated **April 4, 2024**.

Affiant further says that *Alachua County Today* is a newspaper published at Alachua, in said Alachua County, Florida, and that the said newspaper has heretofore been continuously published in said Alachua County, Florida, each week and has been entered as periodicals matter at the post office in Alachua, in said Alachua County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that he (she) has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

Sworn to and subscribed before me this **6th day of April 2024** by **H. Bryan Boukari**, who is personally known to me.

(Signature of Affiant)

(Signature of Notary Public)

NOTARY PUBLIC STATE OF FLORIDA

RAYMOND L. WISE
Commission # HH 112741
Expires April 1, 2025
Bonded Thru Budget Notary Services

NEIGHBORHOOD WORKSHOP NOTICE

Date: Wednesday, April 24, 2024

Time: 5:00 p.m.

Place: Alachua Library Branch Meeting Room
14913 NW 140 Street, Alachua, Florida 32615

A neighborhood workshop will be held to discuss a proposed preliminary plat for an approximately 38-lot single-family residential subdivision with associated infrastructure on Alachua County tax parcel numbers 03869-010-000, 03869-007-000 and a portion of 03869-009-000, generally located at 15149 NW 151st Blvd in the Medium Density Residential future land use designation and RMF-8 zoning district. This is not a public hearing. The purpose of this meeting is to inform neighboring property owners of the proposal and to seek their comments.

Contact:

Sergio Reyes, P.E. eda consultants, inc.
permitting@edafl.com (352) 373-3541



03863-020-046
CHOPADA NISHA RAMAN
14921 NW 150TH LN
ALACHUA, FL 32615

03863-020-049
FLORIDA VICENTE C & MIRA ANTONETTE R
14974 NW 150TH LN
ALACHUA, FL 32615

03863-002-000
R & J MCCAULEY LLC
15260 NW 147TH DR
ALACHUA, FL 32615

03868-002-001
CITY OF ALACHUA
P O BOX 9
ALACHUA, FL 32616

03868-002-000
CITY OF ALACHUA
PO BOX 9
ALACHUA, FL 32616-0009

03863-020-050
MCMAHON JESSICA
14932 NW 150TH LN
ALACHUA, FL 32615

03863-020-048
PARIMANATH & PARIMANATH
14985 NW 150TH LN
ALACHUA, FL 32615

03868-000-000
KOROSIC CHRISTOPHER ALLAN
15710 NW US HIGHWAY 441
ALACHUA, FL 32615

03066-000-000
FIRST STREET GROUP L C
PO BOX 1990
ALACHUA, FL 32616-1990

03863-020-047
MONTALVO MARITZA AMALY RIVERA
14953 NW 150TH LN
ALACHUA, FL 32615

03863-020-045
CHEN & WANG M/C
15028 NW 148TH DR
ALACHUA, FL 32615

03869-007-001
ALACHUA DEVELOPMENT LLC
5405 CYPRESS CENTER DR STE 320
TAMPA, FL 33609

03863-020-000
WYNDSWEPT HILLS HOMEOWNERS ASSOCIATION INC
PO BOX 310
ALACHUA, FL 32616-0310

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Gainesville, FL 32653

Tamara Robbins
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Alachua, FL 32616

Lynda Coon
7216 NW 126th Avenue
Alachua, FL 32615

Linda Dixon, AICP
Assistant Director Planning
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Lynn Horton
19005 NW 138th Avenue
Alachua, FL 32615

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

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

Jean Calderwood
14095 NW 174th Ave
Alachua, FL 32615

Mike DaRoza
City Manager
PO Box 9
Alachua, FL 32615

Neighborhood Meeting Minutes

Project: NW 151st Blvd Proposed Preliminary Plat

Meeting Date & Time: April 24, 2024, 5:00 PM

Community Participants: 1 participant in total – See Sign-In Sheet

Project Representatives: Sergio Reyes and Clay Sweger, eda

Meeting Minutes:

EDA gave a brief presentation related to the details of the proposed preliminary plat and opened the floor to questions. The community participant indicated that he did not have any questions and is the property owner to the north and thinks that residential development on this property is a good idea. The meeting ended at 5:15 pm.

Neighborhood Meeting - Sign-in Sheet

Project: NW 151st Blvd Proposed Preliminary Plat

Date & Time: April 24, 2024, 5:00 PM

Location: Alachua Library Branch Meeting Room
14913 NW 140 Street, Alachua, Florida 32615

NAME	ADDRESS	PHONE	EMAIL
Chris Korosic	15710 NW US Hwy 441	256-7227	C.Korosic@gmail.com

City of Alachua

PUBLIC SCHOOL STUDENT GENERATION CALCULATION FORM

PROJECT # | **APPLICATION DATE** 5/30/24

NAME & DESCRIPTION OF PROJECT Highland Hills Subdivision Preliminary Plat for a 38 lot single family residential subdivision with associated infrastructure.

PROJECT ADDRESS (Contact 911 Addressing @ 352.338.7361) 15149 NW 151ST BLVD

Tax Parcel Numbers 03869-010-000, 03869-007-000 and a portion of 03869-009-000

Acreage 8.36 +/-

DEVELOPMENT DATA (check all that apply)

- [x] Single Family — Number of Units: 38
- [ ] Multi Family — Number of Units:
- [ ] Exempt (See exemptions on page 2)

Level of Review

- [ ] Pre-Application Conference
- [x] Preliminary
- [ ] Final
- [ ] Revised
- [ ] Staff Administrative Review

A determination that there is adequate school capacity for a specific project will satisfy requirements for review for school concurrency for the periods of time consistent with the Interlocal Agreement and specified in local government land development regulations; an agreement by the School Board with the developer and local government is required to extend the period for approvals for phased projects beyond the generally applicable time period

EXPLANATION OF STUDENT GENERATION CALCULATION

Student Generation is calculated based on the type of residential development and the type of schools. The number of student stations (by school type - Elementary, Middle and High School) used for calculating the school concurrency impacts is equal to the number of dwelling units by housing type multiplied by the student generation multiplier (for housing type & school type) established by the School Board. Calculations are rounded to the nearest whole number. Student Generation for each school type is calculated individually to assess the impact on the **School Concurrency Service Area (SCSA)** for each school type (Elementary, Middle and High School).

SCHOOL CONCURRENCY SERVICE AREAS (SCSA) FOR PROJECT LOCATION

Based on the project location, please identify the corresponding School Concurrency Service Areas for each school type. Maps of the SCSAs may be viewed on the Alachua County Public Schools website.

SCHOOL CONCURRENCY SERVICE AREAS (SCSA)

Elementary Northwest Alachua | **Middle** Mebane | **High** Santa Fe

SINGLE FAMILY RESIDENTIAL DEVELOPMENT STUDENT GENERATION CALCULATIONS

ELEMENTARY	38	**units X 0.12 Elementary School Multiplier**	5	**Student Stations**
MIDDLE	38	**units X 0.06 Middle School Multiplier**	2	**Student Stations**
HIGH	38	**units X 0.09 High School Multiplier**	3	**Student Stations**

MULTI FAMILY RESIDENTIAL DEVELOPMENT STUDENT GENERATION CALCULATIONS

ELEMENTARY		**units X 0.06 Elementary School Multiplier**		**Student Stations**
MIDDLE		**units X 0.03 Middle School Multiplier**		**Student Stations**
HIGH		**units X 0.03 High School Multiplier**		**Student Stations**

Source: School Board of Alachua County 2021 Student Generation Multiplier Analysis

EXEMPT DEVELOPMENTS (click all that apply)

☐ *Existing legal lots eligible for a building permit*

☐ *Development that includes residential uses that has received final development plan approval prior to the effective date for public school concurrency, or has received development plan approval prior to June 24, 2008, provided the development approval has not expired*

☐ *Amendments to final development orders for residential development approved prior to the effective date for public school concurrency, and which do not increase the number of students generated by the development*

☐ *Age-restricted developments that prohibit permanent occupancy by persons of school age, provided this condition is satisfied in accordance with the standards of the Public School Facilities Element or the ILA*

☐ *Group quarters that do not generate public school students, as described in the ILA*

AUTHORIZED AGENT

Name: eda consultants, inc.
Mailing Address: 720 SW 2nd Avenue
South Tower, Suite 300, Gainesville, FL 32601
Phone: 352-373-3541
Email: cvega@edafl.com

PROPERTY OWNER

Name: 10.47 LLC
Mailing Address 15260 NW 147TH Dr, Ste 200
ALACHUA, FL 32615
Phone: 352-316-0732
Email mccauleyjmd@yahoo.com

CERTIFICATION

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

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

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

Elementary SCSA _____ Capacity Required _____

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

Middle SCSA _____ Capacity Required _____

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

High SCSA _____ _____

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

☐ **Denial** for reasons stated _____

_____

Approved by

School Board Staff Certification

_____

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

Date: _____

City of Alachua Staff

A complete application for the development project was accepted on

Date: _____

Signed: _____

Printed Name: _____

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

consultants inc.

Worksheet for Needed Fire Flow

Project Name: Highland Hills Subdivision - Amenity Lot
Owner/Developer:
Property Address: 15149 NW 151st Blvd

NFPA Calculation

Fire Flow Area (SF)	=	1,000	
Occupancy Class	=	Assembly	
Construction Type	=	V (000)	
Sprinkler System	=	No	
Required Fire Flow Per NFPA	=	1,500	gpm
Flow Duration (hours)	=	2	
Sprinkler Reduction, per 18.4.5.2.1	=	0%	
Reduction per 18.4.5.2.1		0	gpm
Needed Fire Flow	=	1,500	gpm

(Resulting Fire Flow shall not be less than 1,000 gpm)

REQUIRED Needed Fire Flow	**1,500**	**gpm**

07/30/2025

720 SW 2nd Ave, South Tower - Suite 300, Gainesville, FL 32601
Phone: (352)373-3541 · Fax: (352)373-7249 · www.edafl.com

consultants inc.

Worksheet for Needed Fire Flow

Project Name: Highland Hills Subdivision - Residential Lot
Owner/Developer:
Property Address: 15149 NW 151st Blvd

NFPA Calculation

Fire Flow Area (SF)	=	2,200
Occupancy Class	=	One-Family Dwelling
Construction Type	=	V (000)
Sprinkler System	=	No
Required Fire Flow Per NFPA	=	1,500 gpm
Flow Duration (hours)	=	2
Sprinkler Reduction, per 18.4.5.2.1	=	0%
Reduction per 18.4.5.2.1		0 gpm
Needed Fire Flow	=	1,500 gpm

(Resulting Fire Flow shall not be less than 1,000 gpm)

REQUIRED Needed Fire Flow 1,500 gpm

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Phone: (352)373-3541 · Fax: (352)373-7249 · www.edafl.com

ISO Needed Fire Flow (NFF) Worksheet

(Page references are to the appropriate sections in the ISO Guide for Determination of Needed Fire Flow)

Petition Number:		**Date:**	7/30/2025
Project:	Highland Hills Subdivision	**Engineer:**	NMD
	AMENITY BUILDING	**Checked By:**	CSV
Location:	15149 NW 151st Blvd		
	Alachua, FL 32615		

Subject Building

Construction Class (p. 4): Wood Frame Construction **construction coefficient (F) (p. 2):** 1.5

Area of largest floor in the building (if modifications are made for division walls (p. 8), the division walls must be shown on the site plan.): 1000 **sq.ft.**

Total area of all other floors (if modifications are made for division walls (p. 8), the division walls must be shown on the site plan.): 0 **sq. ft.**

Effective Area (A_i) (p. 9) : 1,000 **sq. ft.** **(Show calculations below)**

Needed Fire Flow attributed to construction (C_i) (per formula (p. 2)): **853.8149682**

(Round to the nearest 250 gpm. See p. 10 for maximum and minimum values of C_i)

Type of Occupancy: Limited-combustible (C-2) **Occupancy Factor (O_i) (p. 11):** 0.85

Exposures (p. 16)

Front:
- **construction of facing wall of exposure building (p. 4):** Wood Frame Construction
- **Distance (ft.) to the exposure building:** 61 - 100 **Length of exposure wall:** 20
- **Number of stories of exposure wall:** 1 **Length x number of stories:** 20
- **Opening Protection in exposure wall:** Unprotected
- **Factor for exposure (X_i) from Table 330.A (p. 17):** 0.08

Back:
- **construction of facing wall of exposure building (p. 4):** Wood Frame Construction
- **Distance (ft.) to the exposure building:** 61 - 100 **Length of exposure wall:** 20
- **Number of stories of exposure wall:** 1 **Length x number of stories:** 20
- **Opening Protection in exposure wall:** Unprotected
- **Factor for exposure (X_i) from Table 330.A (p. 17):** 0.08

Left:
- **construction of facing wall of exposure building (p. 4):** Wood Frame Construction
- **Distance (ft.) to the exposure building:** 11 - 30 **Length of exposure wall:** 50
- **Number of stories of exposure wall:** 1 **Length x number of stories:** 50
- **Opening Protection in exposure wall:** Unprotected
- **Factor for exposure (X_i) from Table 330.A (p. 17):** 0.17

Right:
- **construction of facing wall of exposure building (p. 4):** Wood Frame Construction
- **Distance (ft.) to the exposure building:** 61 - 100 **Length of exposure wall:** 50
- **Number of stories of exposure wall:** 1 **Length x number of stories:** 50
- **Opening Protection in exposure wall:** Unprotected
- **Factor for exposure (X_i) from Table 330.A (p. 17):** 0.08

Communications (p. 18)

Passageway Opening Protection:
Construction class of communication (Table 330.B) :

Is communication open or enclosed?
Length of communication (in feet):
Factor for Communications (P_i) from Table 330.B on p.19): 0

Calculation of Needed Fire Flow (p. 1)

$NFF=(C_i)(O_i)[1.0+(X+P)_i]$ (substitute values as determined above. For exposures and communications use the single side with the highest charge.)

NFF= 750 x 0.85 x [1 + (0.17 + 0)

NFF= 745.875 gpm

NFF= 750 gpm (rounded to nearest 250 gpm per ISO requirements)

Note: ISO evaluates hydrant distribution by examining the number and type of hydrants within 1,000 feet of each representative building. They also look at the distance from each such hydrant to the subject building, measured as apparatus can lay hose.

Hydrants with at least one large pumper outlet may receive credit for up to 1,000 gpm. Hydrants with at least two hose outlets, but no pumper outlet, may receive credit for up to 750 gpm. And hydrants with only one hose outlet may receive credit for up to 500 gpm.

Hydrants within 300 feet of the subject building may receive credit for up to 1,000 gpm (but not more than the credit that would apply based on the number and type of outlets). Hydrants from 301 feet to 600 feet from the subject building may receive credit for up to 670 gpm (but not more than the credit that would apply based on the number and type of outlets). And hydrants from 601 feet to 1,000 feet from the subject building receive credit for 250 gpm. Under certain circumstances, when all fire department pumpers carry sufficient large-diameter hose, ISO may allow maximum credit for hydrants up to 1,000 feet from the subject building.

More than one fire hydrant may be required for proper distribution of water per ISO requirements.

ISO Needed Fire Flow (NFF) Worksheet

(Page references are to the appropriate sections in the ISO Guide for Determination of Needed Fire Flow)

Petition Number:		**Date:**	**7/30/2025**
Project:	Highland Hills Subdivision	**Engineer:**	**NMD**
		Checked By:	**CSV**
Location:	15149 NW 151st Blvd		
	Alachua, FL 32615		

Subject Building

Construction Class (p. 4): Wood Frame Construction **construction coefficient (F) (p. 2):** 1.5

Area of largest floor in the building (if modifications are made for division walls (p. 8), the division walls must be shown on the site plan.): 2200 **sq.ft.**

Total area of all other floors (if modifications are made for division walls (p. 8), the division walls must be shown on the site plan.): 0 **sq. ft.**

Effective Area (A_i) (p. 9) : 2,200 **sq. ft.** **(Show calculations below)**

Needed Fire Flow attributed to construction (C_i) (per formula (p. 2)): **1266.412255**

(Round to the nearest 250 gpm. See p. 10 for maximum and minimum values of C_i)

Type of Occupancy: Limited-combustible (C-2) **Occupancy Factor (O_i) (p. 11):** 0.85

Exposures (p. 16)

Front:
- **construction of facing wall of exposure building (p. 4):** Wood Frame Construction
- **Distance (ft.) to the exposure building:** 61 - 100 **Length of exposure wall:** 35
- **Number of stories of exposure wall:** 1 **Length x number of stories:** 35
- **Opening Protection in exposure wall:** Unprotected
- **Factor for exposure (X_i) from Table 330.A (p. 17):** 0.08

Back:
- **construction of facing wall of exposure building (p. 4):** Wood Frame Construction
- **Distance (ft.) to the exposure building:** 61 - 100 **Length of exposure wall:** 35
- **Number of stories of exposure wall:** 1 **Length x number of stories:** 35
- **Opening Protection in exposure wall:** Unprotected
- **Factor for exposure (X_i) from Table 330.A (p. 17):** 0.08

Left:
- **construction of facing wall of exposure building (p. 4):** Wood Frame Construction
- **Distance (ft.) to the exposure building:** 11 - 30 **Length of exposure wall:** 75
- **Number of stories of exposure wall:** 1 **Length x number of stories:** 75
- **Opening Protection in exposure wall:** Unprotected
- **Factor for exposure (X_i) from Table 330.A (p. 17):** 0.17

Right:
- **construction of facing wall of exposure building (p. 4):** Wood Frame Construction
- **Distance (ft.) to the exposure building:** 11 - 30 **Length of exposure wall:** 75
- **Number of stories of exposure wall:** 1 **Length x number of stories:** 75
- **Opening Protection in exposure wall:** Unprotected
- **Factor for exposure (X_i) from Table 330.A (p. 17):** 0.17

Communications (p. 18)

Passageway Opening Protection:

Construction class of communication (Table 330.B) :

Is communication open or enclosed?

Length of communication (in feet):

Factor for Communications (P_i) from Table 330.B on p.19): 0

Calculation of Needed Fire Flow (p. 1)

$NFF=(C_i)(O_i)[1.0+(X+P)_i]$ (substitute values as determined above. For exposures and communications use the single side with the highest charge.)

NFF= 1250 x 0.85 x [1 + (0.17 + 0)

NFF= 1243.125 gpm

NFF= 1250 gpm (rounded to nearest 250 gpm per ISO requirements)

Note: ISO evaluates hydrant distribution by examining the number and type of hydrants within 1,000 feet of each representative building. They also look at the distance from each such hydrant to the subject building, measured as apparatus can lay hose.

Hydrants with at least one large pumper outlet may receive credit for up to 1,000 gpm. Hydrants with at least two hose outlets, but no pumper outlet, may receive credit for up to 750 gpm. And hydrants with only one hose outlet may receive credit for up to 500 gpm.

Hydrants within 300 feet of the subject building may receive credit for up to 1,000 gpm (but not more than the credit that would apply based on the number and type of outlets). Hydrants from 301 feet to 600 feet from the subject building may receive credit for up to 670 gpm (but not more than the credit that would apply based on the number and type of outlets). And hydrants from 601 feet to 1,000 feet from the subject building receive credit for 250 gpm. Under certain circumstances, when all fire department pumpers carry sufficient large-diameter hose, ISO may allow maximum credit for hydrants up to 1,000 feet from the subject building.

More than one fire hydrant may be required for proper distribution of water per ISO requirements.

Worksheet for Trip Generation

Project Name : Highland Hills Subdivision

Customer / Builder Name :

Property Address : 15149 NW 151st Blvd

PROPOSED

PROPOSED: 38 Single Family Detached Homes and Lots

ITE LAND USE: 210 Single-Family Detached Housing

SOURCE: ITE TRIP GENERATION, 11TH EDITION, PAGES 218-236

38 DWELLING UNITS

				TRIP DISTRIBUTION		PROJECT TRIPS	
PERIOD	RATE	PER UNIT	TRIPS	ENTER	EXIT	IN	OUT
AM	0.70	38	26.60	26%	74%	6.92	19.68
PM	0.94	38	35.72	63%	37%	22.50	13.22
ADT	9.43	38	358.34	50%	50%	179.17	179.17

*Amenity lot is not expected to generate additional trips

07/30/2025

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consultants inc.

Worksheet for Potable Water Demand

Project Name : Highland Hills Subdivision

Property Address : 15149 NW 151st Blvd.,
Alachua, FL 32615

Type	Requirement Per GRU/64E-6 (GPD)	Quantity	Units	Total (GPD)
Single-Family with 1201-2250 sf of building area	300.00	38	Dwelling Unit	11,400
Parks - with toilets only per person	4.00	50	People	200
TOTAL DEMAND				**11,600**

City of ALACHUA

THE GOOD LIFE COMMUNITY

Authorized Agent Affidavit

A. PROPERTY INFORMATION

Address of Subject Property: N/A- none assigned

Parcel ID Number(s): 03066-000-000

Acreage: 53.92

B. PERSON PROVIDING AGENT AUTHORIZATION

Name: Daryl Carter Title: Manager

Company (if applicable): Carter Interstate 75 - Hwy 441 LLC

Mailing Address: 3333 S ORANGE AVE STE 200

City: ORLANDO, State: Florida ZIP: 32806

Telephone: _____ FAX: _____ e-mail: _____

C. AUTHORIZED AGENT

Name: Claudia Vega, P.E. Title: Director of Engineering

Company (if applicable): eda consultants, inc.

Mailing address: 720 SW 2nd Ave, South Tower, Suite 300

City: Gainesville State: FL ZIP: 32601

Telephone: 352-373-3541 FAX: N/A e-mail: cvega@edafl.com

D. REQUESTED ACTION:

Preliminary Offsite Sewer

Highland Hills Preliminary Plat

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

Daryl Carter

Typed or printed name and title of applicant

Typed or printed name of co-applicant

State of Florida County of Orange

The foregoing application is acknowledged before me this 7 day of January, 2026 by Daryl Carter, who is/are personally known to me, or who has/have produced N/A as identification.

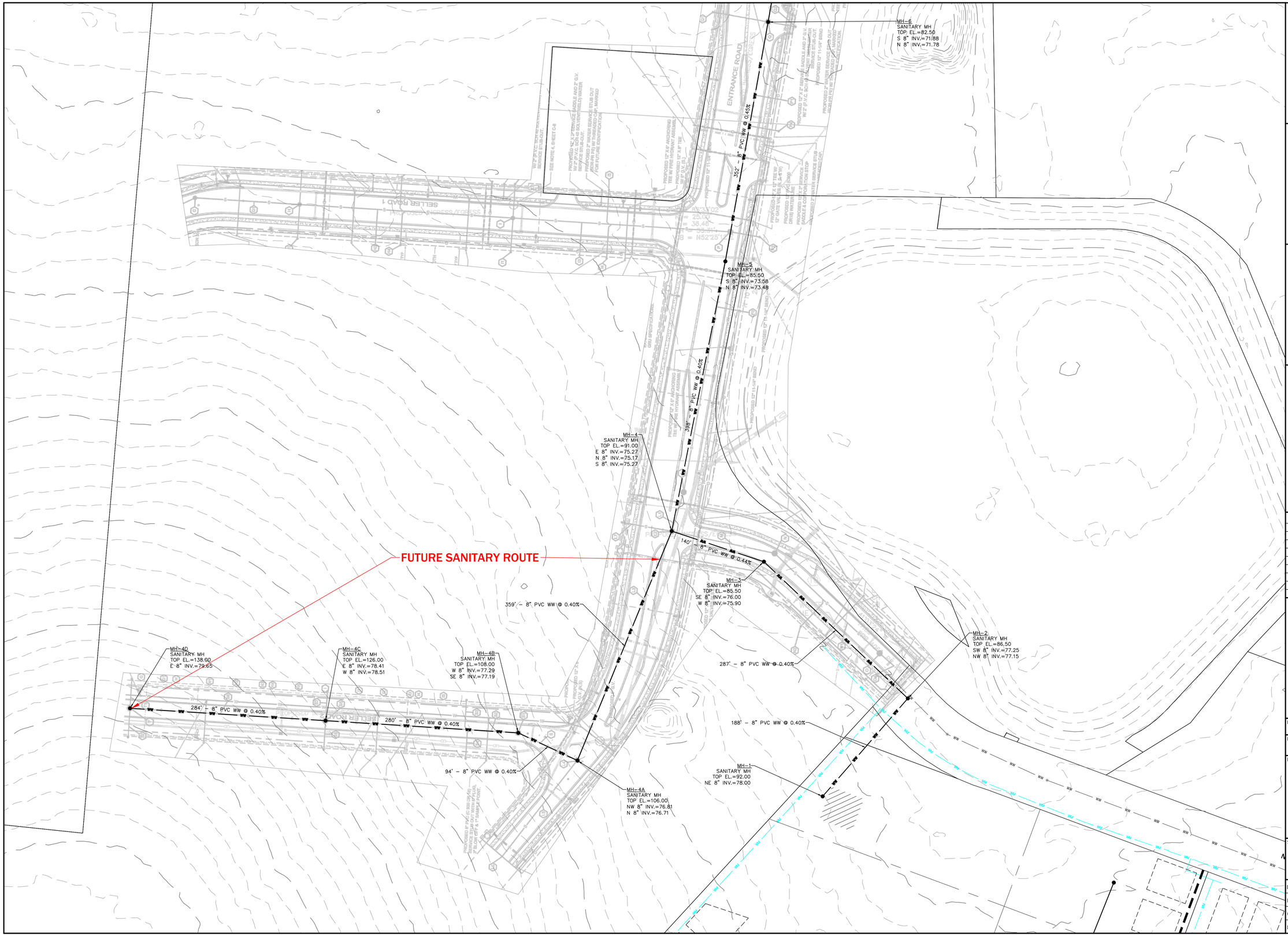
Filomena C. McCown

Filomena C. McCown

Signature of Notary Public, State of FL

Filomena C. McCown
Comm.: HH 506397
Expires: Mar. 20, 2028
Notary Public - State of Florida

\\fs\Engrprojects\Highland Hills - McCauley - 2021-0155\Design Reports\2025-07-17 Sewer again\A21155L1.dwg, C800 - CONCEPT PLAN (2), 1/7/2026 9:08:31 AM, NDavisson


MH-6
SANITARY MH
TOP EL.=82.50
S 8" INV.=71.88
N 8" INV.=71.78
ENTRANCE ROAD
352' - 8" PVC WW @ 0.45%
MH-5
SANITARY MH
TOP EL.=85.50
S 8" INV.=73.58
N 8" INV.=73.48
398' - 8" PVC WW @ 0.40%
MH-4
SANITARY MH
TOP EL.=91.00
E 8" INV.=75.27
N 8" INV.=75.17
S 8" INV.=75.27
140' - 8" PVC WW @ 0.44%
FUTURE SANITARY ROUTE
MH-3
SANITARY MH
TOP EL.=85.50
SE 8" INV.=76.00
W 8" INV.=75.90
359' - 8" PVC WW @ 0.40%
MH-2
SANITARY MH
TOP EL.=86.50
SW 8" INV.=77.25
NW 8" INV.=77.15
287' - 8" PVC WW @ 0.40%
188' - 8" PVC WW @ 0.40%
MH-1
SANITARY MH
TOP EL.=92.00
NE 8" INV.=78.00
MH-4D
SANITARY MH
TOP EL.=138.00
E 8" INV.=79.65
284' - 8" PVC WW @ 0.40%
MH-4C
SANITARY MH
TOP EL.=126.00
E 8" INV.=78.41
W 8" INV.=78.51
280' - 8" PVC WW @ 0.40%
MH-4B
SANITARY MH
TOP EL.=108.00
W 8" INV.=77.29
SE 8" INV.=77.19
94' - 8" PVC WW @ 0.40%
MH-4A
SANITARY MH
TOP EL.=106.00
NW 8" INV.=76.81
N 8" INV.=76.71
SELLER ROAD 1
SELLER ACCESS ACCESS
PROPOSED 12" FM
PROPOSED 12" FM (HDPE)
PROPOSED 12" FM (HDPE)
PROPOSED 12" FM (HDPE)

HIGHLAND HILLS SUBDIVISION

PRELIMINARY PLAT

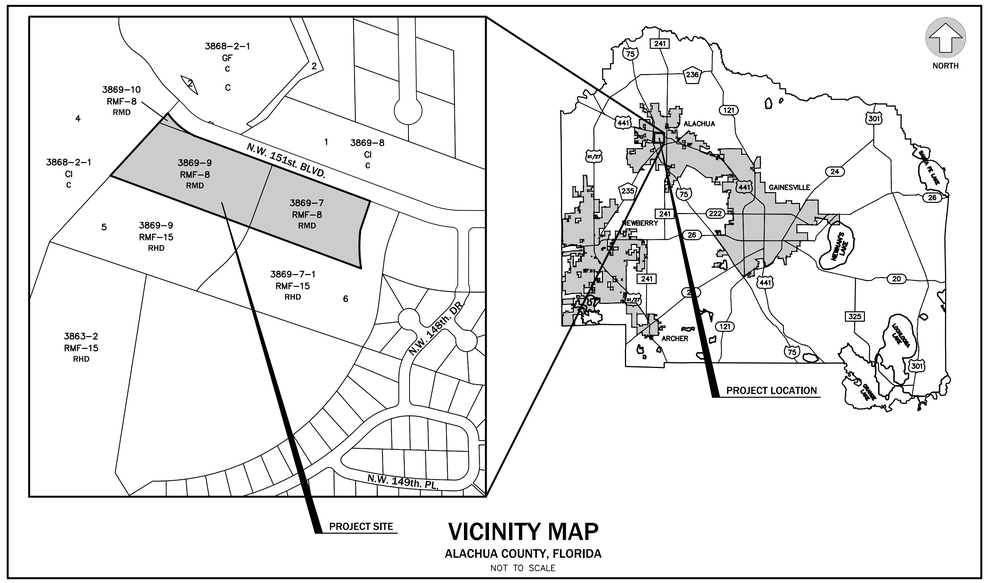
CITY OF ALACHUA, FLORIDA

NOT FOR FINAL RECORDING

DEVELOPMENT INFORMATION		
1.	NAME OF PROJECT:	HIGHLAND HILLS SUBDIVISION
2.	TITLE UNDER WHICH IT WILL BE RECORDED:	HIGHLAND HILLS SUBDIVISION
3.	PROJECT DESCRIPTION:	A RESIDENTIAL SUBDIVISION OF 38 LOTS WITH ASSOCIATED UTILITIES.
4.	PROJECT ADDRESS:	15149 NW 151ST BLVD ALACHUA, FL 32615
5.	TAX PARCEL NUMBERS:	03869-010-000, 03869-007-000, AND A PORTION OF 03869-009-000
6.	SECTION/TOWNSHIP/RANGE:	SECTION 15, TOWNSHIP 8 SOUTH, RANGE 18 EAST
7.	ZONING:	MULTI-FAMILY RESIDENTIAL (RMF-8)
8.	FUTURE LAND USE DESIGNATION:	MEDIUM DENSITY RESIDENTIAL (RMD)
9.	PROJECT AREA:	8.63± ACRES

CONTACT INFORMATION		
1.	PROPERTY OWNER	10.47 LLC 15260 N.W. 147th DRIVE ALACHUA, FL 32615 (386)-418-0015
2.	ENGINEER OF RECORD	eda CONSULTANTS, INC 720 S.W. 2nd AVE. SOUTH TOWER, SUITE 300 GAINESVILLE, FL 32601 CONTACT: SERGIO REYES, P.E.
3.	PLANNER	eda CONSULTANTS, INC 720 S.W. 2nd AVE. SOUTH TOWER, SUITE 300 GAINESVILLE, FL 32601 CONTACT: CLAY SWEGER, AICP, LEED AP
4.	SURVEYOR OF RECORD	eda CONSULTANTS, INC 720 S.W. 2nd AVE. SOUTH TOWER, SUITE 300 GAINESVILLE, FL 32601 CONTACT: JARED ROGERS, PSM

ADJACENT PROPERTY INFORMATION					
MAP#	PARCEL NUMBER	ACREAGE	ZONING	FLU	OWNER NAME
1.	03869-008-000	6.21	CI	C	C. KOROSIC
2.	03868-002-000	1.41	GF	C	CITY OF ALACHUA
3.	03868-002-001	11.43	GF	C	CITY OF ALACHUA
4.	03066-000-000	53.92	CI	C	FIRST STREET GROUP
5.	03869-009-000	10.57	RMF-15	RHD	10.47 LLC
6.	03869-007-001	22.88	RMF-15	RHD	ALACHUA DEVELOPMENT LLC



VICINITY MAP

ALACHUA COUNTY, FLORIDA

NOT TO SCALE

LEGEND:

ZONING:

CI – COMMERCIAL INTENSIVE
RMF8 – MULTI-FAMILY MEDIUM DENSITY RESIDENTIAL
RSF15 – MULTI-FAMILY MEDIUM DENSITY RESIDENTIAL
GF – GOVERNMENT FACILITY

FUTURE LAND USE:

C – COMMERCIAL
RMD – RESIDENTIAL MEDIUM DENSITY
RHD – RESIDENTIAL HIGH DENSITY

LEGAL DESCRIPTION

A PARCEL OF LAND LYING IN THE WILLIAM GARVIN GRANT, TOWNSHIP 8 SOUTH, RANGE 18 EAST, CITY OF ALACHUA, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE MOST WESTERLY CORNER OF NW 151ST BOULEVARD, AN 80 FOOT WIDE PUBLIC ROAD RIGHT-OF-WAY, AS DESCRIBED WITHIN OFFICIAL RECORDS BOOK 4060, PAGE 1500 AND OFFICIAL RECORDS BOOK 4060, PAGE 1507 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE SOUTH 44°12'40" EAST, ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID NW 151ST BOULEVARD, A DISTANCE OF 28.25 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST WITH A RADIUS OF 440.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE AND SAID RIGHT-OF-WAY LINE THROUGH A CENTRAL ANGLE OF 25°44'36"; A DISTANCE OF 197.69 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENT LINE, SAID ARC BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 57°04'58" EAST, 196.04 FEET; THENCE SOUTH 69°45'46" EAST, ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 851.51 FEET TO THE MOST NORTHERLY CORNER OF THE LANDS DESCRIBED WITHIN OFFICIAL RECORDS BOOK 3253, PAGE 548 OF SAID PUBLIC RECORDS; THENCE SOUTH 20°13'52" WEST, ALONG THE BOUNDARY LINE OF SAID LANDS, A DISTANCE OF 137.76 FEET TO THE INTERSECTION WITH A NON-TANGENT CURVE CONCAVE TO THE EAST WITH A RADIUS OF 500.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE AND SAID BOUNDARY LINE THROUGH A CENTRAL ANGLE OF 13°17'17", A DISTANCE OF 115.96 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENT LINE, SAID ARC BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 13°39'36" WEST, 115.70 FEET; THENCE SOUTH 07°04'29" WEST, ALONG SAID BOUNDARY LINE, A DISTANCE OF 58.90 FEET; THENCE NORTH 69°45'46" WEST, ALONG SAID BOUNDARY LINE AND ITS EXTENSION THEREOF, A DISTANCE OF 1244.82 FEET TO A POINT ON THE WESTERLY LINE OF THE LANDS DESCRIBED WITHIN OFFICIAL RECORDS BOOK 3247, PAGE 676 OF SAID PUBLIC RECORDS; THENCE NORTH 42°32'53" EAST, ALONG SAID WESTERLY LINE AND CONTINUING ALONG THE WESTERLY LINE OF THE LANDS DESCRIBED WITHIN OFFICIAL RECORDS BOOK 3247, PAGE 682 OF SAID PUBLIC RECORDS, A DISTANCE OF 394.82 FEET TO THE POINT OF BEGINNING.

CONTAINING 8.36 ACRES, MORE OR LESS.

CONTACT INFORMATION		
1.	PROPERTY OWNERS:	JIM McCAULEY 15260 NW 147TH DR ALACHUA, FL 32615
3.	PROFESSIONAL ENGINEER OF RECORD:	eda consultants inc. 720 S.W. 2nd AVE. SOUTH TOWER, SUITE 300 GAINESVILLE, FL 32601 (352) 373-3541 CONTACT: CLAUDIA VEGA, P.E.
4.	PLANNER:	eda consultants inc. 720 S.W. 2nd AVE. SOUTH TOWER, SUITE 300 GAINESVILLE, FL 32601 (352) 373-3541 CONTACT: CLAY SWEGER, AICP, LEED AP
5.	SURVEYOR OF RECORD:	CHW Professional Consultants inc. 11801 RESEARCH DR. ALACHUA, FL 32615 (352) 331-1976 CONTACT: CHAD A. COLSON, PSM

DEVELOPMENT STANDARDS (LOT DEVELOPMENT AREA)	
LOT AREA. MIN. (SF)	5,000 S.F.
LOT WIDTH. MIN. (FT)	50 FT.
SETBACKS:	
FRONT MIN. (FT)	20 FT.
REAR, MIN. (FT)	15 FT.
SIDE, MIN. (FT)	5 FT.
BUILDING STANDARDS:	
BUILDING HEIGHT, MAX. (FT)	65 FT.
LOT COVERAGE, MAX. (% OF LOT)	65%
PARKING, MIN. OFF-STREET (SPACES PER UNIT)	2

UTILITY INFORMATION		
1.	ELECTRIC:	CITY OF ALACHUA
2.	POTABLE WATER:	CITY OF ALACHUA
3.	WASTE WATER:	CITY OF ALACHUA
4.	FIRE SUPPRESSION WATER SUPPLY:	CITY OF ALACHUA

STORMWATER MAINTENANCE RESPONSIBILITY:

THE HOMEOWNER'S ASSOCIATION (HOA) SHALL BE RESPONSIBLE FOR OPERATION AND MAINTENANCE OF ALL COMPONENTS OF THE STORMWATER SYSTEM NOT IN THE RIGHT-OF-WAY.

FEMA NOTE:
THE PROJECT IS WITHIN FEMA ZONE X

TRIP GENERATION

ITE LAND USE: 210 Single-Family Detached Housing

PROPOSED: 38 Single Family Detached Homes and Lots

				TRIP DISTRBUTION		PROJECTED TRIPS	
PERIOD	RATE	PER UNIT	TRIPS	ENTER	EXIT	IN	OUT
AM	0.70	38.00	26.60	26%	74%	6.92	19.68
PM	0.94	38.00	35.72	64%	36%	22.86	12.86
ADT	9.43	38.00	358.34	50%	50%	179.17	179.17

SOURCE: ITE TRIP GENERATION, 11TH EDITION, PAGES 218-236

DRAWING INDEX

Sheet Number	Sheet Title
C100	COVER SHEET
C110	PRELIMINARY MASTER PLAN
C120	SOILS MAP
C200	OVERALL SITE PLAN
C210	LAYOUT (1 OF 3)
C220	LAYOUT (2 OF 3)
C230	LAYOUT (3 OF 3)
C300	MASTER DRAINAGE PLAN
C400	MASTER UTILITY PLAN
C410	UTILITY PLAN (1 OF 3)
C420	UTILITY PLAN (2 OF 3)
C430	UTILITY PLAN (3 OF 3)
C440	OFFSITE UTILITY PLAN
C450	OFFSITE UTILITY PLAN
C460	OFFSITE UTILITY PLAN
C500	CROSS SECTIONS AND DETAILS
V-001	BOUNDARY SURVEY
1 – 7	TOPOGRAPHIC SURVEY BY OTHERS

eda consultants inc.
EB 2389
720 S.W. 2nd Ave. South Tower, Suite 300
GAINESVILLE, FLORIDA 32601
TEL. (352) 373-3541
www.edafl.com permitting@edafl.com

No.	Date	Comment

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY CLAUDIA S. VEGA, P.E. ON THE DATE ADJACENT TO THE SEAL.

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Date: 2026.01.07 10:24:20-05'00'

01/07/2026

Claudia S. Vega, P.E. 51532
Engineer Certificate No.

Project No: 21-155

Project phase: PRELIMINARY PLAT

Project title: HIGHLAND HILLS SUBDIVISION CITY OF ALACHUA, FLORIDA

Sheet title: COVER SHEET

Designed:	SJR
Drawn:	JB
Checked:	SJR
Date:	01/07/26

Sheet No.: C100

I:\fs\Engprojects\Highland Hills - McCauley - 2021-0155\Plans\Current DWG\Preliminary Plat\A21155PRE-PLAT.dwg, C100-COVER-CITY, 1/7/2026 9:41:06 AM, TRockwell

\\fs\Engprojects\Highland Hills - McCauley - 2021-0155\Plans\Current DWG\Preliminary Plat\A21155PRE-PLAT.dwg, C110-PRE MASTER PLAN, 1/7/2026 9:41:07 AM, TRockwell

DEVELOPMENT STANDARDS (LOT DEVELOPMENT AREA)	
LOT AREA. MIN. (SF)	5,000 S.F.
LOT WIDTH. MIN. (FT)	50 FT.
SETBACKS:	
FRONT MIN. (FT)	20 FT.
REAR, MIN. (FT)	15 FT.
SIDE, MIN. (FT)	5 FT.
BUILDING STANDARDS:	
BUILDING HEIGHT, MAX. (FT)	65 FT.
LOT COVERAGE, MAX. (% OF LOT)	65%
PARKING, MIN. OFF-STREET (SPACES PER UNIT)	2

EXISTING STORMWATER SYSTEM SERVING THIS PROJECT

SIDEWALK (OPEN TO PEDESTRIANS)
STOP SIGN AND STREET SIGN
PROPOSED FENCE
EXISTING 80' RIGHT-OF-WAY
PEDESTRIAN CROSSING
10' EXISTING EASEMENT
10' PEDESTRIAN PATH (OPEN TO PEDESTRIANS)
NW 151ST BLVD
30' EXISTING EASEMENT
20' EXISTING EASEMENT
PROPOSED GATE WITH KNOX LOCK ELECTRIC GATE AND KEY ACCESS
54' R/W (PUBLIC ACCESS EASEMENT (P.A.E) AND P.U.E)
24" STOP BAR
OPEN SPACE
AMENITIES LOT A 5589 S.F. 0.13 Ac.
20' EXISTING EASEMENT
PEDESTRIAN CROSSING
24" STOP BAR
PEDESTRIAN CROSSING
STOP SIGN AND STREET SIGN
STOP SIGN AND STREET SIGN
50' R/W (PUBLIC ACCESS EASEMENT (P.A.E) AND P.U.E)
50' INGRESS/EGRESS EASEMENT
PRIVATE ROAD
50' R/W (P.A.E AND P.U.E)
PRIVATE ROAD
50' R/W (P.A.E AND P.U.E)
NW 150TH CT
PROPOSED SERVICE/EXIT GATE WITH KNOX LOCK ELECTRIC GATE AND KEY ACCESS
24" STOP BAR
STOP SIGN AND STREET SIGN
PROPOSED FENCE
BLOCK = 581'
BLOCK = 525'
BLOCK = 600'
BLOCK = 527'
10' P.U.E
UGE
OPEN SPACE
PEDESTRIAN CROSSING
T TURNAROUND
15' DRAINAGE EASEMENT
BUILDING SETBACKS (TYP.)
10' EXISTING EASEMENT
10' PEDESTRIAN PATH (OPEN TO PEDESTRIANS)
20' EXISTING EASEMENT
PROPOSED FENCE
30' EXISTING EASEMENT

Lot	Area	Size
1	5500 S.F.	0.13 Ac.
2	6280 S.F.	0.14 Ac.
3	6281 S.F.	0.14 Ac.
4	5500 S.F.	0.13 Ac.
5	5500 S.F.	0.13 Ac.
6	5500 S.F.	0.13 Ac.
7	5500 S.F.	0.13 Ac.
8	5354 S.F.	0.12 Ac.
9	5083 S.F.	0.12 Ac.
10	5270 S.F.	0.12 Ac.
11	5629 S.F.	0.13 Ac.
12	5847 S.F.	0.13 Ac.
13	5888 S.F.	0.14 Ac.
14	5807 S.F.	0.13 Ac.
15	5774 S.F.	0.13 Ac.
16	5500 S.F.	0.13 Ac.
17	5500 S.F.	0.13 Ac.
18	5500 S.F.	0.13 Ac.
19	5500 S.F.	0.13 Ac.
20	5500 S.F.	0.13 Ac.
21	5500 S.F.	0.13 Ac.
22	5778 S.F.	0.13 Ac.
23	5724 S.F.	0.13 Ac.
24	5681 S.F.	0.13 Ac.
25	5769 S.F.	0.13 Ac.
26	5742 S.F.	0.13 Ac.
27	5376 S.F.	0.12 Ac.
28	5084 S.F.	0.12 Ac.
29	5355 S.F.	0.12 Ac.
30	5500 S.F.	0.13 Ac.
31	5500 S.F.	0.13 Ac.
32	5500 S.F.	0.13 Ac.
33	5500 S.F.	0.13 Ac.
34	6253 S.F.	0.14 Ac.
35	6777 S.F.	0.16 Ac.
36	5801 S.F.	0.13 Ac.
37	5500 S.F.	0.13 Ac.
38	6579 S.F.	0.15 Ac.

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NORTH
SCALE: 1" = 50'
0 25 50 100
GRAPHIC SCALE

No.	Date	Comment

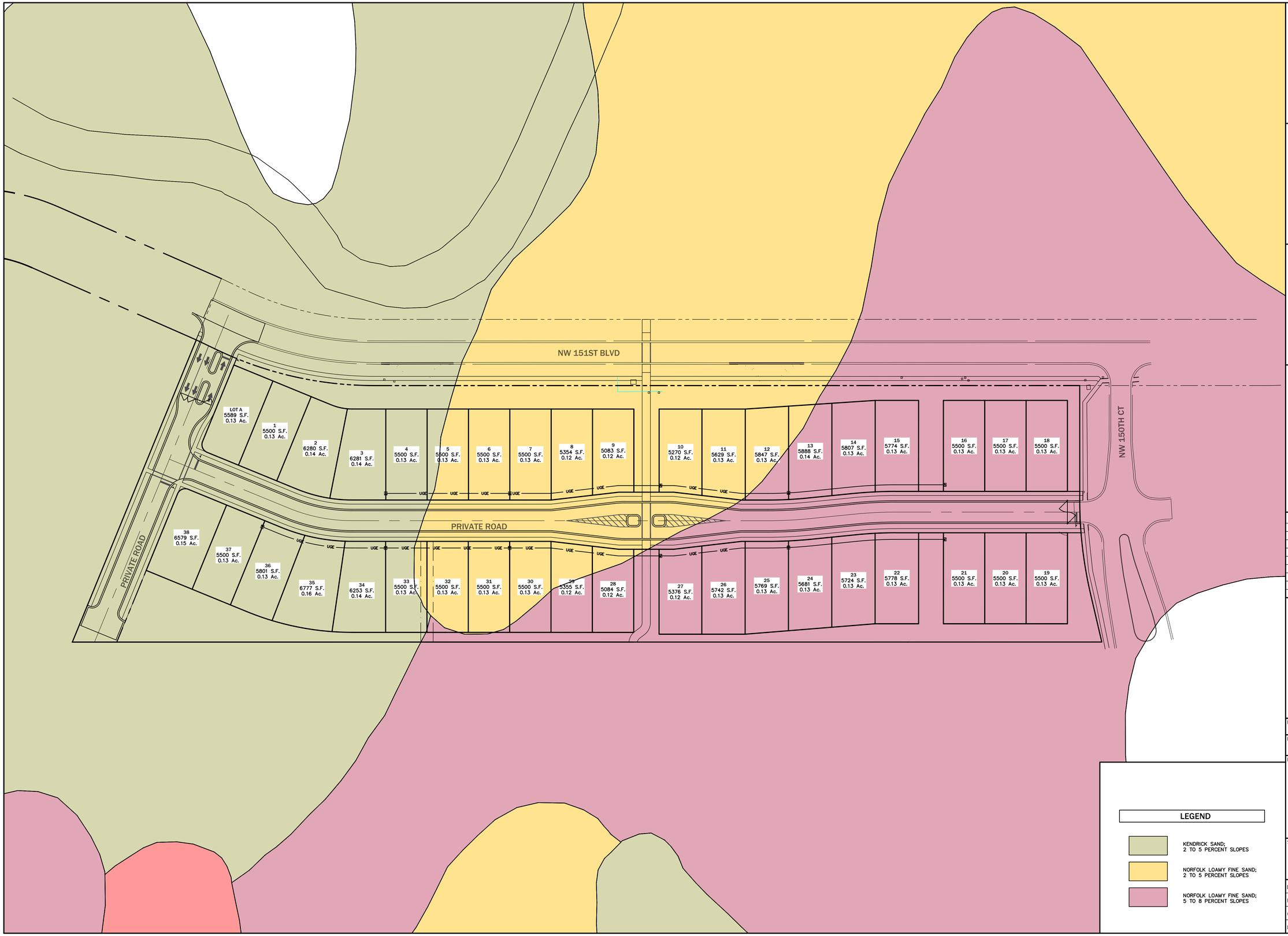
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01/07/2026
Claudia S. Vega, P.E. — Engineer
51532 — Certificate No.

Project No: 21-155
Project phase: PRELIMINARY PLAT
Project title: HIGHLAND HILLS SUBDIVISION CITY OF ALACHUA, FLORIDA
Sheet title: PRELIMINARY MASTER PLAN

Designed: SJR	Sheet No.: C110
Drawn: JB	
Checked: SJR	
Date: 01/07/26	

\\fs\Engprojects\Highland Hills - McCauley - 2021-0155\Plans\Current DWG\Preliminary Plat\A21155SOILS.dwg, C120-SOILS, 1/7/2026 9:41:11 AM, TRockwell



LEGEND

- KENDRICK SAND; 2 TO 5 PERCENT SLOPES
- NORFOLK LOAMY FINE SAND; 2 TO 5 PERCENT SLOPES
- NORFOLK LOAMY FINE SAND; 5 TO 8 PERCENT SLOPES

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0 25 50 100

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01/07/2026

Claudia S. Vega, P.E. — Engineer
51532 — Certificate No.

Project No: 21-155

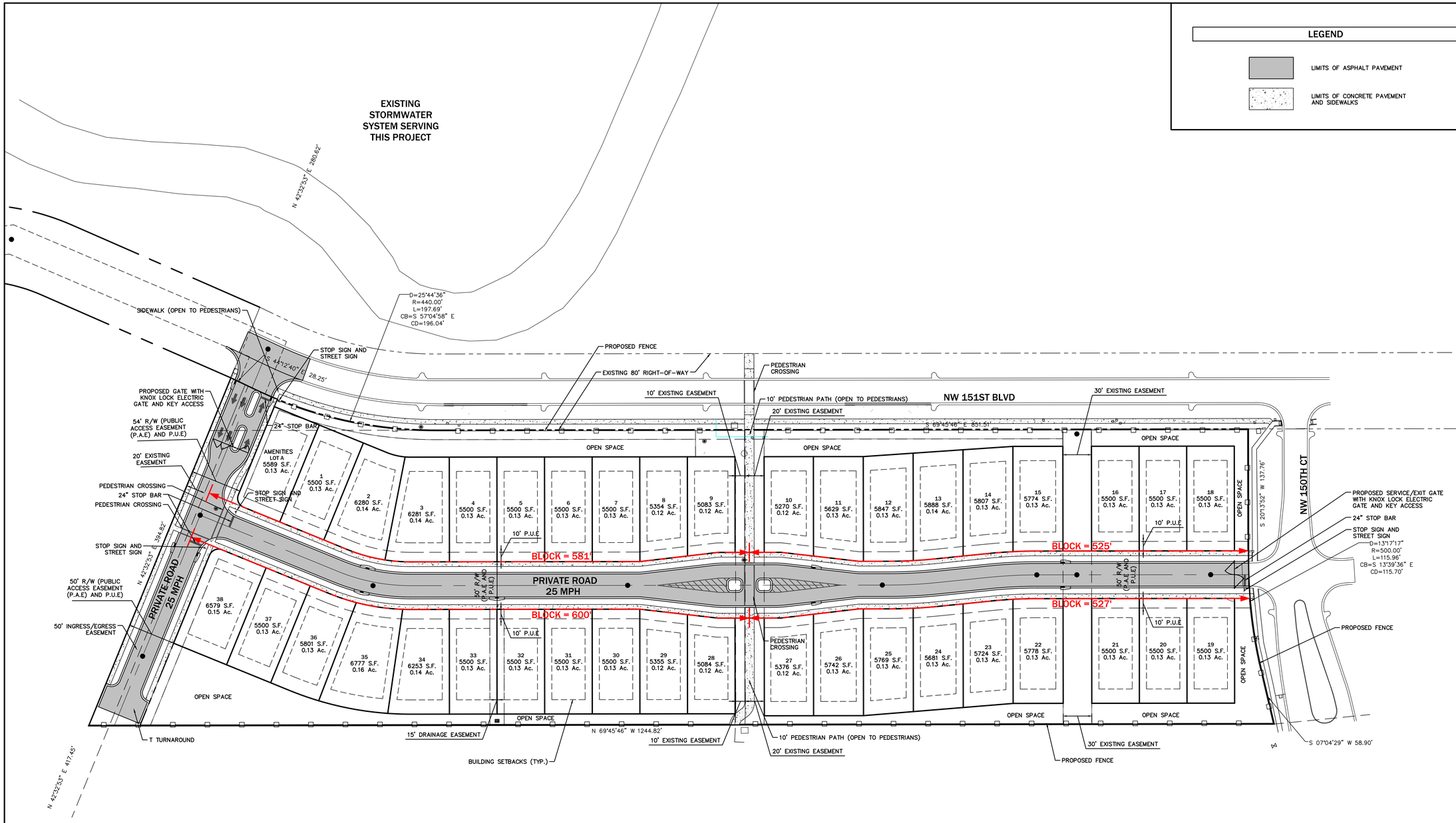
Project phase: PRELIMINARY PLAT

Project title:

HIGHLAND HILLS SUBDIVISION CITY OF ALACHUA, FLORIDA

Sheet title: SOILS MAP

Designed: SJR	Sheet No.: C120
Drawn: JB	
Checked: SJR	
Date: 01/07/26	



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0 25 50 100
GRAPHIC SCALE

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Claudia S. Vega, P.E. 51532
Engineer Certificate No.

Project No: 21-155

Project phase: PRELIMINARY PLAT

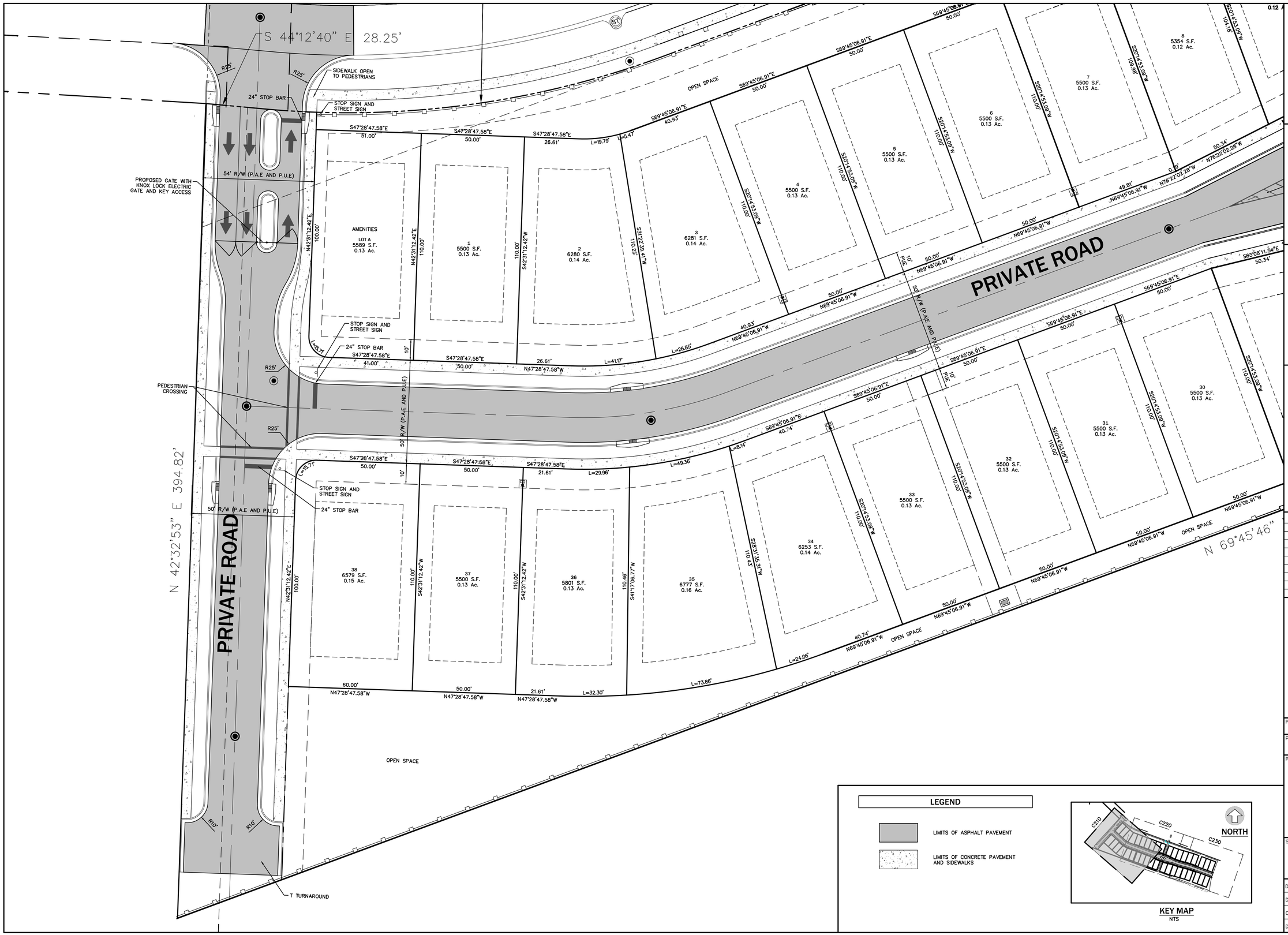
Project title:
HIGHLAND HILLS SUBDIVISION
CITY OF ALACHUA, FLORIDA

Sheet title:
OVERALL SITE PLAN

Designed: SJR
Drawn: JB
Checked: SJR
Date: 01/07/26

Sheet No.: C200

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LEGEND

- LIMITS OF ASPHALT PAVEMENT
- LIMITS OF CONCRETE PAVEMENT AND SIDEWALKS

KEY MAP
NTS

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NORTH
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0 10 20 40
GRAPHIC SCALE

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01/07/2026

Claudia S. Vega, P.E. — Engineer
51532 — Certificate No.

Project No: 21-155

Project phase: PRELIMINARY PLAT

Project title: HIGHLAND HILLS SUBDIVISION CITY OF ALACHUA, FLORIDA

Sheet title: LAYOUT (1 OF 3)

Designed: SJR
Drawn: JB
Checked: SJR
Date: 01/07/26

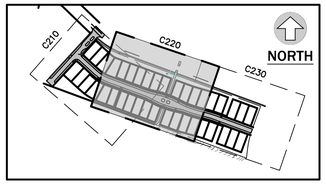
Sheet No.: C210

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LEGEND

- LIMITS OF ASPHALT PAVEMENT
- LIMITS OF CONCRETE PAVEMENT AND SIDEWALKS



KEY MAP
NTS

ENCHMARK LB 2389"

PEDESTRIAN CROSSING

10' PEDESTRIAN PATH
(OPEN TO PEDESTRIANS

S47°28'47.58"E
50.00'
S47°28'47.58"E
26.61'
L=18.79'
L=5.47'

OPEN SPACE

S69°45'06.91"E 40.93'
S69°45'06.91"E 50.00'
S69°45'06.91"E 50.00'
S69°45'06.91"E 50.00'
S69°45'06.91"E 50.00'
S69°45'06.91"E 50.00'
S69°45'06.91"E 50.00'
S69°45'06.91"E 51.77'
S69°45'06.91"E 52.38'
S73°34'30.23"E 52.49'

1
500 S.F.
.13 Ac.

2
6280 S.F.
0.14 Ac.

3
6281 S.F.
0.14 Ac.

4
5500 S.F.
0.13 Ac.

5
5500 S.F.
0.13 Ac.

6
5500 S.F.
0.13 Ac.

7
5500 S.F.
0.13 Ac.

8
5354 S.F.
0.12 Ac.

9
5083 S.F.
0.12 Ac.

10
5270 S.F.
0.12 Ac.

11
5629 S.F.
0.13 Ac.

12
5847 S.F.
0.13 Ac.

110.00' S42°31'12.42"W
110.25' S37°22'39.41"W
110.00' S20°14'53.09"W
110.00' S20°14'53.09"W
110.00' S20°14'53.09"W
110.00' S20°14'53.09"W
110.00' S20°14'53.09"W
109.98' S20°14'53.09"W
104.18' S20°14'53.09"W
100.50' S20°14'53.09"W
N20°14'53.09"E 100.50'
104.46' S20°14'53.09"W
110.00' S20°14'53.09"W

26.61' N47°28'47.58"W
L=41.17'
L=26.85'
40.93' N69°45'06.91"W
50.00' N69°45'06.91"W
50.00' N69°45'06.91"W
50.00' N69°45'06.91"W
49.81' N69°45'06.91"W
0.19' N76°22'02.28"W
50.34' N76°22'02.28"W
31.94' N76°22'02.28"W
18.27' N69°45'06.91"W
17.60' N69°45'06.91"W
34.40' N63°08'11.54"W
48.07' N63°08'11.54"W
4.63' N69°45'06.91"W
27.27' N69°45'06.91"W
L=25.12'

50' R/W (P.A.E AND P.U.E)
10' PUE
10' PUE

PRIVATE ROAD

RS' (TYP.)
RS' (TYP.)

PEDESTRIAN CROSSING

10' PEDESTRIAN PATH

S47°28'47.58"E
.61'
L=29.96'
L=49.36'
L=8.14'
40.74' S69°45'06.91"E
50.00' S69°45'06.91"E
50.00' S69°45'06.91"E
50.00' S69°45'06.91"E
50.00' S69°45'06.91"E
50.00' S69°45'06.91"E
50.34' S63°08'11.54"E
32.13' S63°08'11.54"E
18.09' S69°45'06.91"E
17.67' S69°45'06.91"E
34.27' S76°22'02.28"E
48.19' S76°22'02.28"E
4.51' S69°45'06.91"E
27.39' S69°45'06.91"E
L=25.00'

35
6777 S.F.
0.16 Ac.

34
6253 S.F.
0.14 Ac.

33
5500 S.F.
0.13 Ac.

32
5500 S.F.
0.13 Ac.

31
5500 S.F.
0.13 Ac.

30
5500 S.F.
0.13 Ac.

29
5355 S.F.
0.12 Ac.

28
5084 S.F.
0.12 Ac.

27
5376 S.F.
0.12 Ac.

26
5742 S.F.
0.13 Ac.

25
5769 S.F.
0.13 Ac.

110.46' S41°17'08.77"W
110.43' S28°31'35.31"W
110.00' S20°14'53.09"W
110.00' S20°14'53.09"W
110.00' S20°14'53.09"W
110.00' S20°14'53.09"W
110.00' S20°14'53.09"W
104.20' S20°14'53.09"W
100.50' S20°14'53.09"W
N20°14'53.09"E 102.67'
106.61' S20°14'53.09"W
112.15' S20°14'53.09"W

L=73.86'
L=24.06'
40.74' N69°45'06.91"W
50.00' N69°45'06.91"W
50.00' N69°45'06.91"W
50.00' N69°45'06.91"W
50.00' N69°45'06.91"W
50.00' N69°45'06.91"W
50.00' N69°45'06.91"W
51.71' N69°45'45.83"W
52.38' N69°45'45.83"W
52.55' N74°21'20.66"W

OPEN SPACE
OPEN SPACE
OPEN SPACE

N 69°45'46" W 1244.82'

10' PEDESTRIAN PATH
(OPEN TO PEDESTRIANS

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NORTH
SCALE: 1" = 20'
0 10 20 40
GRAPHIC SCALE

No.	Date	Comment

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Claudia S. Vega, P.E. 51532
Engineer Certificate No.

Project No: 21-155

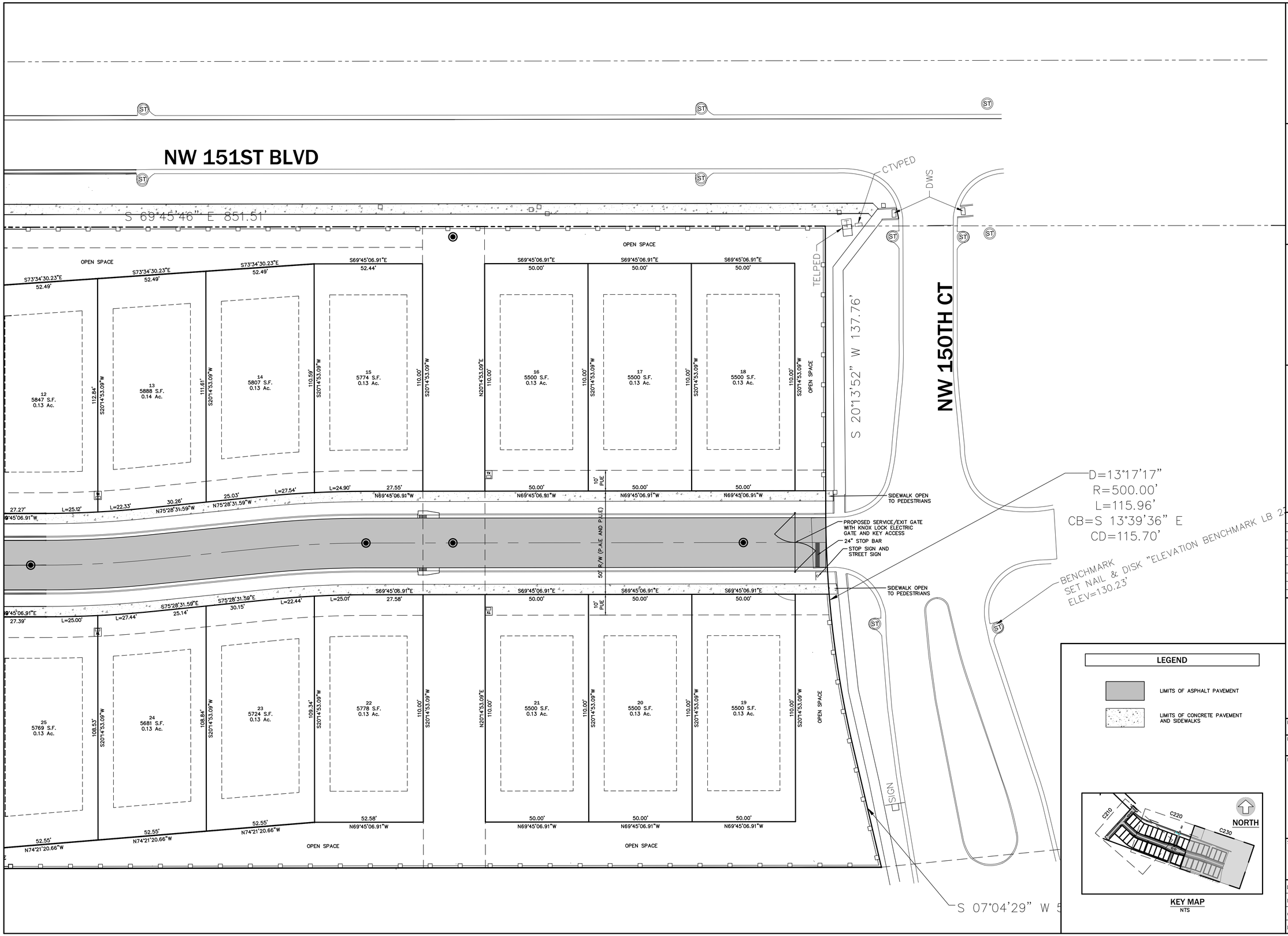
Project phase: PRELIMINARY PLAT

Project title:
HIGHLAND HILLS SUBDIVISION
CITY OF ALACHUA, FLORIDA

Sheet title: LAYOUT (2 OF 3)

Designed: SJR	Sheet No.: C220
Drawn: JB	
Checked: SJR	
Date: 01/07/26	

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LEGEND

- LIMITS OF ASPHALT PAVEMENT
- LIMITS OF CONCRETE PAVEMENT AND SIDEWALKS

KEY MAP
NTS

NORTH
SCALE: 1" = 20'
0 10 20 40
GRAPHIC SCALE

No.	Date	Comment

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01/07/2026

Claudia S. Vega, P.E. 51532
Engineer Certificate No.

Project No: 21-155

Project phase: PRELIMINARY PLAT

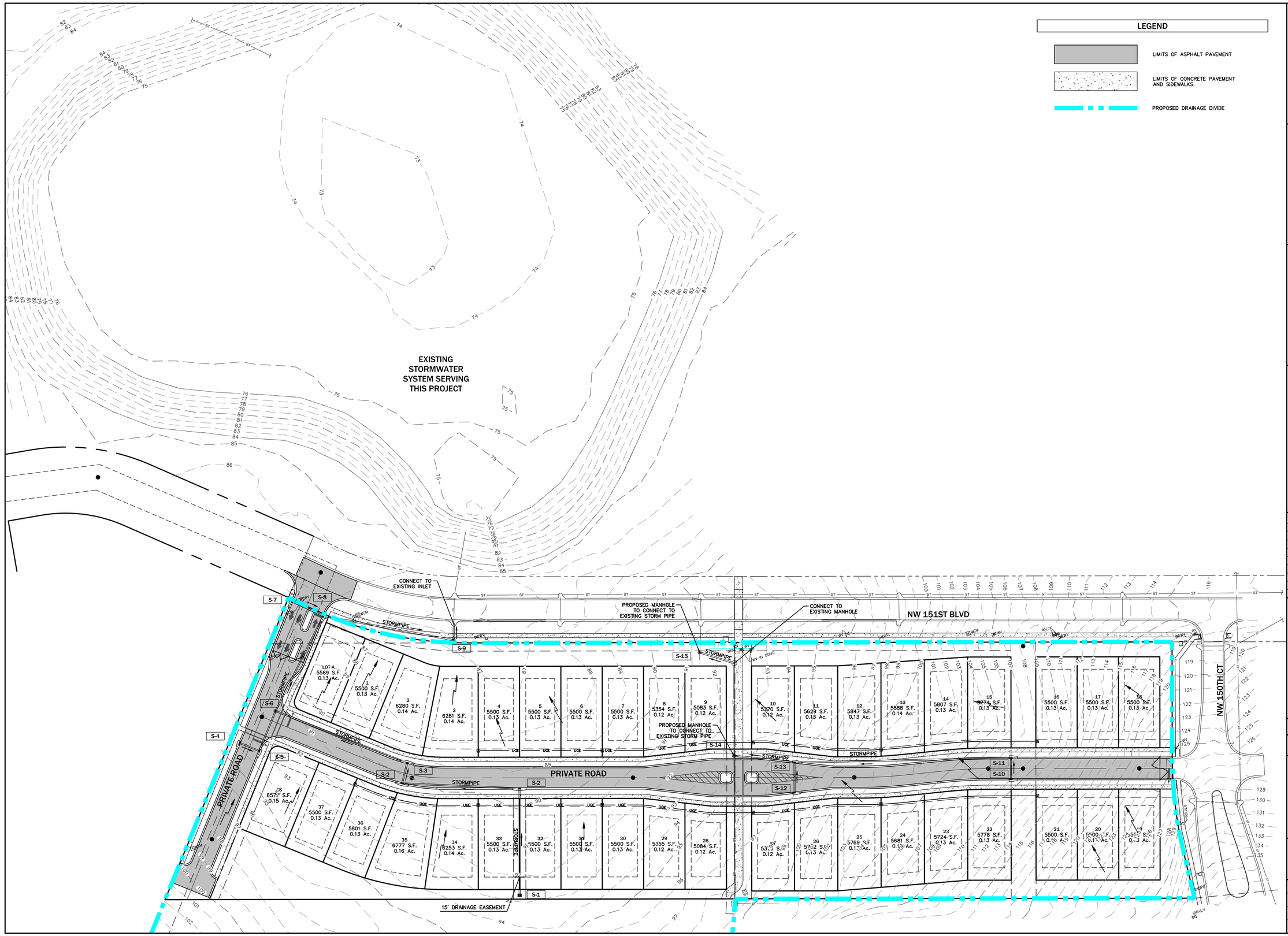
Project title:
HIGHLAND HILLS SUBDIVISION
CITY OF ALACHUA, FLORIDA

Sheet title: LAYOUT (3 OF 3)

Designed:	SJR
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Date:	01/07/26

Sheet No.: C230

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NORTH

SCALE: 1" = 50'

0 25 50 100

GRAPHIC SCALE

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01/07/2026

Claudia S. Vega, P.E. 51532
Engineer Certificate No.

Project No: 21-155

Project phase: PRELIMINARY PLAT

Project title:

HIGHLAND HILLS SUBDIVISION CITY OF ALACHUA, FLORIDA

Sheet title: MASTER DRAINAGE PLAN

Designed: SJR	Sheet No.: C300
Drawn: JB	
Checked: SJR	
Date: 01/07/26	

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EXISTING STORMWATER SYSTEM SERVING THIS PROJECT

PROPOSED 8" PVC WASTEWATER (SEE SHEETS C440–C460 FOR OFFSITE WASTEWATER)

EXISTING DRY LINE TO BE ABANDONED

EXISTING 8" SANITARY SEWER LINE TO BE REMOVED (APPROXIMATELY 80' LF)

EXISTING 8" SANITARY SEWER LINE TO BE CUT AND PLUGGED

LIMITS OF EXISTING PAVEMENT TO BE REMOVED AND REPLACED

EXISTING FIRE HYDRANT

10' EXISTING EASEMENT

20' EXISTING EASEMENT

CONNECT TO EXISTING SANITARY MAIN

30' EXISTING EASEMENT

NW 151ST BLVD

NW 150TH CT

20' EXISTING EASEMENT

CONNECT TO EXISTING WATER MAIN

PRIVATE ROAD

PROPOSED 8" PVC WASTEWATER

10' P.U.E

PROPOSED FIRE HYDRANT

CONNECT TO EXISTING WATER MAIN

CONNECT TO EXISTING SANITARY MAIN

PROPOSED 8" PVC WASTEWATER

10' EXISTING EASEMENT

20' EXISTING EASEMENT

30' EXISTING EASEMENT

LOT	S.F.	Ac.
LOT A	5589	0.13
1	5500	0.13
2	6280	0.14
3	6281	0.14
4	5500	0.13
5	5500	0.13
6	5500	0.13
7	5500	0.13
8	5354	0.12
9	5083	0.12
10	5270	0.12
11	5629	0.13
12	5847	0.13
13	5888	0.14
14	5807	0.13
15	5774	0.13
16	5500	0.13
17	5500	0.13
18	5500	0.13
19	5500	0.13
20	5500	0.13
21	5500	0.13
22	5778	0.13
23	5724	0.13
24	5681	0.13
25	5769	0.13
26	5742	0.13
27	5376	0.12
28	5084	0.12
29	5355	0.12
30	5500	0.13
31	5500	0.13
32	5500	0.13
33	5500	0.13
34	6253	0.14
35	6777	0.16
36	5801	0.13
37	5500	0.13
38	6579	0.15

LEGEND

- LIMITS OF ASPHALT PAVEMENT
- LIMITS OF CONCRETE PAVEMENT AND SIDEWALKS

NORTH

SCALE: 1" = 50'

0 25 50 100

GRAPHIC SCALE

eda consultants inc.
EB 2389
720 S.W. 2nd Ave, South Tower, Suite 300
GAINESVILLE, FLORIDA 32601
TEL. (352) 373-3541
www.edafl.com permitting@edafl.com

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Professional Engineer of Record:

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Contact Info: cvega@edafl.com
Date: 2026.01.07 10:24:52-05'00'

01/07/2026

Claudia S. Vega, P.E. — Engineer
51532 — Certificate No.

Project No: 21-155

Project phase: PRELIMINARY PLAT

Project title: HIGHLAND HILLS SUBDIVISION CITY OF ALACHUA, FLORIDA

Sheet title: MASTER UTILITY PLAN

Designed:	SJR
Drawn:	JB
Checked:	SJR
Date:	01/07/26

Sheet No.: C400

\\fs\Engrprojects\Highland Hills - McCauley - 2021-0155\Plans\Current DWG\Preliminary Plat\A2115SPRE-PLAT.dwg, C410-UTIL (1), 1/7/2026 9:41:31 AM, TRockwell

PROPOSED 8" PVC WASTEWATER (SEE SHEETS C440 & C450 FOR OFFSITE WASTEWATER)

EXISTING 8" SANITARY SEWER LINE TO BE REMOVED (APPROXIMATELY 80 LF)

LIMITS OF EXISTING PAVEMENT TO BE REMOVED AND REPLACED

EXISTING 8" SANITARY SEWER LINE TO BE CUT AND PLUGGED

EXISTING DRY LINE TO BE ABANDONED

EXISTING FIRE HYDRANT

OPEN SPACE

LOT A
5589 S.F.
0.13 Ac.

1
5500 S.F.
0.13 Ac.

2
6280 S.F.
0.14 Ac.

3
6281 S.F.
0.14 Ac.

4
5500 S.F.
0.13 Ac.

5
5500 S.F.
0.13 Ac.

6
5500 S.F.
0.13 Ac.

7
5500 S.F.
0.13 Ac.

8
5354 S.F.
0.12 Ac.

PROPOSED TRANSFORMER (TYP.)

PRIVATE ROAD

PROPOSED 8" PVC WASTEWATER

PROPOSED 8" PVC WASTEWATER

CONNECT TO EXISTING WATER MAIN

PROPOSED 8" PVC WATER MAIN

20' EXISTING EASEMENT

PRIVATE ROAD

OPEN SPACE

38
6579 S.F.
0.15 Ac.

37
5500 S.F.
0.13 Ac.

36
5801 S.F.
0.13 Ac.

35
6777 S.F.
0.16 Ac.

34
6253 S.F.
0.14 Ac.

33
5500 S.F.
0.13 Ac.

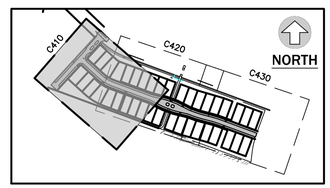
32
5500 S.F.
0.13 Ac.

31
5500 S.F.
0.13 Ac.

30
5500 S.F.
0.13 Ac.

LEGEND

- LIMITS OF ASPHALT PAVEMENT
- LIMITS OF CONCRETE PAVEMENT AND SIDEWALKS
- 183 — EXISTING CONTOUR ELEVATION
- • pi20 EXISTING TREE TO REMAIN



KEY MAP
NTS

NORTH
SCALE: 1" = 20'
0 10 20 40
GRAPHIC SCALE

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01/07/2026

Claudia S. Vega, P.E. — Engineer
51532 — Certificate No.

Project No: 21-155

Project phase: PRELIMINARY PLAT

Project title:
HIGHLAND HILLS SUBDIVISION
CITY OF ALACHUA, FLORIDA

Sheet title:
UTILITY PLAN (1 OF 3)

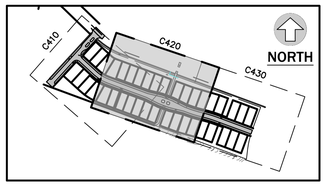
Designed:	SJR
Drawn:	JB
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Date:	01/07/26

Sheet No.: C410

\\fs\Engprojects\Highland Hills - McCauley - 2021-0155\Plans\Current DWG\Preliminary Plat\A21155PRE-PLAT.dwg, C420-UTIL (2), 1/7/2026 9:41:34 AM, TRockwell

LEGEND

- LIMITS OF ASPHALT PAVEMENT
- LIMITS OF CONCRETE PAVEMENT AND SIDEWALKS
- 183 — EXISTING CONTOUR ELEVATION
- • pl20 EXISTING TREE TO REMAIN



KEY MAP
NTS

EXISTING FIRE HYDRANT

EXISTING EASEMENT

PROPOSED PRIMARY UNDERGROUND ELECTRIC TO TIE INTO EXISTING

PROPOSED TRANSFORMER (TYP.)

PRIVATE ROAD

PROPOSED 8" PVC WASTEWATER

CONNECT TO EXISTING WATER MAIN

PROPOSED FIRE HYDRANT

EXISTING EASEMENT

1 500 S.F. .13 Ac.	2 6280 S.F. 0.14 Ac.	3 6281 S.F. 0.14 Ac.
4 5500 S.F. 0.13 Ac.	5 5500 S.F. 0.13 Ac.	6 5500 S.F. 0.13 Ac.
7 5500 S.F. 0.13 Ac.	8 5354 S.F. 0.12 Ac.	9 5083 S.F. 0.12 Ac.
10 5270 S.F. 0.12 Ac.	11 5629 S.F. 0.13 Ac.	12 5847 S.F. 0.13 Ac.
35 6777 S.F. 0.16 Ac.	34 6253 S.F. 0.14 Ac.	33 5500 S.F. 0.13 Ac.
32 5500 S.F. 0.13 Ac.	31 5500 S.F. 0.13 Ac.	30 5500 S.F. 0.13 Ac.
29 5355 S.F. 0.12 Ac.	28 5084 S.F. 0.12 Ac.	27 5376 S.F. 0.12 Ac.
26 5742 S.F. 0.13 Ac.	25 5769 S.F. 0.13 Ac.	

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NORTH
SCALE: 1" = 20'
0 10 20 40
GRAPHIC SCALE

No.	Date	Comment

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Date: 2026.01.07 10:24:58-05'00'

01/07/2026

Claudia S. Vega, P.E. 51532
Engineer Certificate No.

Project No: 21-155

Project phase: PRELIMINARY PLAT

Project title:

HIGHLAND HILLS SUBDIVISION
CITY OF ALACHUA, FLORIDA

Sheet title: UTILITY PLAN (2 OF 3)

Designed: SJR	Sheet No.: C420
Drawn: JB	
Checked: SJR	
Date: 01/07/26	

\\fs\Engprojects\Highland Hills - McCauley - 2021-0155\Plans\Current DWG\Preliminary Plat\A2115SPRE-PLAT.dwg, C430-UTIL (3), 1/7/2026 9:41:37 AM, TRockwell

NW 151ST BLVD

NW 150TH CT

EXISTING FIRE HYDRANT

OPEN SPACE

PROPOSED 4" PVC FORCE MAIN

CONNECT TO EXISTING SANITARY

30' EXISTING EASEMENT

PROPOSED TRANSFORMER (TYP.)

CONNECT TO EXISTING WASTEWATER

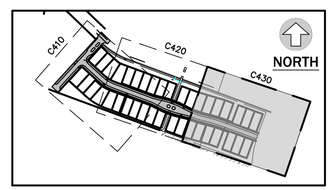
PROPOSED 8" PVC WASTEWATER

CONNECT TO EXISTING WATER MAIN

12 5847 S.F. 0.13 Ac.
13 5888 S.F. 0.14 Ac.
14 5807 S.F. 0.13 Ac.
15 5774 S.F. 0.13 Ac.
16 5500 S.F. 0.13 Ac.
17 5500 S.F. 0.13 Ac.
18 5500 S.F. 0.13 Ac.
19 5500 S.F. 0.13 Ac.
20 5500 S.F. 0.13 Ac.
21 5500 S.F. 0.13 Ac.
22 5778 S.F. 0.13 Ac.
23 5724 S.F. 0.13 Ac.
24 5681 S.F. 0.13 Ac.
25 5769 S.F. 0.13 Ac.

LEGEND

- LIMITS OF ASPHALT PAVEMENT
- LIMITS OF CONCRETE PAVEMENT AND SIDEWALKS
- 183 — EXISTING CONTOUR ELEVATION
- • pi20 EXISTING TREE TO REMAIN



KEY MAP
NTS

NORTH
SCALE: 1" = 20'
0 10 20 40
GRAPHIC SCALE

No.	Date	Comment

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Contact Info: cvega@edafl.com
Date: 2026.01.07 10:25:02-05'00'

01/07/2026

Claudia S. Vega, P.E. — Engineer
51532 — Certificate No.

Project No: 21-155

Project phase: PRELIMINARY PLAT

Project title: HIGHLAND HILLS SUBDIVISION CITY OF ALACHUA, FLORIDA

Sheet title: UTILITY PLAN (3 OF 3)

Designed:	SJR
Drawn:	JB
Checked:	SJR
Date:	01/07/26

Sheet No.: C430

\\fs\Engrojects\Highland Hills - McCauley - 2021-0155\Plans\Current DWG\Preliminary Plat\A2115SPRE-PLAT.dwg, C440 - UTIL OFFSITE 1, 1/7/2026 9:41:40 AM, TRockwell

MH-5
SANITARY MH
TOP EL.=85.50
S 8" INV.=73.57
N 8" INV.=73.47

MH-4
SANITARY MH
TOP EL.=91.00
N 8" INV.=75.17
E 8" INV.=75.27
W 8" INV.=75.27

PROPOSED STUB-OUT FOR FUTURE CONNECTION

MH-3
SANITARY MH
TOP EL.=85.50
W 8" INV.=75.89
SE 8" INV.=75.99

PROPOSED 8" PVC WASTEWATER

LIMITS OF EXISTING PAVEMENT TO BE REMOVED AND REPLACED

MH-2
SANITARY MH
TOP EL.=86.50
NW 8" INV.=77.14
SW 8" INV.=77.24

EXISTING 8" SANITARY SEWER LINE TO CUT AND PLUGGED

MH-1
SANITARY MH
TOP EL.=92.00
NE 8" INV.=78.00

30' PUE

PRIVATE ROAD

LOT A
5589 S.F.
0.13 Ac.

1
5500 S.F.
0.13 Ac.

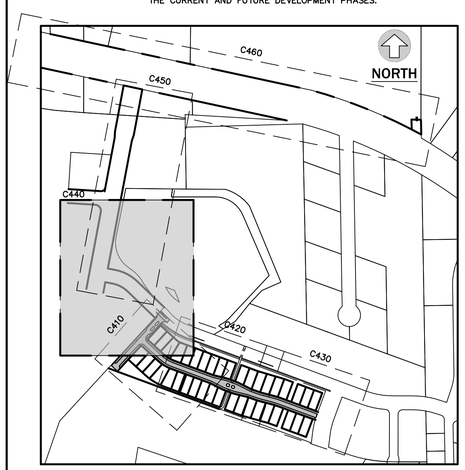
2
6280 S.F.
0.14 Ac.

3
6281 S.F.
0.14 Ac.

4
5500 S.F.

NOTE:
OFFSITE ROADWAY DESIGN AND ALIGNMENT IS CONCEPTUAL. ONLY SANITARY SEWER FACILITIES ARE TO BE INSTALLED THROUGH A PUBLIC UTILITY EASEMENT AT THIS TIME. THE ROADWAY IS NOT PART OF THE PRELIMINARY PLAT AND WILL REQUIRE AN INFRASTRUCTURE PLAN OR SITE PLAN.

NOTE:
A MINIMUM OF THREE FEET OF COVER SHALL BE PROVIDED OVER THE WASTEWATER MAIN DURING BOTH THE CURRENT AND FUTURE DEVELOPMENT PHASES.



KEY MAP
NTS

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TEL. (352) 373-3541
www.edafl.com permitting@edafl.com

NORTH
SCALE: 1" = 40'
0 20 40 80
GRAPHIC SCALE

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Contact Info: cvega@edafl.com
Date: 2026.01.07 10:25:04-05'00'

01/07/2026

Claudia S. Vega, P.E. 51532
Engineer Certificate No.

Project No: 21-155

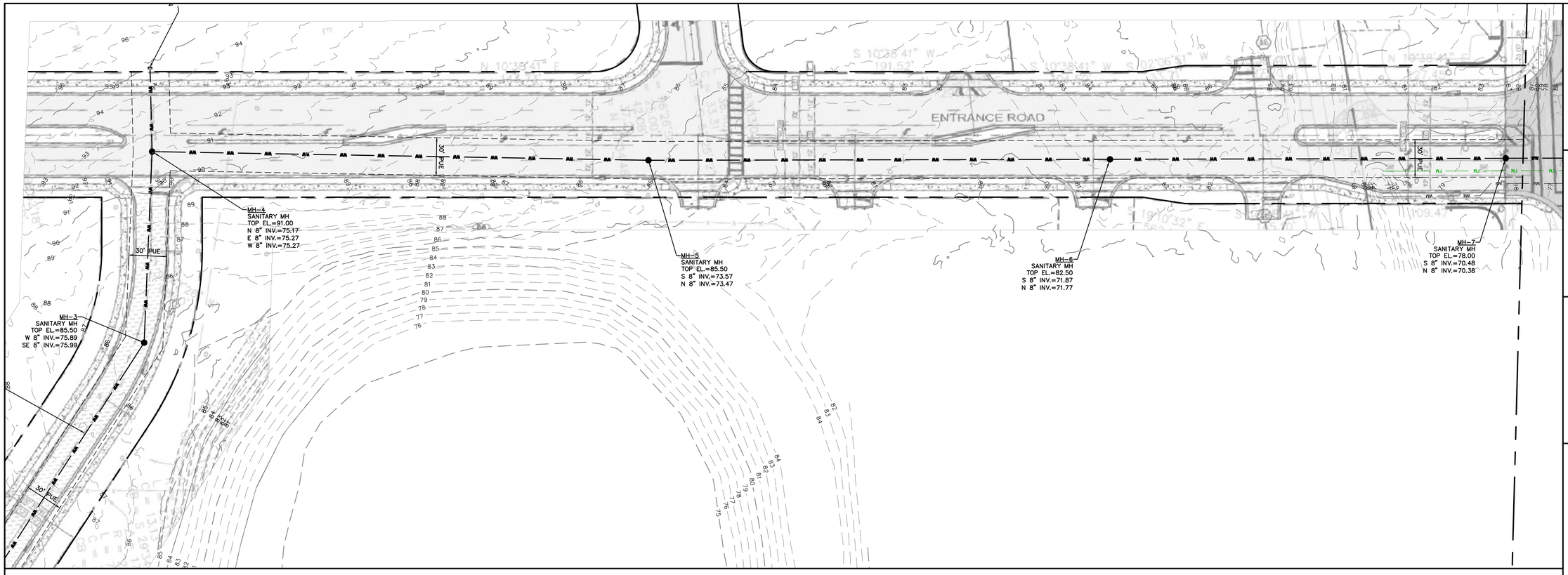
Project phase: PRELIMINARY PLAT

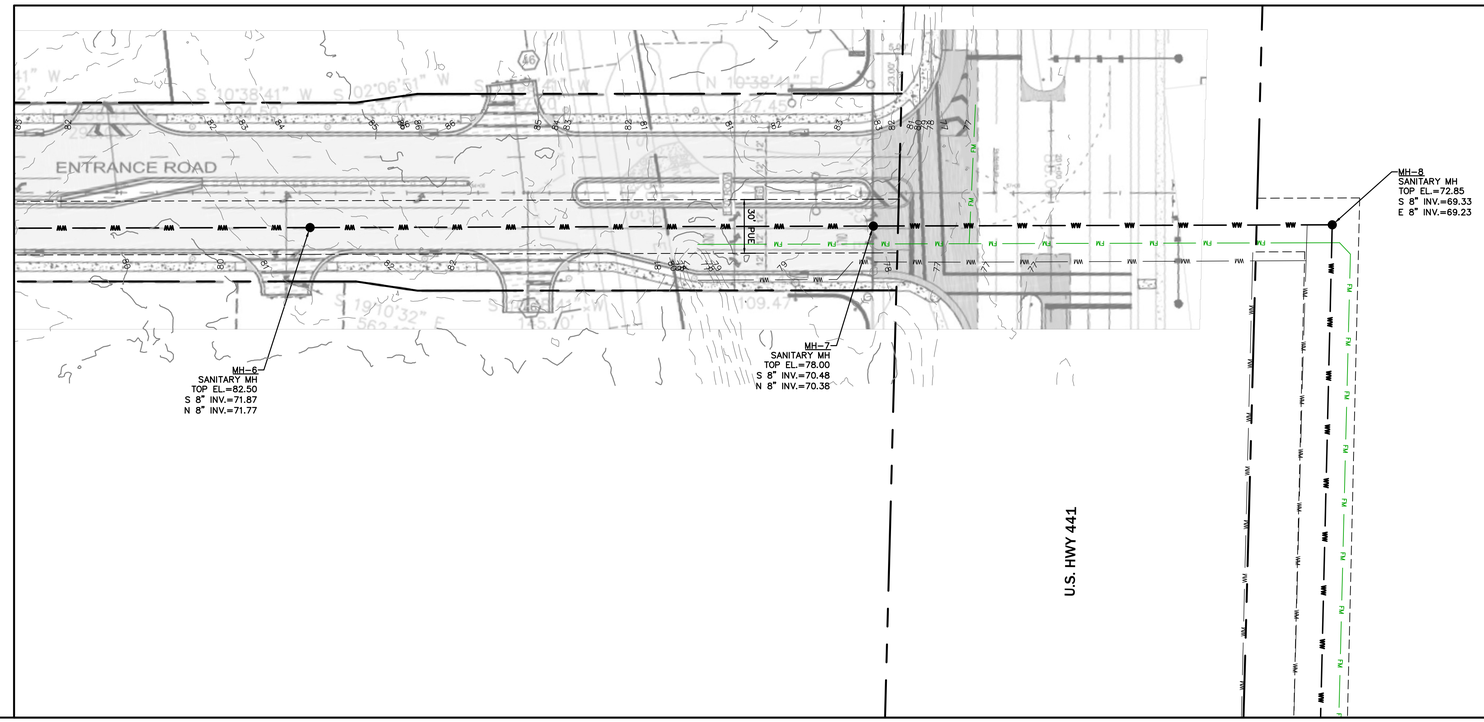
Project title:
HIGHLAND HILLS SUBDIVISION
CITY OF ALACHUA, FLORIDA

Sheet title: OFFSITE UTILITY PLAN

Designed: SJR	Sheet No.: C440
Drawn: JB	
Checked: SJR	
Date: 01/07/26	

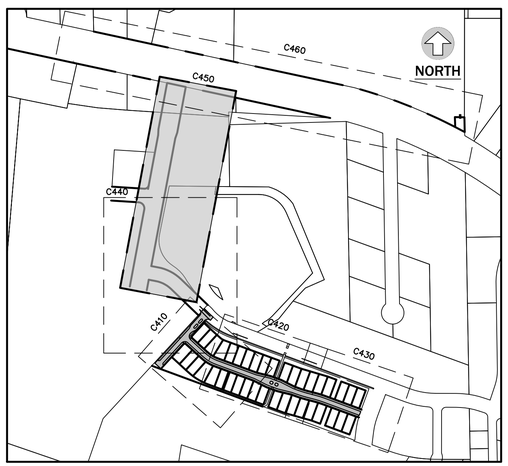
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NOTE:
A MINIMUM OF THREE FEET OF COVER SHALL BE PROVIDED OVER THE WASTEWATER MAIN DURING BOTH THE CURRENT AND FUTURE DEVELOPMENT PHASES.



KEY MAP
NTS

NORTH
SCALE: 1" = 40'
0 20 40 80
GRAPHIC SCALE

No.	Date	Comment

eda consultants inc.
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Date: 2026.01.07 10:25:07-05'00'
01/07/2026

Claudia S. Vega, P.E. 51532
Engineer Certificate No.

Project No: 21-155

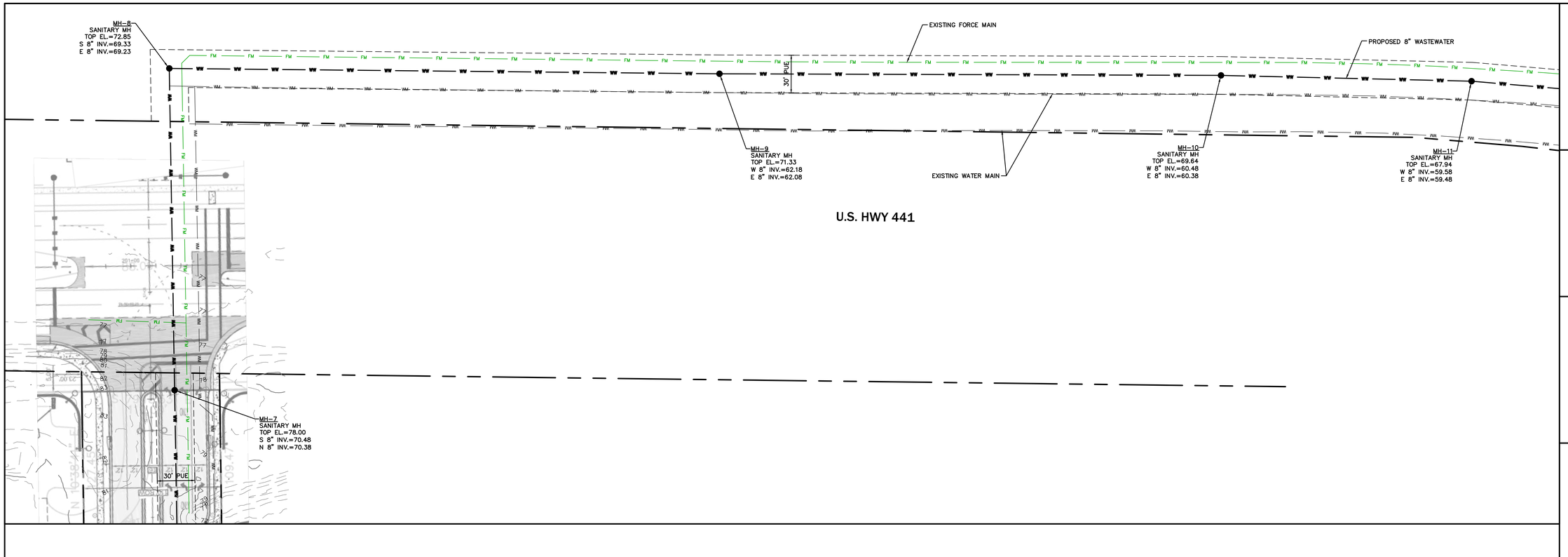
Project phase: PRELIMINARY PLAT

Project title: HIGHLAND HILLS SUBDIVISION CITY OF ALACHUA, FLORIDA

Sheet title: OFFSITE UTILITY PLAN

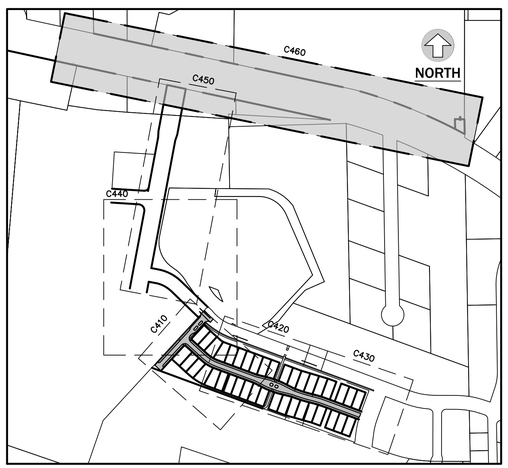
Designed:	SJR
Drawn:	JB
Checked:	SJR
Date:	01/07/26

Sheet No.: C450

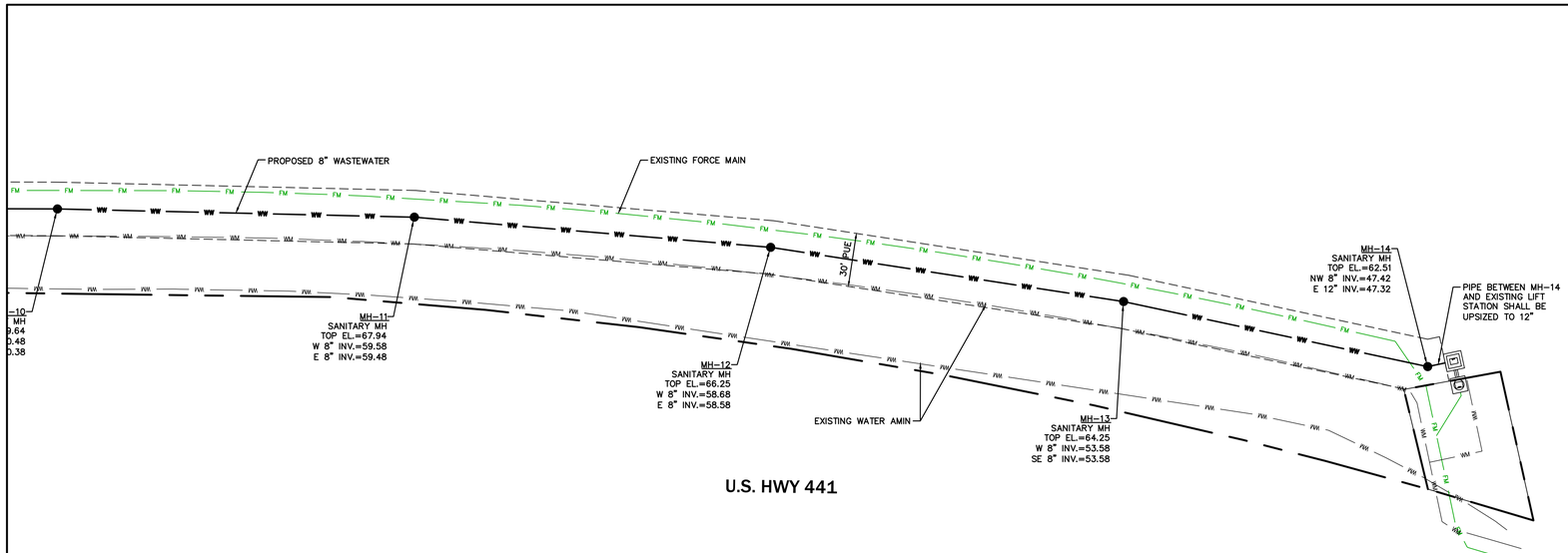


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NOTE:
A MINIMUM OF THREE FEET OF COVER SHALL BE PROVIDED OVER THE WASTEWATER MAIN DURING BOTH THE CURRENT AND FUTURE DEVELOPMENT PHASES.



KEY MAP
NTS



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NORTH
SCALE: 1" = 40'
0 20 40 80
GRAPHIC SCALE

No.	Date	Comment

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01/07/2026

Claudia S. Vega, P.E. 51532
Engineer Certificate No.

Project No: 21-155

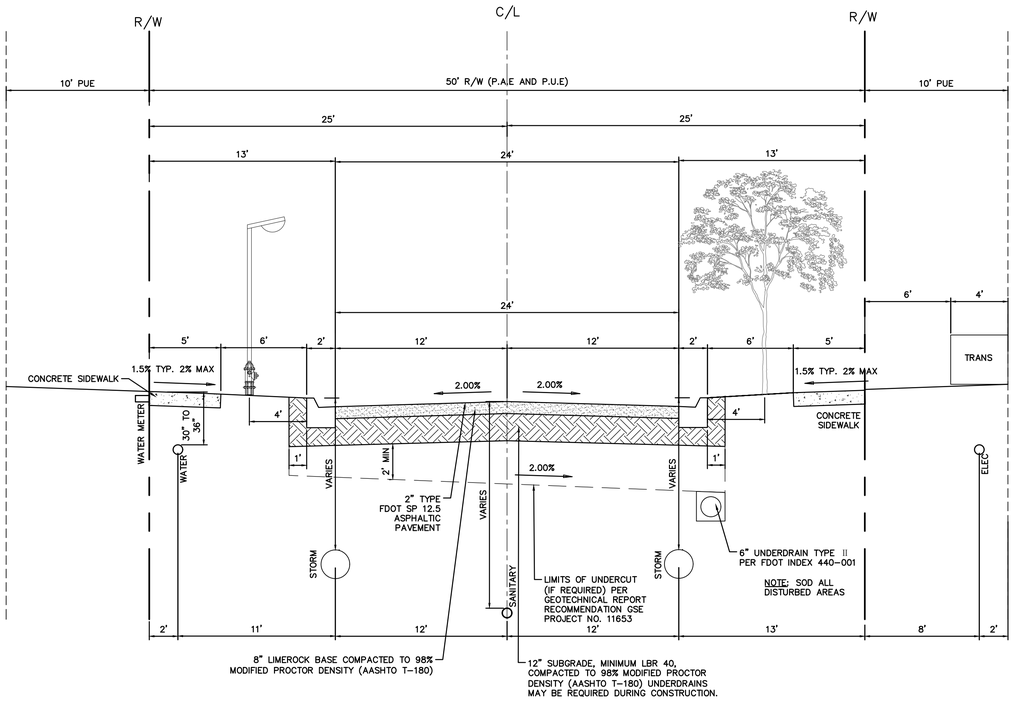
Project phase: PRELIMINARY PLAT

Project title:
HIGHLAND HILLS SUBDIVISION
CITY OF ALACHUA, FLORIDA

Sheet title:
OFFSITE UTILITY PLAN

Designed: SJR	Sheet No.: C460
Drawn: JB	
Checked: SJR	
Date: 01/07/26	

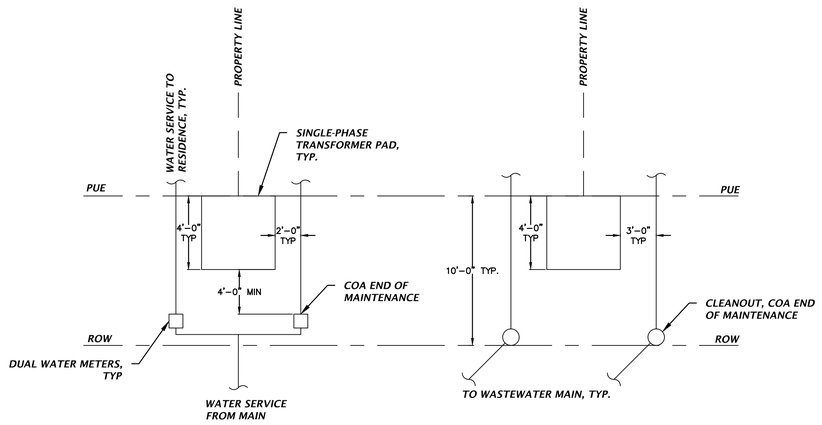
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50' PUBLIC RIGHT-OF-WAY
TYPICAL CROSS SECTION
DESIGN SPEED: 20 MPH

GENERAL UTILITY NOTES

1. CONTRACTOR IS RESPONSIBLE FOR PROTECTION AND VERIFICATION OF EXISTING UTILITIES. ANY EXISTING UTILITY TO BE MODIFIED SHALL BE COORDINATED WITH THE APPROPRIATE UTILITY PROVIDER.
2. WATER METER APPURTENANCES SHALL BE FURNISHED AND INSTALLED BY THE CONTRACTOR. THE WATER METER ITSELF SHALL BE FURNISHED AND INSTALLED BY THE CITY.
3. ELECTRIC SERVICE TO BE COORDINATED WITH CITY OF ALACHUA.
4. UTILITY INSTALLATION SHALL NOT TAKE PLACE WITHIN TREE BARRICADE AREA AS SHOWN ON THE PAVING, GRADING AND DRAINAGE PLAN.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DISPOSAL OF UNSUITABLE MATERIALS OFF-SITE AND FURNISH APPROVED MATERIAL PER CITY OF ALACHUA FOR SANITARY SEWER LINES BACKFILL AT NO ADDITIONAL COST TO THE OWNER. THE CONTRACTOR MAY DISPOSE OF UNSUITABLE MATERIAL ON-SITE BY APPROVAL OF THE OWNER.
6. NO PERMANENT STRUCTURE SHALL BE CONSTRUCTED WITHIN 10 FEET OF ANY WATER LINE OR 15 FEET OF ANY SEWER LINE.
7. CONTRACTOR SHALL PROTECT LANDSCAPE AND ANY DISTURBED AREAS SHALL BE RESTORED AS EXISTING.



WATER SERVICE

WASTEWATER GRAVITY LATERALS

TYPICAL ROUTING OF WATER AND GRAVITY WASTEWATER PIPING NEAR TRANSFORMERS
NTS

327

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SCALES:
AS SHOWN

No.	Date	Comment

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Date: 2026.01.07 10:25:13-05'00'

01/07/2026

Claudia S. Vega, P.E. 51532
Engineer Certificate No.

Project No: 21-155

Project phase: PRELIMINARY PLAT

Project title:
HIGHLAND HILLS SUBDIVISION
CITY OF ALACHUA, FLORIDA

Sheet title:
CROSS SECTIONS AND DETAILS

Designed: SJR	Sheet No.: C500
Drawn: JB	
Checked: SJR	
Date: 01/07/26	

\\fs\Engprojects\Highland Hills - McCauley - 2021-0155\Plans\Current DWG\Preliminary Plat\A21155PRE-PLAT.dwg, C500-XSECTION, 1/7/2026 9:41:48 AM, TRockwell

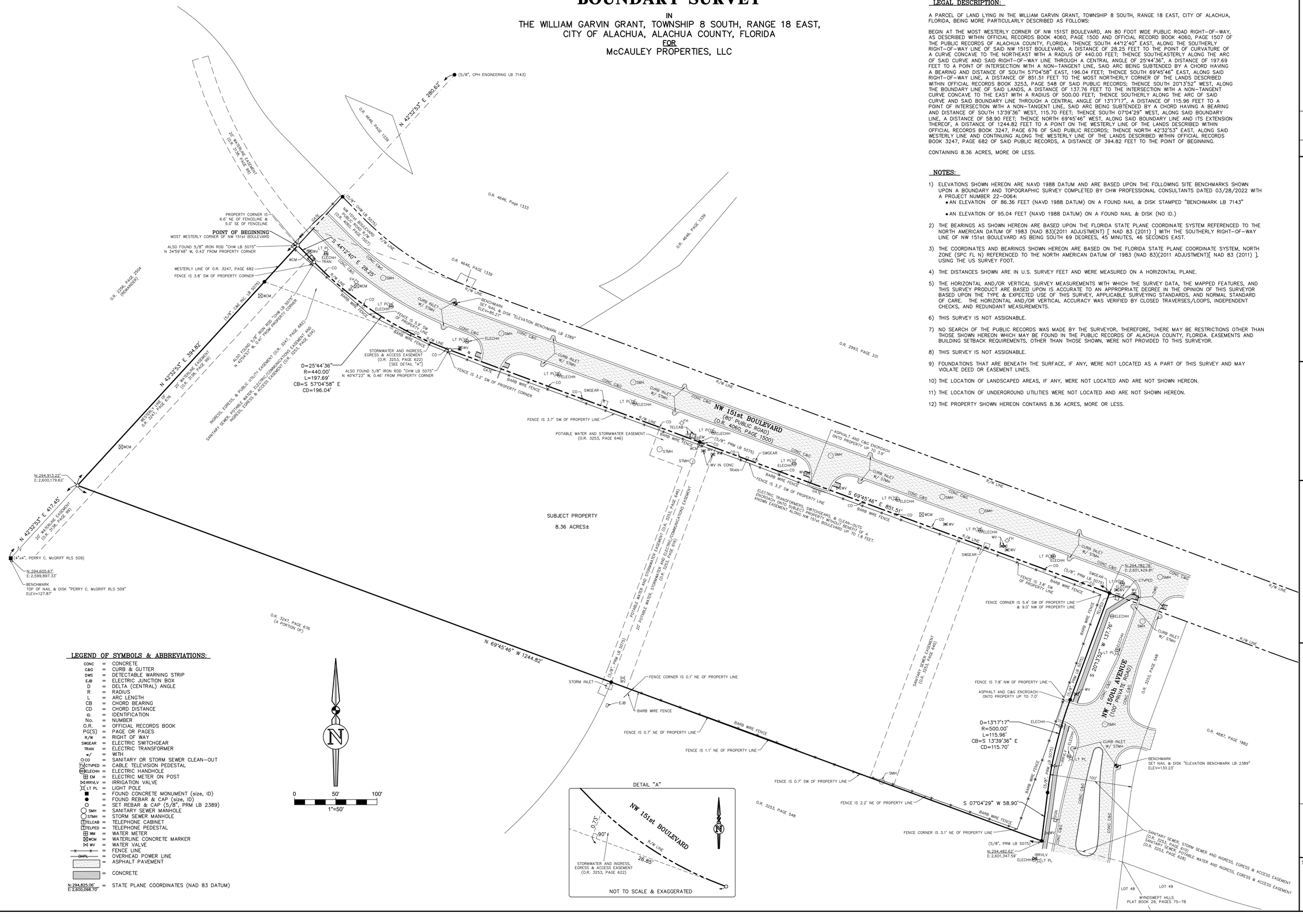
BOUNDARY SURVEY

IN

THE WILLIAM GARVIN GRANT, TOWNSHIP 8 SOUTH, RANGE 18 EAST,
CITY OF ALACHUA, ALACHUA COUNTY, FLORIDA

FOR

McCAULEY PROPERTIES, LLC



LEGAL DESCRIPTION:

A PARCEL OF LAND LYING IN THE WILLIAM GARVIN GRANT, TOWNSHIP 8 SOUTH, RANGE 18 EAST, CITY OF ALACHUA, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE MOST WESTERLY CORNER OF NW 151ST BOULEVARD, AN 80 FOOT WIDE PUBLIC ROAD RIGHT-OF-WAY, AS DESCRIBED WITHIN OFFICIAL RECORDS BOOK 4060, PAGE 1500 AND OFFICIAL RECORD BOOK 4060, PAGE 1507 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE SOUTH 44°12'40" EAST, ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID NW 151ST BOULEVARD, A DISTANCE OF 28.25 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST WITH A RADIUS OF 440.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE AND SAID RIGHT-OF-WAY LINE THROUGH A CENTRAL ANGLE OF 25°44'36", A DISTANCE OF 197.69 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENT LINE, SAID ARC BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 57°04'58" EAST, 196.04 FEET; THENCE SOUTH 69°45'46" EAST, ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 851.51 FEET TO THE MOST NORTHERLY CORNER OF THE LANDS DESCRIBED WITHIN OFFICIAL RECORDS BOOK 3253, PAGE 548 OF SAID PUBLIC RECORDS; THENCE SOUTH 20°13'52" WEST, ALONG THE BOUNDARY LINE OF SAID LANDS, A DISTANCE OF 137.76 FEET TO THE INTERSECTION WITH A NON-TANGENT CURVE CONCAVE TO THE EAST WITH A RADIUS OF 500.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE AND SAID BOUNDARY LINE THROUGH A CENTRAL ANGLE OF 13°17'17", A DISTANCE OF 115.96 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENT LINE, SAID ARC BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 13°39'36" WEST, 115.70 FEET; THENCE SOUTH 07°04'29" WEST, ALONG SAID BOUNDARY LINE, A DISTANCE OF 58.90 FEET; THENCE NORTH 69°45'46" WEST, ALONG SAID BOUNDARY LINE AND ITS EXTENSION THEREOF, A DISTANCE OF 1244.82 FEET TO A POINT ON THE WESTERLY LINE OF THE LANDS DESCRIBED WITHIN OFFICIAL RECORDS BOOK 3247, PAGE 676 OF SAID PUBLIC RECORDS; THENCE NORTH 42°32'53" EAST, ALONG SAID WESTERLY LINE AND CONTINUING ALONG THE WESTERLY LINE OF THE LANDS DESCRIBED WITHIN OFFICIAL RECORDS BOOK 3247, PAGE 682 OF SAID PUBLIC RECORDS, A DISTANCE OF 394.82 FEET TO THE POINT OF BEGINNING.

CONTAINING 8.36 ACRES, MORE OR LESS.

NOTES:

1) ELEVATIONS SHOWN HEREON ARE NAVD 1988 DATUM AND ARE BASED UPON THE FOLLOWING SITE BENCHMARKS SHOWN UPON A BOUNDARY AND TOPOGRAPHIC SURVEY COMPLETED BY CHW PROFESSIONAL CONSULTANTS DATED 03/28/2022 WITH A PROJECT NUMBER 22-0064:
   - AN ELEVATION OF 86.36 FEET (NAVD 1988 DATUM) ON A FOUND NAIL & DISK STAMPED "BENCHMARK LB 7143"
   - AN ELEVATION OF 95.04 FEET (NAVD 1988 DATUM) ON A FOUND NAIL & DISK (NO ID.)
2) THE BEARINGS AS SHOWN HEREON ARE BASED UPON THE FLORIDA STATE PLANE COORDINATE SYSTEM REFERENCED TO THE NORTH AMERICAN DATUM OF 1983 (NAD 83)(2011 ADJUSTMENT) [NAD 83 (2011)] WITH THE SOUTHERLY RIGHT-OF-WAY LINE OF NW 151st BOULEVARD AS BEING SOUTH 69 DEGREES, 45 MINUTES, 46 SECONDS EAST.
3) THE COORDINATES AND BEARINGS SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, NORTH ZONE (SPC FL N) REFERENCED TO THE NORTH AMERICAN DATUM OF 1983 (NAD 83)(2011 ADJUSTMENT)[NAD 83 (2011)], USING THE US SURVEY FOOT.
4) THE DISTANCES SHOWN ARE IN U.S. SURVEY FEET AND WERE MEASURED ON A HORIZONTAL PLANE.
5) THE HORIZONTAL AND/OR VERTICAL SURVEY MEASUREMENTS WITH WHICH THE SURVEY DATA, THE MAPPED FEATURES, AND THIS SURVEY PRODUCT ARE BASED UPON IS ACCURATE TO AN APPROPRIATE DEGREE IN THE OPINION OF THIS SURVEYOR BASED UPON THE TYPE & EXPECTED USE OF THIS SURVEY, APPLICABLE SURVEYING STANDARDS, AND NORMAL STANDARD OF CARE. THE HORIZONTAL AND/OR VERTICAL ACCURACY WAS VERIFIED BY CLOSED TRAVERSES/LOOPS, INDEPENDENT CHECKS, AND REDUNDANT MEASUREMENTS.
6) THIS SURVEY IS NOT ASSIGNABLE.
7) NO SEARCH OF THE PUBLIC RECORDS WAS MADE BY THE SURVEYOR, THEREFORE, THERE MAY BE RESTRICTIONS OTHER THAN THOSE SHOWN HEREON WHICH MAY BE FOUND IN THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA. EASEMENTS AND BUILDING SETBACK REQUIREMENTS, OTHER THAN THOSE SHOWN, WERE NOT PROVIDED TO THIS SURVEYOR.
8) THIS SURVEY IS NOT ASSIGNABLE.
9) FOUNDATIONS THAT ARE BENEATH THE SURFACE, IF ANY, WERE NOT LOCATED AS A PART OF THIS SURVEY AND MAY VIOLATE DEED OR EASEMENT LINES.
10) THE LOCATION OF LANDSCAPED AREAS, IF ANY, WERE NOT LOCATED AND ARE NOT SHOWN HEREON.
11) THE LOCATION OF UNDERGROUND UTILITIES WERE NOT LOCATED AND ARE NOT SHOWN HEREON.
12) THE PROPERTY SHOWN HEREON CONTAINS 8.36 ACRES, MORE OR LESS.

LEGEND OF SYMBOLS & ABBREVIATIONS:

CONC	=	CONCRETE
C&G	=	CURB & GUTTER
DWS	=	DETECTABLE WARNING STRIP
E.JB	=	ELECTRIC JUNCTION BOX
D	=	DELTA (CENTRAL) ANGLE
R	=	RADIUS
L	=	ARC LENGTH
CB	=	CHORD BEARING
CD	=	CHORD DISTANCE
ID.	=	IDENTIFICATION
No.	=	NUMBER
O.R.	=	OFFICIAL RECORDS BOOK
PG(S)	=	PAGE OR PAGES
R/W	=	RIGHT OF WAY
SWGEAR	=	ELECTRIC SWITCHGEAR
TRAN	=	ELECTRIC TRANSFORMER
w/	=	WITH
CO	=	SANITARY OR STORM SEWER CLEAN-OUT
CTVPED	=	CABLE TELEVISION PEDESTAL
ELECHH	=	ELECTRIC HANDHOLE
EM	=	ELECTRIC METER ON POST
IRRV.V	=	IRRIGATION VALVE
LT PL	=	LIGHT POLE
■	=	FOUND CONCRETE MONUMENT (size, ID)
●	=	FOUND REBAR & CAP (size, ID)
○	=	SET REBAR & CAP (5/8", PRM LB 2389)
SMH	=	SANITARY SEWER MANHOLE
STMH	=	STORM SEWER MANHOLE
TELCAB	=	TELEPHONE CABINET
TELPED	=	TELEPHONE PEDESTAL
WM	=	WATER METER
WCM	=	WATERLINE CONCRETE MARKER
WV	=	WATER VALVE
x x	=	FENCE LINE
OHPL	=	OVERHEAD POWER LINE
	=	ASPHALT PAVEMENT
	=	CONCRETE
N:294,825.06' E:2,600,098.70'	=	STATE PLANE COORDINATES (NAD 83 DATUM)

0 50' 100'
1"=50'

FLOOD INSURANCE RATE MAP STATEMENT

THE REAL PROPERTY SHOWN HEREON LIES WITHIN ZONE(s) X (UNSHADED) AS DESIGNATED ON THE FLOOD INSURANCE RATE MAP NUMBER 12001C0120D , COMMUNITY NUMBER: 120864 , PANEL: 0120D, EFFECTIVE DATE: 06/16/06 AS DELINEATED ON SAID FLOOD INSURANCE RATE MAP(FIRM) AS BEING AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN."

No.	Date	Comment

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Project No. 22-0064 / 0155.S01
Drawn AG
Check JR

edac consultants inc. Certificate of Authorization No. 2389

P.S.M. 6657

THIS SURVEY MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES. THIS SURVEY DEPICTS THE SITE CONDITIONS AS OF: 05/21/2024

NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND THE RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. ADDITIONS OR DELETIONS TO SURVEY MAPS BY OTHER THAN THE SIGNING PARTY IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY. ACCOMPANIED BY AN ELECTRONIC SIGNATURE IN ACCORDANCE WITH CHAPTER 5J-17.062, FLORIDA ADMINISTRATIVE CODE. COPYRIGHT ©2024

1103	1-21	
Fieldbook	Page	

PREPARED FOR: 1) McCAULEY PROPERTIES, LLC 2) 3) 4)

05/21/2024	05/23/2024	Revised
Survey Date	Drawing Completed	

Sheet No.:

V-001

Plotted May 23, 2024 - 13:40:31 - cgiorsetti

J:_Projects\2021\2021-0155 (Highland Hills)\DWG\2021-0155.S01.dwg - SHEET 1

BOUNDARY AND TOPOGRAPHIC SURVEY

LOCATED IN THE WEST HALF (W 1/2) OF SECTION 15, TOWNSHIP 8 SOUTH, RANGE 18 EAST, CITY OF ALACHUA, ALACHUA COUNTY, FLORIDA

LEGAL DESCRIPTION: (PER FIRST AMERICAN TITLE INSURANCE COMPANY, FILE NO.: 2076-5877981, COMMITMENT DATE: FEBRUARY 01, 2022)

A PARCEL OF LAND LYING IN THE WILLIAM GARVIN, TOWNSHIP 8 SOUTH, RANGE 18 EAST, IN THE CITY OF ALACHUA, ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF "CLOVER RANCH ESTATES", A SUBDIVISION AS RECORDED IN PLAT BOOK "F", PAGE 7 OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE SOUTH 87°37'23" WEST, ALONG THE NORTHERLY BOUNDARY OF SAID "CLOVER RANCH ESTATES" AND THE SOUTHERLY LINE OF WYNDSWEPT HILLS AS RECORDED IN PLAT BOOK "26", PAGE 75 THROUGH 78 OF SAID PUBLIC RECORDS, A DISTANCE OF 901.73 FEET; THENCE SOUTH 77°55'34" WEST, ALONG SAID NORTHERLY BOUNDARY LINE AND SAID SOUTHERLY LINE, A DISTANCE OF 1049.14 FEET TO THE SOUTHWEST CORNER OF SAID WYNDSWEPT HILLS; THENCE NORTH 12°01'38" WEST, ALONG THE WESTERLY LINE OF SAID LANDS, A DISTANCE OF 299.98 FEET TO A BOUNDARY CORNER OF SAID LANDS AND THE POINT OF BEGINNING; THENCE NORTH 56°37'18" EAST, ALONG THE WESTERLY LINE OF SAID WYNDSWEPT HILLS, A DISTANCE OF 249.99 FEET TO THE SOUTHWEST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3253, PAGE 553 OF SAID PUBLIC RECORDS; THENCE NORTH 33°22'42" WEST, ALONG THE WESTERLY LINE OF SAID LANDS, A DISTANCE OF 125.23 FEET; THENCE NORTH 07°22'32" EAST, ALONG THE WESTERLY LINE OF SAID LANDS, A DISTANCE OF 935.13 FEET TO THE NORTHWEST CORNER OF SAID LANDS, SAID NORTHWEST CORNER LOCATED ON THE NORTH LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3252, PAGE 597 OF SAID PUBLIC RECORDS; THENCE NORTH 72°58'39" WEST, ALONG SAID NORTHERLY LINE OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3252, PAGE 597, A DISTANCE OF 475.78 FEET TO THE NORTHWEST CORNER OF SAID LANDS, A DISTANCE OF 308.61 FEET; THENCE SOUTH 07°22'32" WEST, ALONG THE WESTERLY LINE OF SAID LANDS, A DISTANCE OF 976.42 FEET TO THE SOUTHWEST CORNER OF SAID LANDS; THENCE SOUTH 83 DEG. 40 MIN. 32 SEC. EAST, ALONG THE SOUTHERLY LINE OF SAID LANDS, A DISTANCE OF 414.09 FEET TO THE POINT OF BEGINNING.

AND

AN EIGHTY (80) FOOT STRIP OF LAND LYING IN THE WILLIAM GARVIN GRANT, TOWNSHIP 8 SOUTH, RANGE 18 EAST, IN THE CITY OF ALACHUA, ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF BLOCK 16, DOWNINGS SUBDIVISION, AS RECORDED IN PLAT BOOK "C", PAGE 79A OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE SOUTH 87°12'59" WEST, ALONG THE NORTH RIGHT- OF-WAY LINE OF NW 150TH AVENUE (A 40 FOOT RIGHT-OF-WAY), A DISTANCE OF 868.47 FEET TO THE SOUTHEAST CORNER OF BLOCK 14 OF SAID DOWNINGS SUBDIVISION; THENCE SOUTH 87°14'17" WEST, ALONG THE SOUTH LINE OF SAID BLOCK 14, A DISTANCE OF 274.60 FEET TO THE EASTERLY LINE OF THE LAND DESCRIBED IN O.R.B. 1742, PAGE 1462 OF SAID PUBLIC RECORDS; THENCE NORTH 15 DEGREES 30'23" EAST, ALONG SAID EASTERLY LINE, 57.84 FEET TO THE NORTHEASTERLY CORNER OF SAID LAND; THENCE NORTH 79 DEGREES 33'04" WEST, ALONG THE NORTH LINE OF SAID LAND, 175.60 FEET TO THE NORTHEASTERLY CORNER OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN O.R. BOOK 2000, PAGE 1304 OF SAID PUBLIC RECORDS; THENCE NORTH 85 DEG.45'52" WEST, ALONG THE NORTH LINE OF SAID LAND, 214.79 FEET TO THE NORTHEAST CORNER OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN O.R. BOOK 2314, PAGE 619 OF SAID PUBLIC RECORDS; THENCE NORTH 85 DEG.46'42" WEST, ALONG THE NORTH LINE OF SAID LAND, 378.25 FEET; THENCE NORTH 72 DEG.58'39" WEST, CONTINUING ALONG SAID NORTH LINE, 1357.26 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 72 DEG.58'39" WEST, ALONG SAID NORTH LINE, A DISTANCE OF 720.65 FEET; THENCE NORTH 01 DEG.03'33" EAST, A DISTANCE OF 752.41 FEET TO THE INTERSECTION WITH A NON-TANGENT CURVE TO THE RIGHT, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 460.00 FEET, AND BEING SUBTENDED BY A CHORD BEARING OF SOUTH 72 DEG.02'33" EAST, 13.01 FEET; THENCE ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 1 DEG.37'12", AN ARC DISTANCE OF 13.01 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 71 DEG. 13'57" EAST, A DISTANCE OF 549.27 FEET TO THE NORTHWESTERLY LINE OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2929, PAGE 874; THENCE ALONG THE SAID NORTHWESTERLY LINE THE FOLLOWING 4 COURSES (1) SOUTH 18 DEG.46'03" WEST, A DISTANCE OF 302.64 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 500.00 FEET, AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 32 DEG.43'02" WEST, 241.07 FEET; (2) THENCE ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 27 DEG.53'59", AN ARC DISTANCE OF 243.47 FEET TO THE POINT OF TANGENCY; (3) THENCE SOUTH 46 DEG.40'02" WEST, A DISTANCE OF 74.26 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 500.00 FEET, AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 41 DEG.33'15" WEST, 89.12 FEET; (4) THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 10 DEG. 13'33", AN ARC DISTANCE OF 89.24 FEET TO THE POINT OF BEGINNING.

AND

A PARCEL OF LAND SITUATED IN THE WILLIAM GARVIN GRANT, TOWNSHIP 8 SOUTH, RANGE 18 EAST, IN THE CITY OF ALACHUA, ALACHUA COUNTY, FLORIDA, SAID PARCEL OF LAND BEING F1ORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF BLOCK 16 OF DOWNINGS SUBDIVISION, RECORDED IN PLAT BOOK 'C', PAGE 79-A OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE SOUTH 87 DEGREES 12 MINUTES 59 SECONDS WEST, ALONG THE NORTH RIGHT-OF-WAY LINE OF NORTHWEST 150TH AVENUE (A 40 FOOT RIGHT-OF- WAY), 868.47 FEET TO THE SOUTHEAST CORNER OF BLOCK 14 OF SAID DOWNINGS SUBDIVISION; THENCE SOUTH 87 DEGREES 14 MINUTES 17 SECONDS WEST, ALONG THE SOUTH LINE OF SAID BLOCK 14, 274.60 FEET TO THE EASTERLY LINE OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN OFFICIAL RECORD BOOK 1742, PAGE 1462 OF SAID PUBLIC RECORDS; THENCE NORTH 15 DEGREES 30 MINUTES 23 SECONDS EAST, ALONG SAID EASTERLY LINE, 57.84 FEET TO THE NORTHEASTERLY CORNER OF SAID LAND; THENCE NORTH 79 DEGREES 33 MINUTES 04 SECONDS WEST, ALONG THE NORTH LINE OF SAID LAND, 175.60 FEET TO THE NORTHEASTERLY CORNER OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN OFFICIAL RECORD BOOK 2000, PAGE 1304 OF SAID PUBLIC RECORDS; THENCE NORTH 85 DEGREES 45 MINUTES 52 SECONDS WEST, ALONG THE NORTH LINE OF SAID LAND, 214.79 FEET TO THE NORTHEAST CORNER OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN OFFICIAL RECORD BOOK 2314, PAGE 619 OF SAID PUBLIC RECORDS; THENCE NORTH 85 DEGREES 46 MINUTES 42 SECONDS WEST, ALONG THE NORTH LINE OF SAID LAND, 378.25 FEET; THENCE NORTH 72 DEGREES 58 MINUTES 39 SECONDS WEST, CONTINUING ALONG SAID NORTH LINE, 816.01 FEET TO A POINT ON A NON-TANGENT CURVE TO THE RIGHT, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 500.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 10 DEGREES 13 MINUTES 35 SECONDS, 89.24 FEET TO THE POINT OF TANGENCY, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF ORTH 41 DEGREES 33 MINUTES 15 SECONDS EAST, 89. 12 FEET, THENCE NORTH 46 DEGREES 40 MINUTES 02 SECONDS EAST, 74.26 FEET TO THE POINT OF CURVATURE OF A CURVE TO LEFT, CONCAVE NORTHWESTERLY, AND HAVING A RADIUS OF 500.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 27 DEGREES 53 MINUTES 59 SECONDS, 243.47 FEET TO THE POINT OF TANGENCY, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 32 DEGREES 43 MINUTES 02 SECONDS EAST, 241.07 FEET; THENCE NORTH 18 DEGREES 46 MINUTES 03 SECONDS EAST, 292.67 FEET; THENCE SOUTH 71 DEGREES 13 MINUTES 57 SECONDS EAST, 628.76 FEET; THENCE SOUTH 18 DEGREES 46 MINUTES 03 SECONDS WEST, 137.78 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT, CONCAVE EASTERLY, AND HAVING A RADIUS OF 400.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 13 DEGREES 17 MINUTES 10 SECONDS, 92.75 FEET TO THE POINT OF TANGENCY, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 12 DEGREES 07 MINUTES 28 SECONDS WEST, 92.55 FEET; THENCE SOUTH 05 DEGREES 28 MINUTES 53 SECONDS WEST, 227.37 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT, CONCAVE NORTHWESTERLY, AND HAVING A RADIUS OF 400.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 26 DEGREES 32 MINUTES 34 SECONDS, 185.30 FEET TO THE POINT OF TANGENCY, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 18 DEGREES 45 MINUTES 10 SECONDS WEST, 183.65 FEET; THENCE SOUTH 32 DEGREES 01 MINUTES 26 SECONDS WEST, 15.35 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT LAND CONVEYED IN BOOK 3253, PAGE 548

SURVEYORS NOTES:

1. BEARINGS SHOWN HEREON ARE REFERRED TO A VALUE OF S 07°22'32" W FOR THE EASTERLY BOUNDARY LINE OF THE SUBJECT PARCEL, SAID BEARING IS IDENTICAL WITH THE FURNISHED DESCRIPTION.
2. VERTICAL DATUM IS BASED ON NAVD88. ELEVATIONS ARE BASED OR A BENCHMARKS SHOWN ON THE PLAT FOR "WYNSWEPT HILLS" AS RECORDED IN PLAT BOOK 26, PAGES 75 - 78 OF THE PUBLIC RECORDS FOR ALACHUA COUNTY, FLORIDA. BEING A SANITARY SEWER MANHOLE AT THE INTERSECTION OF NW 148TH STREET AND NW 148TH PLACE WITH A RIM ELEVATION OF 128.09' NGVD29. ELEVATIONS WERE CONVERTED FROM NGVD29 TO NAVD88 USING NATIONAL GEODETIC SURVEY (NGS) COORDINATE CONVERSION AND TRANSFORMATION TOOL (NCAT). THE SHIFT IN ELEVATIONS FROM NGVD29 TO NAVD88 WAS -0.784'.
3. NO UNDERGROUND INSTALLATION OF UTILITIES OR IMPROVEMENTS HAVE BEEN LOCATED. UNDERGROUND UTILITIES SHOWN HEREON ARE FROM AN AS-BUILT SURVEY FOR WYNDSWEPT HILLS DONE BY THIS OFFICE PROJECT NUMBER 06-0536. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.
4. THE SURVEYOR HAS NO KNOWLEDGE OF UNDERGROUND FOUNDATIONS WHICH MAY ENCROACH.
5. INSTRUMENTS OF RECORD REFLECTING EASEMENTS, RIGHTS-OF-WAY, AND OR OWNERSHIP WERE FURNISHED TO THE SURVEYOR VIA FIRST AMERICAN TITLE INSURANCE COMPANY, FILE NO.: 2076-5877981, COMMITMENT DATE: FEBRUARY 01, 2022. A SEARCH OF THE PUBLIC RECORDS HAS NOT BEEN DONE BY THE SURVEYOR.
6. INFORMATION FROM FEDERAL EMERGENCY MANAGEMENT AGENCY, (F.E.M.A.) FLOOD INSURANCE RATE MAP(S), SHOWN ON THIS MAP WAS CURRENT AS OF THE REFERENCED DATE. MAP REVISIONS AND AMENDMENTS ARE PERIODICALLY MADE BY LETTER AND MAY NOT BE REFLECTED ON THE MOST CURRENT MAP.
7. FENCES, MONUMENTATION AND UTILITIES SHOWN HEREON MAY BE EXAGGERATED FOR PICTORIAL PURPOSES ONLY AND MAY NOT BE SHOWN TO SCALE.
8. ONLY TREES 8" IN DIAMETER OR GREATER (MEASURED AT CHEST HEIGHT) ARE SHOWN HEREON.
9. WETLAND DELINEATION LINE (MARKED BY OTHERS) SHOWN HEREON ARE FOR REFERENCES ONLY AND NOT CONSIDERED TO BE PART OF THIS SURVEY.
10. THIS SURVEY IS A TOTAL OF SEVEN (7) SHEETS. SEE SHEET ONE (1) FOR OVERALL BOUNDARY RELATED INFORMATION. SEE SHEETS TWO (2) THRU SEVEN (7) FOR DETAILED IMPROVEMENT, WETLAND AND TOPOGRAPHIC INFORMATION .

LINE DATA TABLE

LINE	DIRECTION	LENGTH
L1	N 56°31'14" E(M) N 56°37'18" E(D)	250.13'(M) 249.99'(D)
L2	N 33°33'29" W(M) N 33°22'42" W(D)	125.20'(M) 125.23'(D)
L3(M)	S 73°01'45" E	244.71'
L4	(N)S 46°23'18" W(E)(M) (N)S 46°40'02" W(E)(D)	74.40'(M) 74.26'(D)
L5	S 5°32'31" W(M) S 5°28'50" W(M)	58.89'(M) 58.89'(D)
L6	S 18°42'03" W(M) S 18°46'03" W(D)	137.78'(M) 137.78'(D)
L7(M)(D)	S 45°40'51" E	28.29'
L8(M)	N 41°01'07" E	60.00'
L9(M)	N 71°19'41" W	239.51'
L10(M)	N 41°20'10" E	80.00'
L35(D)	S 88°30'38" W	114.48'
L36(D)	N 71°13'57" W	1301.22'
L37(D)	N 41°03'33" E	86.66'
L39(D)	S 71°13'57" E	1074.65
L40(D)	N 88°30'38" E	114.48'
L41(D)	S 2°27'13" E	81.30'
L42(D)	(N)S 71°13'57" E(W)	1281.35'
L43(D)	(N)S 18°46'03" W(E)	137.78'
L44(D)	(N)S 5°28'50" W(E)	227.37'
L46(D)	S 32°01'26" W	15.35'
L47(D)	N 56°37'18" E	127.53'
L48(D)	N 71°13'57" W	100.00'

CURVE DATA TABLE

CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING
C1	89.06'(M) 89.24'(D)	500.00' (M)(D)	10°12'20"(M) 10°13'33"(D)	88.94'(M) 89.12'(D)	(N)S 41°41'24"W(E)(M) (N)S 41°33'15"W(E)(D)
C2	226.14'(M) 226.14'(D)	500.00' (M)(D)	25°54'49"(M) 25°54'49"(D)	224.22'(M) 224.22'(D)	S 33°45'12" W(M) S 33°42'38" W(D)
C3	115.96'(M) 115.94'(D)	500.00' (M)(D)	13°17'16"(M) 13°17'10"(D)	115.70'(M) 115.68'(M)	S 12°08'58" W(M) S 12°07'28" W(D)
C4(M)(D)	197.70	440.00	25°44'36"	196.04	N 58°33'09" W
C5(D)	76.67'	430.00'	10°12'59"	76.57'	N 86°22'53" W
C6(D)	180.31'	510.00'	20°15'25"	179.37'	S 81°21'40" E
C7(M)(D)	13.01'	460.00'	1°37'12"	13.01'	(S)N 72°02'33" W(E)
C8(D)	162.02'	360.00'	25°47'10"	160.65'	S 58°38'13" E
C9(D)	152.03'	430.00'	20°15'25"	151.24'	S 81°21'40" E
C10(D)	75.11'	510.00'	8°26'17"	75.04'	(S)N 87°16'13" W(E)
C11(D)	243.47'	500.00'	27°53'58"	241.07'	(S)N 32°43'02" E(W)
C12(D)	92.75'	400.00'	13°17'10"	92.55'	(N)S 12°07'28" W(E)
C13(D)	185.30'	400.00'	26°32'34"	183.65'	S 18°45'10" W
C14(D)	1227.04'	1056.35'	66°33'13"	1159.21'	N 55°49'07" E

FLOOD ZONE:

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GRAPHIC SCALE
0 75 150 300

LEGEND:

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NRE = NORTH RIM ELEVATION
NE = NORTHEAST
NW = NORTHWEST
SE = SOUTHEAST
SW = SOUTHWEST
= FOUND 4"X4" CONCRETE MONUMENT (AS NOTED)
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= SET 5/8" STEEL ROD & CAP (AS NOTED)
= FOUND 5/8" IRON ROD (NO ID.)
= FOUND NAIL AND DISK (AS NOTED)
= FOUND WETLAND FLAG
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X 100.45 = SPOT ELEVATION (IMPERVIOUS SURFACE)
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CHAD A COLSON — LICENSE NUMBER 7142 — STATE OF FLORIDA — PROFESSIONAL SURVEYOR AND MAPPER

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CHW Professional Consultants

TERWILLIGER BROTHERS RESIDENTIAL LLC.
COMMUNITY TITLE, LLC - 157
FIRST AMERICAN TITLE INSURANCE COMPANY

SCALE: 1" = 150'

VERIFY SCALE BAR ON DRAWING IF NOT ONE INCH ON THIS SHEET ADJUST SCALES ACCORDINGLY. 0 1" 2"

CERTIFIED TO:

SURVEY DATE: 03-28-2022
REVISION DATE: N/A
PROJECT NUMBER: 22-0064

TECHNICIAN: NAD
CREW CHIEF:
FIELD BOOK & PAGE: 639 / 07-08
CHECKED BY: CAC

This map prepared by:

Certificate of Authorization No. L.B. 5075
SHALL NOT BE CONSIDERED VALID WITHOUT THE ORIGINAL SIGNATURE AND RAISED EMBOSSED DIGITAL SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER

SHEET NO.: 1 OF 7

BOUNDARY AND TOPOGRAPHIC SURVEY

LOCATED IN THE WEST HALF (W 1/2) OF SECTION 15, TOWNSHIP 8 SOUTH, RANGE 18 EAST, CITY OF ALACHUA, ALACHUA COUNTY, FLORIDA

SURVEYORS NOTES:

1. BEARINGS SHOWN HEREON ARE REFERRED TO A VALUE OF S 07°22'32" W FOR THE WESTERLY BOUNDARY LINE OF THE SUBJECT PARCEL, SAID BEARING IS IDENTICAL WITH THE FURNISHED DESCRIPTION.
2. VERTICAL DATUM IS BASED ON NAVD88. ELEVATIONS ARE BASED OR A BENCHMARKS SHOWN ON THE PLAT FOR "WYNSWEPT HILLS" AS RECORDED IN PLAT BOOK 26, PAGES 75 - 78 OF THE PUBLIC RECORDS FOR ALACHUA COUNTY, FLORIDA. BEING A SANITARY SEWER MANHOLE AT THE INTERSECTION OF NW 148TH STREET AND NW 148TH PLACE WITH A RIM ELEVATION OF 126.09' NGVD29. ELEVATIONS WERE CONVERTED FROM NGVD29 TO NAVD88 USING NATIONAL GEODETIC SURVEY (NGS) COORDINATE CONVERSION AND TRANSFORMATION TOOL (NCAT). THE SHIFT IN ELEVATIONS FROM NGVD29 TO NAVD88 WAS -0.784'
3. NO UNDERGROUND INSTALLATION OF UTILITIES OR IMPROVEMENTS HAVE BEEN LOCATED EXCEPT AS SHOWN.
4. THE SURVEYOR HAS NO KNOWLEDGE OF UNDERGROUND FOUNDATIONS WHICH MAY ENCROACH.
5. INSTRUMENTS OF RECORD REFLECTING EASEMENTS, RIGHTS-OF-WAY, AND OR OWNERSHIP WERE FURNISHED TO THE SURVEYOR VIA FIRST AMERICAN TITLE INSURANCE COMPANY, FILE NO.: 2076-5877981, COMMITMENT DATE: FEBRUARY 01, 2022. A SEARCH OF THE PUBLIC RECORDS HAS NOT BEEN DONE BY THE SURVEYOR.
6. INFORMATION FROM FEDERAL EMERGENCY MANAGEMENT AGENCY, (F.E.M.A.) FLOOD INSURANCE RATE MAP(S), SHOWN ON THIS MAP WAS CURRENT AS OF THE REFERENCED DATE. MAP REVISIONS AND AMENDMENTS ARE PERIODICALLY MADE BY LETTER AND MAY NOT BE REFLECTED ON THE MOST CURRENT MAP.
7. FENCES, MONUMENTATION AND UTILITIES SHOWN HEREON MAY BE EXAGGERATED FOR PICTORIAL PURPOSES ONLY AND MAY NOT BE SHOWN TO SCALE.
8. ONLY TREES 8" IN DIAMETER OR GREATER (MEASURED AT CHEST HEIGHT) ARE SHOWN HEREON.
9. ADDITIONAL POINTS MAY BE FOUND BY TURNING ON THE SV-NODE* LAYERS IN THE SUPPLIED DIGITAL FILE.
10. TOPOGRAPHIC INFORMATION SHOWN HEREON BASED ON GROUND SURVEY. CONTOURS SHOWN HEREON REFLECT 1-FOOT INTERVALS.
11. PROJECT LIMITS ARE PER CLIENT SPECIFICATIONS.
12. WETLAND DELINEATION LINE (MARKED BY OTHERS) SHOWN HEREON IFOR REFERENCES ONLY AND NOT CONSIDERED TO BE PART OF THIS SURVEY.
13. THIS SURVEY IS A TOTAL OF SEVEN (7) SHEETS. SEE SHEET ONE (1) FOR OVERALL BOUNDARY RELATED INFORMATION. SEE SHEETS TWO (2) THRU SEVEN (7) FOR DETAILED IMPROVEMENT, WETLAND AND TOPOGRAPHIC INFORMATION .

N

GRAPHIC SCALE

0 20 40 80

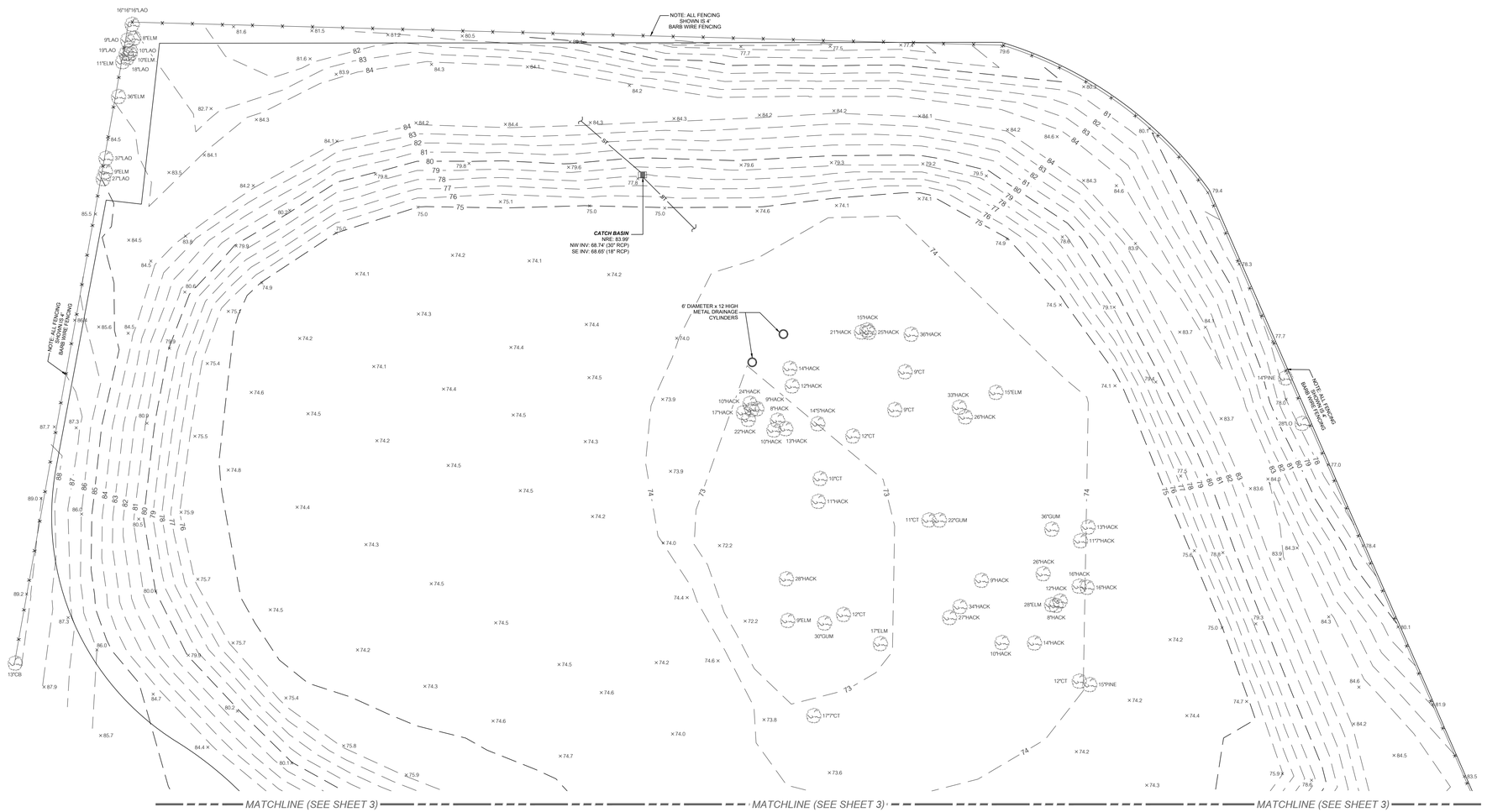
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Tech: chddc Plot Date: Dec 05,2022 8:02am Filename: C:\AcadResources\Temp\AePublish_20120\22-0064 BOUNDARY TOPO.dwg

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est. 1968 FLORIDA CA-5075

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SCALE: 1" = 40'

VERIFY SCALE BAR IS CORRECT FOR PRINTED PLAN
0 40 80
IF NOT ONE INCH ON THIS SHEET ADJUST SCALES ACCORDINGLY.

TERWILLIGER BROTHERS RESIDENTIAL, LLC.
COMMUNITY TITLE, LLC - 157
FIRST AMERICAN TITLE INSURANCE COMPANY

CERTIFIED TO:

SURVEY DATE: 03-28-2022
REVISION DATE: N/A
PROJECT NUMBER: 22-0064

TECHNICIAN: NAD
CREW CHIEF: DG
CHECKED BY: CAC
FIELD BOOK & PAGE: 539 / 07-08

CHAD A COLSON

Professional Surveyor & Mapper Fla. License No. 7142

This map prepared by:

Certificate of Authorization No. L.B. 5075
NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND THE ORIGINAL RAISED OR DIGITAL SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER

SHEET NO.: 2 OF 7

BOUNDARY AND TOPOGRAPHIC SURVEY

LOCATED IN THE WEST HALF (W 1/2) OF SECTION 15, TOWNSHIP 8 SOUTH, RANGE 18 EAST, CITY OF ALACHUA, ALACHUA COUNTY, FLORIDA

SURVEYORS NOTES:

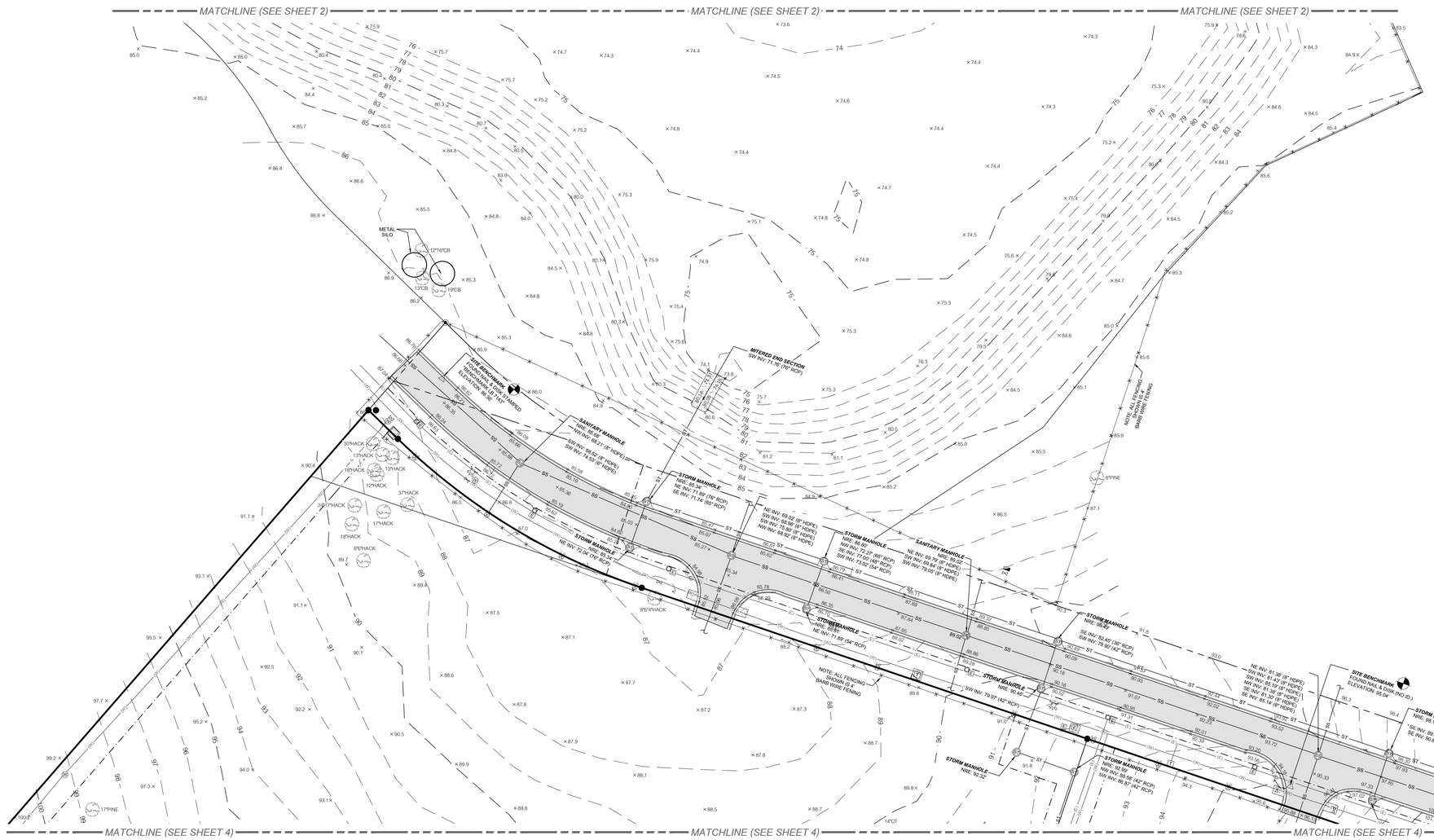
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6. INFORMATION FROM FEDERAL EMERGENCY MANAGEMENT AGENCY, (F.E.M.A.) FLOOD INSURANCE RATE MAP(S), SHOWN ON THIS MAP WAS CURRENT AS OF THE REFERENCED DATE. MAP REVISIONS AND AMENDMENTS ARE PERIODICALLY MADE BY LETTER AND MAY NOT BE REFLECTED ON THE MOST CURRENT MAP.
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13. THIS SURVEY IS A TOTAL OF SEVEN (7) SHEETS. SEE SHEET ONE (1) FOR OVERALL BOUNDARY RELATED INFORMATION. SEE SHEETS TWO (2) THRU SEVEN (7) FOR DETAILED IMPROVEMENT, WETLAND AND TOPOGRAPHIC INFORMATION .

GRAPHIC SCALE
0 20 40 80

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Tech: chods Plot Date: Dec 05,2022 6:02am Filename: C:\Acadfiles\cars\Temp\AePublish_20120\22-0064 BOUNDARY TOPO.dwg

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CERTIFIED TO:

SURVEY DATE: 03-29-2022
REVISION DATE: N/A
PROJECT NUMBER: 22-0064

TECHNICIAN: MAD
CREW CHIEF: NG
CHECKED BY: CAC
FIELD BOOK & PAGE: 639 / 07-08

CHAD A COLSON
Professional Surveyor & Mapper Fla. License No. 7142

This map prepared by:
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NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND RAISED EMBOSSED DIGITAL SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER

TERWILLIGER BROTHERS RESIDENTIAL LLC.
COMMUNITY TITLE, LLC - 157
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SHEET NO.: 3 OF 7

BOUNDARY AND TOPOGRAPHIC SURVEY

LOCATED IN THE WEST HALF (W 1/2) OF SECTION 15, TOWNSHIP 8 SOUTH, RANGE 18 EAST, CITY OF ALACHUA, ALACHUA COUNTY, FLORIDA

SURVEYORS NOTES:

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3. NO UNDERGROUND INSTALLATION OF UTILITIES OR IMPROVEMENTS HAVE BEEN LOCATED EXCEPT AS SHOWN.
4. THE SURVEYOR HAS NO KNOWLEDGE OF UNDERGROUND FOUNDATIONS WHICH MAY ENCROACH.
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N

GRAPHIC SCALE
0 20 40 80

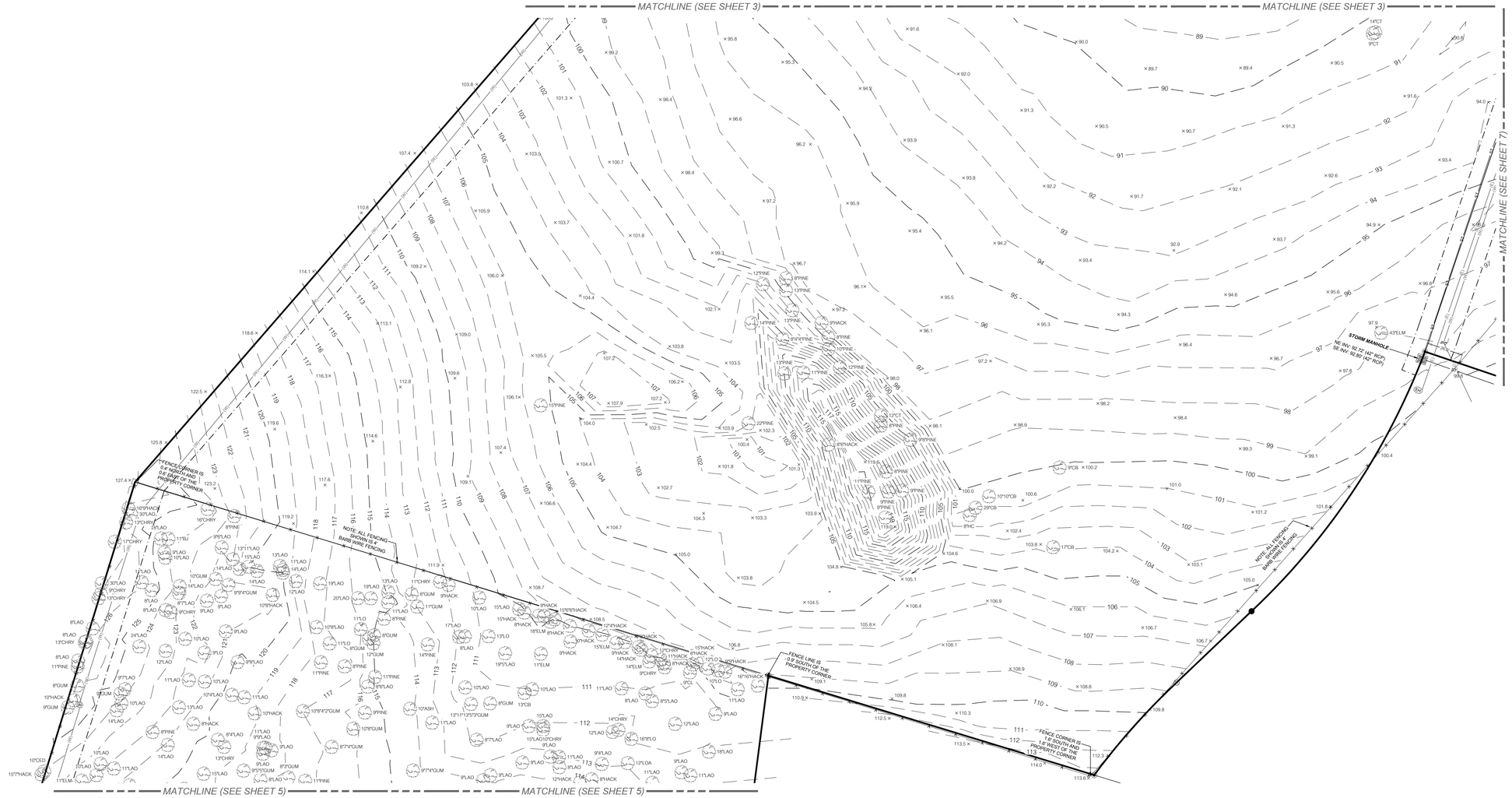
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Tech: chols Plot Date: Dec 05,2022 6:02am Filename: C:\LocalResources\Temp\AcPublish_20120\22-0064 BOUNDARY TOPO.dwg

11801 Research Drive
Alachua, FL 32615
(352) 331-1976
www.chw-inc.com
est. 1988 FLORIDA CA-5075
CHW Professional Consultants

SCALE: 1" = 40'

VERIFY SCALE BAR ON EACH PLAN SHEET
IF NOT ONE INCH ON THIS SHEET ADJUST SCALES ACCORDINGLY.
0 1" 2"

CERTIFIED TO:
TERWILLIGER BROTHERS RESIDENTIAL, LLC.
COMMUNITY TITLE, LLC - 157
FIRST AMERICAN TITLE INSURANCE COMPANY

SURVEY DATE: 03-28-2022
REVISION DATE: N/A
PROJECT NUMBER: 22-0064

TECHNICIAN: MD
CREW CHIEF: MD
CHECKED BY: CAC
FIELD BOOK & PAGE: 639 / 07-08

CHAD A COLSON
Professional Surveyor & Mapper Fla. License No. 7142

This map prepared by:
Certificate of Authorization No. LB. 5075
NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

SHEET NO.:
4 OF 7

BOUNDARY AND TOPOGRAPHIC SURVEY

LOCATED IN THE WEST HALF (W 1/2) OF SECTION 15, TOWNSHIP 8 SOUTH, RANGE 18 EAST, CITY OF ALACHUA, ALACHUA COUNTY, FLORIDA

SURVEYORS NOTES:

1. BEARINGS SHOWN HEREON ARE REFERRED TO A VALUE OF S 07°22'32" W FOR THE WESTERLY BOUNDARY LINE OF THE SUBJECT PARCEL, SAID BEARING IS IDENTICAL WITH THE FURNISHED DESCRIPTION.
2. VERTICAL DATUM IS BASED ON NAVD88. ELEVATIONS ARE BASED OR A BENCHMARKS SHOWN ON THE PLAT FOR "WYNSWEPT HILLS" AS RECORDED IN PLAT BOOK 26, PAGES 75 - 78 OF THE PUBLIC RECORDS FOR ALACHUA COUNTY, FLORIDA, BEING A SANITARY SEWER MANHOLE AT THE INTERSECTION OF NW 148TH STREET AND NW 148TH PLACE WITH A RIM ELEVATION OF 128.09' NGVD29. ELEVATIONS WERE CONVERTED FROM NGVD29 TO NAVD88 USING NATIONAL GEODETIC SURVEY (NGS) COORDINATE CONVERSION AND TRANSFORMATION TOOL (NCAT). THE SHIFT IN ELEVATIONS FROM NGVD29 TO NAVD88 WAS -0.784'
3. NO UNDERGROUND INSTALLATION OF UTILITIES OR IMPROVEMENTS HAVE BEEN LOCATED EXCEPT AS SHOWN.
4. THE SURVEYOR HAS NO KNOWLEDGE OF UNDERGROUND FOUNDATIONS WHICH MAY ENCROACH.
5. INSTRUMENTS OF RECORD REFLECTING EASEMENTS, RIGHTS-OF-WAY, AND OR OWNERSHIP WERE FURNISHED TO THE SURVEYOR VIA FIRST AMERICAN TITLE INSURANCE COMPANY, FILE NO.: 2076-5877981, COMMITMENT DATE: FEBRUARY 01, 2022. A SEARCH OF THE PUBLIC RECORDS HAS NOT BEEN DONE BY THE SURVEYOR.
6. INFORMATION FROM FEDERAL EMERGENCY MANAGEMENT AGENCY, (F.E.M.A.) FLOOD INSURANCE RATE MAP(S), SHOWN ON THIS MAP WAS CURRENT AS OF THE REFERENCED DATE. MAP REVISIONS AND AMENDMENTS ARE PERIODICALLY MADE BY LETTER AND MAY NOT BE REFLECTED ON THE MOST CURRENT MAP.
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10. TOPOGRAPHIC INFORMATION SHOWN HEREON BASED ON GROUND SURVEY. CONTOURS SHOWN HEREON REFLECT 1-FOOT INTERVALS.
11. PROJECT LIMITS ARE PER CLIENT SPECIFICATIONS.
12. WETLAND DELINEATION LINE (MARKED BY OTHERS) SHOWN HEREON IFOR REFERENCES ONLY AND NOT CONSIDERED TO BE PART OF THIS SURVEY.
13. THIS SURVEY IS A TOTAL OF SEVEN (7) SHEETS. SEE SHEET ONE (1) FOR OVERALL BOUNDARY RELATED INFORMATION. SEE SHEETS TWO (2) THRU SEVEN (7) FOR DETAILED IMPROVEMENT, WETLAND AND TOPOGRAPHIC INFORMATION.

LINE DATA TABLE		
LINE	DIRECTION	LENGTH
L12	S 68°04'43" E	22.02'
L13	N 18°54'20" E	27.77'
L14	N 28°59'04" E	37.23'
L15	N 2°55'43" W	38.53'
L16	N 25°33'52" E	36.46'
L17	N 5°31'14" E	27.66'
L18	N 76°21'05" W	19.92'
L19	S 15°50'29" W	42.42'
L20	S 7°30'15" W	23.97'
L21	S 28°19'22" W	25.38'
L22	S 16°09'48" W	18.02'
L23	S 54°20'26" W	37.29'
L49	S 54°20'26" W	7.85'
L50	S 0°03'01" W	23.46'
L51	S 17°18'06" E	6.53'
L52	S 17°18'06" E	38.94'
L53	N 13°24'38" E	45.20'

GRAPHIC SCALE
0 20 40 80

FLOOD ZONE:

THIS PROPERTY IS LOCATED IN FEDERAL FLOOD ZONE "X", AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS INTERPOLATED FROM FEMA F.I.R.M. PANEL NO. 120 OF 640, COMMUNITY NUMBER 120664 0120 D, EFFECTIVE DATE: JUNE 16, 2006.



LEGEND:

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TERWILLIGER BROTHERS RESIDENTIAL LLC.
COMMUNITY TITLE, LLC - 157
FIRST AMERICAN TITLE INSURANCE COMPANY

CERTIFIED TO:

SURVEY DATE: 03-28-2022
REVISION DATE: N/A
PROJECT NUMBER: 22-0064

TECHNICIAN: NAD
CREW CHIEF: KC
RECORDED BY: CAC
FIELD BOOK & PAGE: 639 / 07-08

CHAD A COLSON
Professional Surveyor & Mapper Fla. License No. 7142

This map prepared by:
Certificate of Authorization No. L.B. 5075
SHALL NOT BE VALID UNLESS ELECTRONIC SIGNATURE AND RAISED SEAL OR ELECTRONIC DIGITAL SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER

SHEET NO.: 5 OF 7

Tech: chads Plot Date: Dec 05,2022 6:02am Filename: C:\AscdResources\Temp\AcPubish_20120\22-0064 BOUNDARY TOPO.dwg

BOUNDARY AND TOPOGRAPHIC SURVEY

LOCATED IN THE WEST HALF (W 1/2) OF SECTION 15, TOWNSHIP 8 SOUTH, RANGE 18 EAST, CITY OF ALACHUA, ALACHUA COUNTY, FLORIDA

SURVEYORS NOTES:

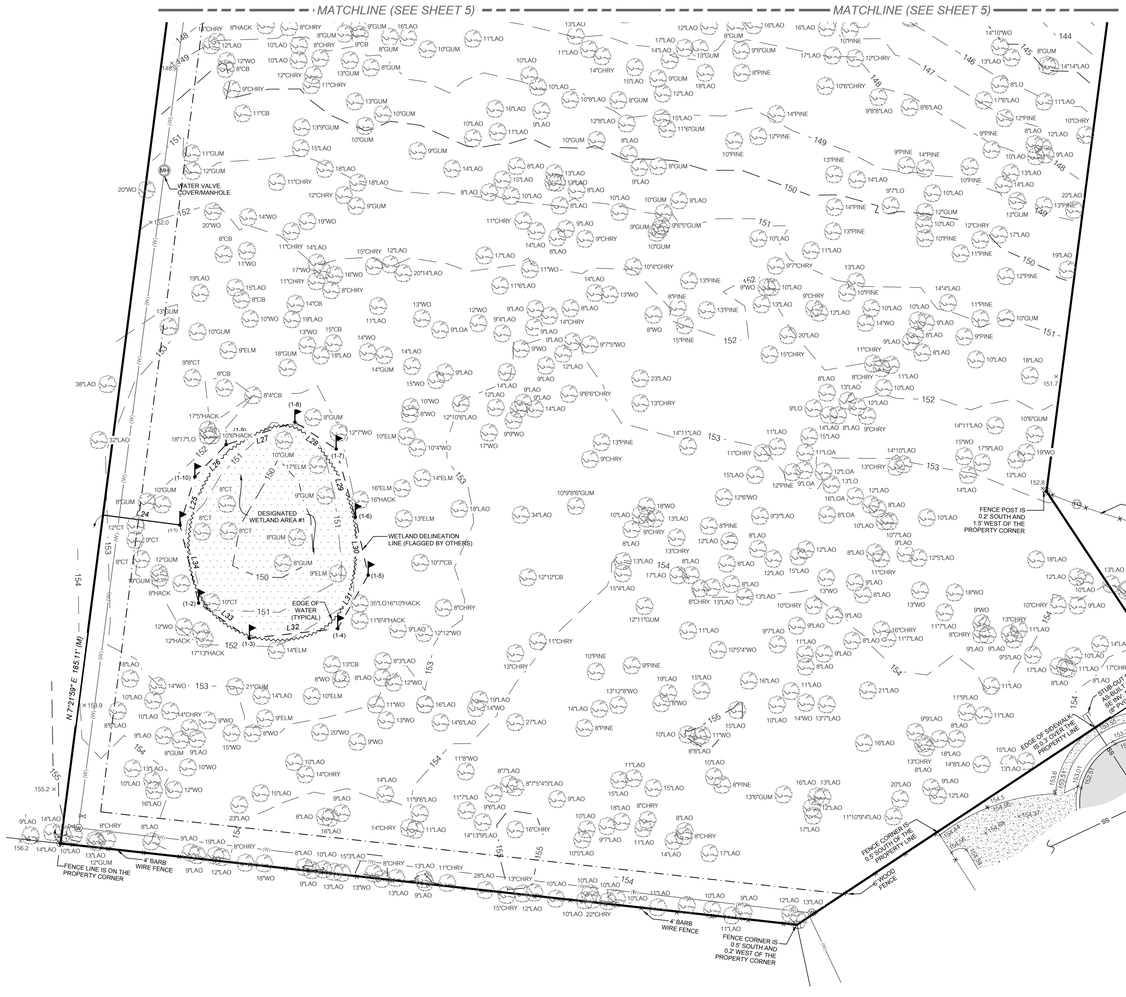
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LINE DATA TABLE		
LINE	DIRECTION	LENGTH
L24	S 82°38'01" E	43.35'
L25	S 17°17'27" W	28.14'
L26	S 44°11'45" W	25.06'
L27	S 71°53'04" W	40.50'
L28	N 56°56'11" W	27.47'
L29	N 15°40'41" W	39.58'
L30	N 12°27'02" W	33.26'
L31	N 29°41'37" E	34.38'
L32	N 83°41'51" E	49.68'
L33	S 55°07'32" E	34.64'
L34	S 13°22'42" E	44.88'

N

GRAPHIC SCALE
0 20 40 80

FLOOD ZONE:
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SCALE: 1" = 40'

VERIFY SCALE BAR IS CORRECT FOR PLOTTED SIZE
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IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY.

CERTIFIED TO:
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SURVEY DATE: 03-28-2022
REVISION DATE: N/A
PROJECT NUMBER: 22-0064

TECHNICIAN: NAD
ORD# CHIEF: CAC
DRAWED BY: CAC
FIELD BOOK & PAGE: 639 / 07-08

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SHEET NO.: 6 OF 7

Tech: chcds Plot Date: Dec 05,2022 6:02am Filename: C:\Local Resources\Temp\AcPublish_20120\22-0064 BOUNDARY TOPO.dwg

BOUNDARY AND TOPOGRAPHIC SURVEY

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GRAPHIC SCALE
0 20 40 80

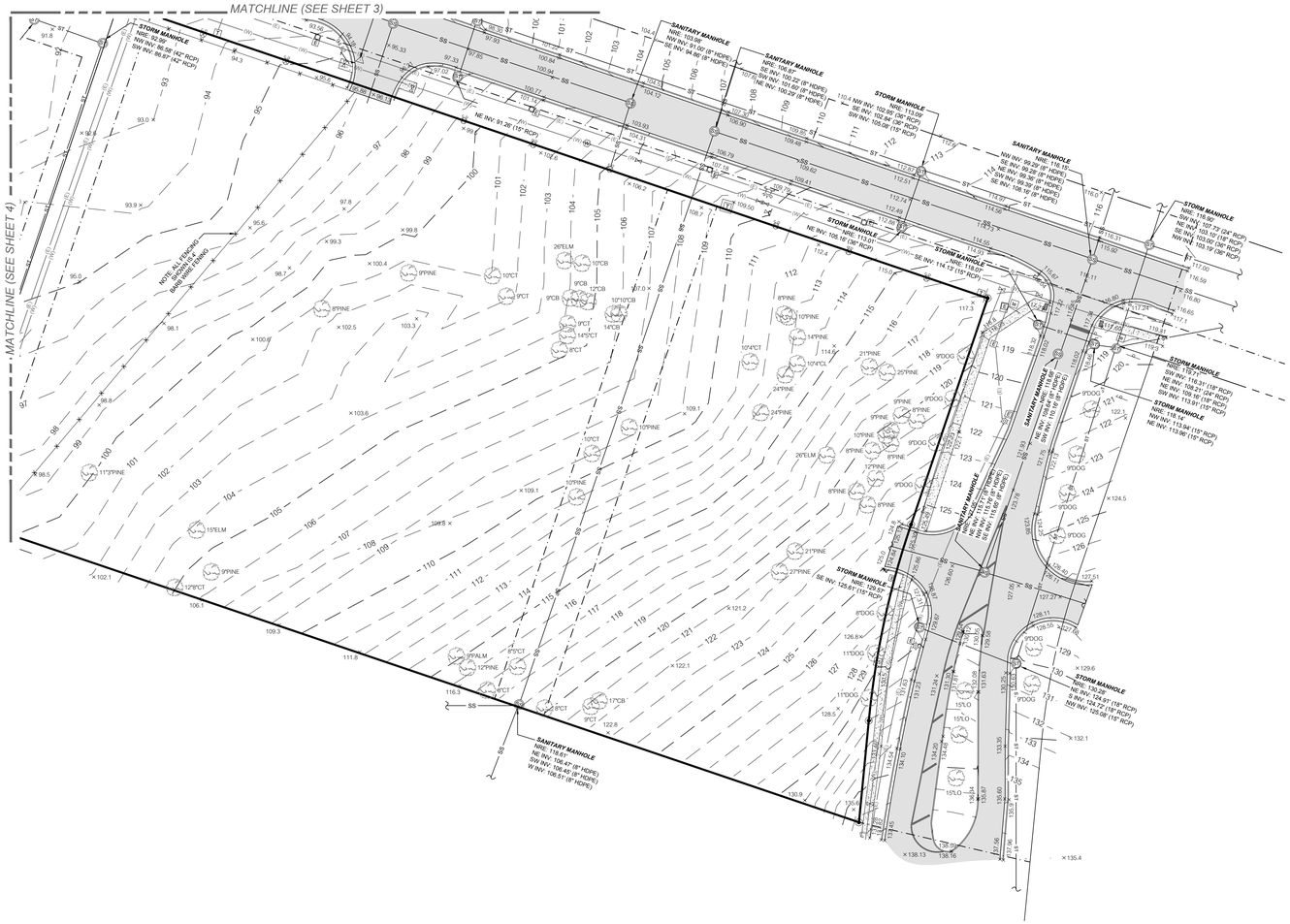
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SHEET NO.: 7 OF 7

Tech: chcb Plot Date: Dec 05,2022 6:02am Filename: C:\AcadResources\Temp\VaPublish_20120\22-0064 BOUNDARY TOPO.dwg

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Commission of
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:hua, Florida, to
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rch 26, 2026)

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 April 6, 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 as titled:

ORDINANCE 26-07

AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA, RELATING TO THE AMENDMENT OF SUBPART B OF THE CITY OF ALACHUA CODE OF ORDINANCES, LAND DEVELOPMENT REGULATIONS ("LDRS"); AMENDING ARTICLE 2, ESTABLISHING SECTION 2.4.25 RELATING TO THE REASONABLE ACCOMMODATION FOR CERTIFIED RECOVERY RESIDENCES; AMENDING ARTICLE 10, ESTABLISHING A DEFINITION FOR CERTIFIED RECOVERY RESIDENCES; PROVIDING A REPEALING CLAUSE; PROVIDING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

At the public hearing, all interested parties may appear and be heard with respect to the application. Copies of the application, 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 - March 26, 2026)

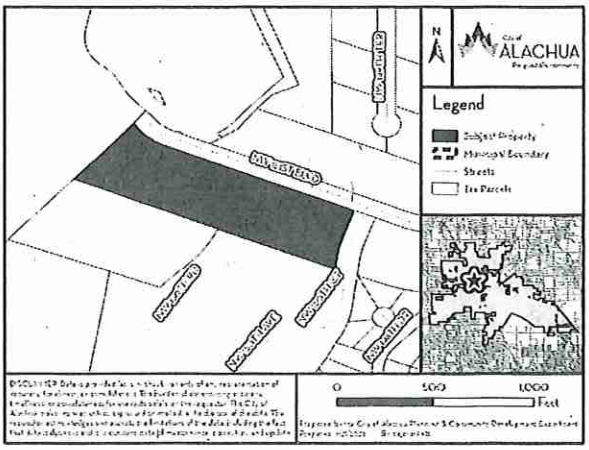
City of ALACHUA

NOTICE OF PUBLIC HEARING BEFORE THE CITY COMMISSION OF THE CITY OF ALACHUA, FLORIDA

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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 - March 26, 2026)

City of ALACHUA
the good life community

MAILED
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RODOLFO VALLADARES
CITY MANAGER

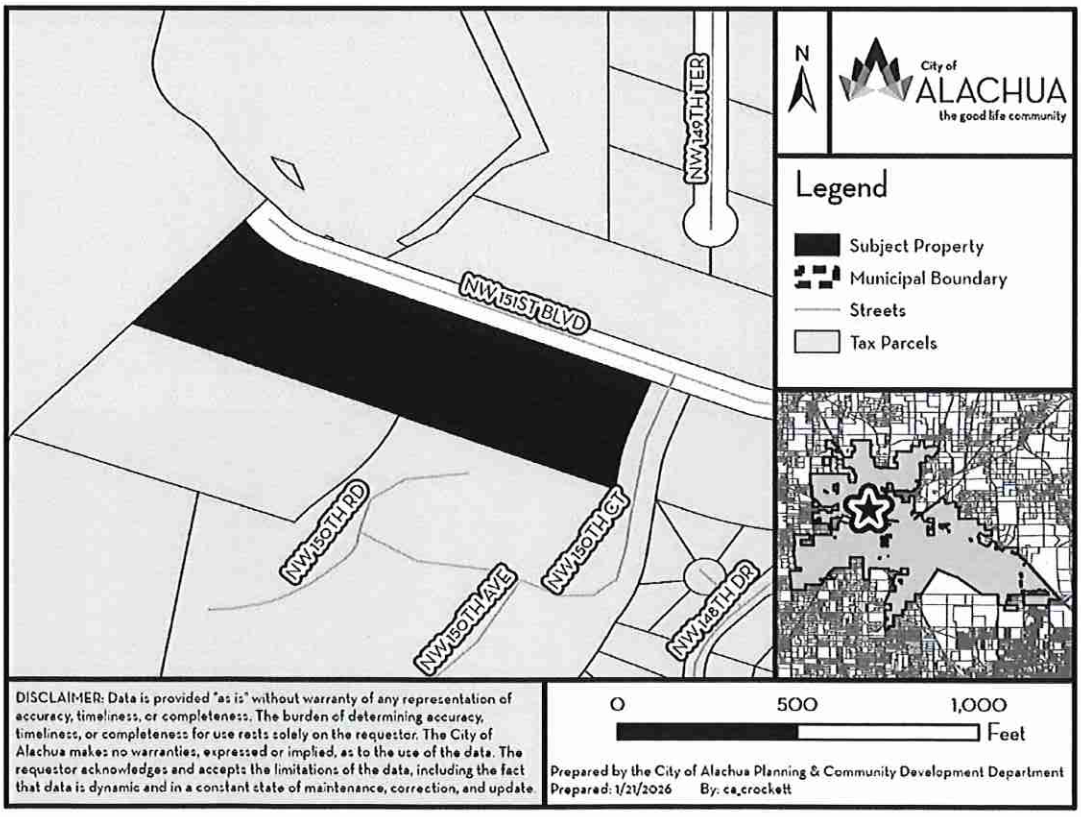
PLANNING & COMMUNITY DEVELOPMENT
BRYAN S. THOMAS, AICP

NOTICE OF PUBLIC HEARING BEFORE THE CITY COMMISSION OF THE CITY OF ALACHUA, FLORIDA

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10.47 LLC
15260 NW 147TH DR
ALACHUA, FL 32615

ALACHUA DEVELOPMENT LLC
5405 CYPRESS CENTER DR STE 320
TAMPA, FL 33609

CARTER INTERSTATE 75 - HWY 441 LLC
3333 S ORANGE AVE STE 200
ORLANDO, FL 32806

MAILED
MAR 2 3 2026

CHEN & WANG M/C
15028 NW 148TH DR
ALACHUA, FL 32615

CHOPADA NISHA RAMAN
14921 NW 150TH LN
ALACHUA, FL 32615

CITY OF ALACHUA
P O BOX 9
ALACHUA, FL 32616

CITY OF ALACHUA
PO BOX 9
ALACHUA, FL 32616

FILCENTERS LLC
14974 NW 150TH LN
ALACHUA, FL 32615

FLORIDA VICENTE C & MIRA ANTONET
14974 NW 150TH LN
ALACHUA, FL 32615

KOROSIC CHRISTOPHER ALLAN
15710 NW US HIGHWAY 441
ALACHUA, FL 32615

MCMAHON JESSICA
14932 NW 150TH LN
ALACHUA, FL 32615

MONTALVO MARITZA AMALY RIVERA
396 PIEDMONT AVE NE APT 2028
ATLANTA, GA 30308

PARIMANATH & PARIMANATH
14985 NW 150TH LN
ALACHUA, FL 32615

R & J MCCAULEY LLC
15260 NW 147TH DR
ALACHUA, FL 32615

WYNDSWEPT HILLS HOMEOWNERS AS
PO BOX 310
ALACHUA, FL 32616

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Antoinette Endelicato
5562 NW 93rd Avenue
Gainesville, FL 32653

Adam Hall., AICP
PO Box 115050
Gainesville, FL 32611

Tamara Robbins
PO Box 2317
Alachua, FL 32616

Lynda Coon
7216 NW 126 Avenue
Alachua, FL 32615

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

Jean Calderwood
14095 NW 174th Ave
Alachua, FL 32615

Lynn Horton
19005 NW 138th Avenue
Alachua, FL 32615

Stephen Hofstetter
14 NE 1st Street
Gainesville, FL 32601

Soorya Lindberg
16630 NW 173rd Terrace
Alachua, FL 32615

Constance Meyer
4720 NW 104th Lane
Gainesville, FL 32653

Pat: avery.com/patents

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Allez à avery.ca/gabarits
Utilisez le Gabarit Avery 5160

AFFIDAVIT FOR POSTED LAND USE SIGN

I, Melissa WATSON, POSTED THE LAND USE SIGN(S)
(Print Name)

ON 2/23/2026 FOR THE Higland Hills Major Subdivision Preliminary Plat
(Date) (Project name & type of action)

LAND USE ACTION AS PER ARTICLE 2.2.9(D) OF THE LAND DEVELOPMENT

REGULATIONS. THIS WILL BE INCLUDED IN THE STAFF REPORT.

Melissa Watson
(Signature)

Five
(Number of signs)

Posted Notice Location Map
PPP24-0004 | Highland Hills

Pursuant to Section 2.2.9(D) of the City's Land Development Regulations, posted notice signs must be placed on the land that is the subject of the application, along each street which is adjacent to or runs through the land in a manner that makes them clearly visible. Signs shall be posted at regular intervals of not more than 400 feet when the land subject to the application has less than 1,500 feet of road frontage. When the land subject to the application has 1,500 feet or more of road frontage, signs shall be posted at intervals of not more than 1,320 feet.

Signs shall be inspected by the City subsequent to their posting. The applicant shall be responsible for ensuring that the posted notice is maintained on the land subject to the application until the completion of the final public hearing on the application.

SIGNS MUST BE REMOVED BY THE APPLICANT WITHIN TEN DAYS AFTER THE FINAL DECISION ON THE APPLICATION

N

0 95 190 380 Feet

Legend

Subject Property

Sign Locations



Prepared by the City of Alachua Planning & Community Development Department

Prepared: 1/21/2026 By: ca_crockett

DISCLAIMER: Data is provided "as is" without warranty of any representation of accuracy, timeliness, or completeness. The burden of determining accuracy, timeliness, or completeness for use rests solely on the requestor. The City of Alachua makes no warranties, expressed or implied, as to the use of the data. The requestor acknowledges and accepts the limitations of the data, including the fact that data is dynamic and in a constant state of maintenance, correction, and update.

CITY OF ALACHUA

NOTICE OF LAND USE DEVELOPMENT ACTION

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

PROJECT NAME: Highland Hills Major Subdivision **APPLICATION NO.:** PPP24-0004

APPLICATION TYPE: Preliminary Plat **CURRENT ZONING:** RMF-8

NATURE/SCOPE OF PROPOSAL: A request for 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

DATE OF PUBLIC HEARING(S):

March 10, 2026 **AT** 6:00 **PM**

April 6, 2026 **AT** 6:00 **PM**

_____ **AT** _____ **PM**

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

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

386-418-6121

planning@cityofalachua.com

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



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

Carson J. Crockett, AICP is a Principal Planner for the City of Alachua. He supports the functions of the Planning and Community Development Department, assists in the development review process and regularly communicates with members of the public. Crockett holds a master's degree in Urban and Regional Planning from the University of Florida.

EDUCATION

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

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

WORK EXPERIENCE

City of Alachua, Florida | Principal Planner | Jul 2025-Present; Planner | Jun 2023-Jul 2025
15100 NW 142nd Ter, Alachua, Fl 32615 | (386) 418-6121

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

PROFESSIONAL ORGANIZATIONS

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

CERTIFICATES AND OTHER SKILLS

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

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

Commission Agenda **Item**

MEETING DATE: April 6, 2026

SUBJECT: ORDINANCE 26-06 - AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA, RELATING TO THE AMEDNMENT OF SUBPART B OF THE CITY OF ALACHUA CODE OF ORDINANCES, LAND DEVELOPMENT REGULATIONS ("LDRS"); AMENDING SECTION 4.4.4(A) RELATING TO ACCESSORY DWELLING UNIT STANDARDS; PROVIDING A REPEALING CLAUSE; PROVIDING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE (Second Reading; Legislative Hearing).

PREPARED BY: Carson Crockett

RECOMMENDED ACTION:

Staff recommends that the City Commission find the proposed text amendment to Section 4.4.4(A) of the City of Alachua Land Development Regulations to be consistent with the City of Alachua Comprehensive Plan and in compliance with the City's Land Development Regulations and adopt Ordinance 26-06 upon second and final reading.

Recommended Motion: *I move that, based upon the presentation before this Commission and Staff's recommendation, this Commission finds the proposed text amendment to Section 4.4.4(A) of the City of Alachua Land Development Regulations to be consistent with the City of Alachua Comprehensive Plan and in compliance with the City's Land Development Regulations and adopt Ordinance 26-06 upon second and final reading.*

Summary

This application is a request by Caleb Sapp of CNC Carpentry, LLC (Agent) on behalf of Terry Howard (Applicant) for a text amendment to Section 4.4.4(A) of the City of Alachua Land Development Regulations regarding standards and requirements for accessory dwelling units (ADUs). The applicant originally requested amending Section 4.4.4(A)(3) to increase the maximum size of an ADU from 800 square feet to 1,000 square feet. After review and comment from City Staff, the request was expanded to include a more wholistic approach to amending Section 4.4.4(A)(3).
The proposed amendment includes:

- Increase in maximum size of an ADU from 33 percent to 40 percent of the habitable floor area of the principal dwelling unit, not to exceed 1,000 square feet.
- Reduction in off-street parking requirement from one space per bedroom in the ADU to one space per ADU and establishment of a maximum of two spaces per ADU.

- Clarified language on types of units prohibited and general cleanup of language.

In 2016, the average house in the State of Florida was ± 1,800 square feet. 33 percent of this habitable floor area would yield an average allowance of an ADU ± 600 square feet in size. Home sizes have been shrinking in recent years and in December 2025, the average home size in the State of Florida was only ± 1,600 square feet. 33 percent of this habitable floor area would yield an average allowance of an ADU only ± 533 square feet in size (67 square feet less than in 2016). Increasing the percentage of the habitable floor area to 40 would result in an average allowance of an ADU ± 640 square feet in size, which is closer to the average allowance in 2016 and accounts for additional time in a downward trend of average home sizes.

The increase in the maximum ADU size to 1,000 square feet is the applicant's main request. The applicant notes that 800 square feet is not always of sufficient size for ADUs serving intergenerational housing needs of families. Additionally, the applicant notes that the City of Alachua's 800 square feet limit is not comparable to the maximum set by peer communities. Staff conducted an analysis and concurred that an increase to 1,000 square feet in the maximum ADU size would be more in line with peer communities and would permit more opportunities for a diversified and attainable housing stock within the community.

The reduction in the off-street parking requirement is principally to lower the cost burden of installing new driveways and to better serve space-constrained infill lots while still providing for an off-street parking facility. The clarified language is mainly seen in subsection (5) and (6).

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

On March 23, 2026, the City Commission held a duly advertised public hearing and voted 4-0 to adopt Ordinance 26-06 upon first reading and schedule second and final reading for April 6, 2026.

FINANCIAL IMPACT

ADDITIONAL FINANCIAL INFORMATION

COMMISSION GOALS

Residential Opportunities

ATTACHMENTS

1. Ordinance 26-06
2. Staff Report & Supporting Materials
3. Application Materials
4. Business Impact Estimate
5. Public Notice Materials
6. Carson J. Crockett, AICP - Resume on File

ORDINANCE 26-06

AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA, RELATING TO THE AMEDNMENT OF SUBPART B OF THE CITY OF ALACHUA CODE OF ORDINANCES, LAND DEVELOPMENT REGULATIONS ("LDRS"); AMENDING SECTION 4.4.4(A) RELATING TO ACCESSORY DWELLING UNIT STANDARDS; PROVIDING A REPEALING CLAUSE; PROVIDING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

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

WHEREAS, Caleb Sapp ("Applicant" and "Agent") on behalf of Terry Howard has submitted an application for a text amendment to the City's LDRs, as described below ("Amendment"); and,

WHEREAS, a duly advertised public hearing was conducted on the Amendment on March 10, 2026, by the Planning & Zoning Board, sitting as the Local Planning Agency ("LPA") and the LPA reviewed and considered all comments received during the public hearing concerning the Amendment and made its recommendation to the City Commission; and,

WHEREAS, the City Commission conducted a duly advertised public hearing on the proposed Amendment, provided for and received public participation, and approved Ordinance 26-06 upon first reading on March 23, 2026, and scheduled second and final reading for April 6, 2026;

WHEREAS, the City Commission conducted a duly advertised public hearing on the proposed Amendment, provided for and received public participation, and approved Ordinance 26-06 upon second and final reading on April 6, 2026; and,

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

WHEREAS, for reasons set forth in this ordinance that is hereby adopted and incorporated as findings of fact, that the City Commission of Alachua, Florida finds and declares that the enactment of this Amendment is in the furtherance of the public health, safety, morals, order, comfort, convenience, appearance, prosperity, or general welfare;

NOW THEREFORE BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF ALACHUA, FLORIDA.

Section 1. Interpretation of Recitals

The above recitals are true and correct and incorporated in this ordinance.

Section 2. Findings of Fact and Conclusions of Law

The authority for the enactment of this ordinance is Chapter 163, Part I, Florida Statutes; Sections 166.021 and 166.041; and the City's Comprehensive Plan.

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

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

4.4.4 *Accessory uses and structures allowed.*

(A) *Accessory dwelling unit*. An accessory dwelling unit shall comply with the following standards:

(1) *Districts allowed*. Accessory dwelling units shall be allowed as accessory uses to principal single-family dwellings ~~residential uses~~ pursuant to Table 4.4-1, Table of Permitted Accessory Uses.

(2) *Where permitted on lot*. A permitted accessory dwelling unit shall comply with all applicable development standards for principal dwelling units in the zone district in which the accessory dwelling unit will be located. ~~Mobile homes, manufactured homes (except those located in the A or RSF-1 districts), recreational vehicles and travel trailers shall not be used as accessory dwelling units.~~

(3) *Size of accessory unit*. No accessory dwelling unit shall exceed ~~33~~40 percent of the size of the habitable floor area of the principal dwelling unit, or ~~800~~1,000 square feet, whichever is less. An accessory dwelling unit may contain private sanitary facilities with hot and cold running water and cooking and food storage facilities. The floor area of detached accessory dwelling units shall not count towards the maximum combined floor area standard of Section 4.4.2(E)(3).

(4) *Limit on number*. There shall be no more than one accessory dwelling unit on a lot in addition to the principal single-family ~~detached~~ dwelling.

(5) *Prohibited units*. Mobile homes, sheds, recreational vehicles, travel trailers, or other wheeled, portable, or temporary structures are prohibited for use as accessory dwelling units. Manufactured homes may be used as accessory dwelling units in the A and RSF-1 districts only.

(6) *Appearance*. The accessory dwelling unit must be of comparable aesthetic design to the principal structure to ensure compatibility with the surrounding area.

(~~5~~7) *Off-street parking*. ~~At least one off-street parking space shall be provided for each bedroom located in an accessory dwelling unit.~~

(a) *Minimum*. At least one off-street parking space must be provided for use by the accessory dwelling unit. One off-street parking space provided in accordance with Section 6.1.4 of these LDRs for use by the principal dwelling unit may be utilized to meet the minimum requirement, subject to Section 4.4.4(A)(5)(b) of these LDRs.

(b) *Principal dwelling unit*. In no case may more than one required off-street parking space of the principal dwelling unit be counted towards the accessory dwelling unit. Unless otherwise exempted by Section 6.1.4 of these LDRs, the principal residential use must maintain at least one off-street parking space for use by the principal dwelling unit.

(c) *Maximum*. In no case may more than two off-street parking spaces be provided per accessory dwelling unit.

(~~6~~8) *Density*. Accessory dwelling units shall not count toward any applicable maximum residential density requirements.

(~~7~~9) *Resale*. Accessory dwelling units shall not be sold apart from the principal dwelling upon the same lot where they are located.

(~~8~~10) *Home occupations*. Home occupations shall be prohibited within an accessory dwelling unit.

(911) *Other standards.*

(a) *Comply all other applicable standards of LDRs*. An accessory dwelling unit shall comply with all other applicable standards for principal dwelling units in the zone district in which the accessory dwelling will be located.

(b) *Case of conflict*. In the case of any conflict between the accessory dwelling unit standards of this section and any other requirement of these LDRs, the standards of this section shall control.

Section 4. Codification of and Correction of Scrivener's Errors

The City Manager or designee, without public hearing, is authorized to correct any typographical errors which do not affect the intent of this ordinance. A corrected copy shall be posted in the public record.

Section 5. Ordinance to be Construed Liberally

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

Section 6. Repealing Clause

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

Section 7. Providing for Severability

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

Section 8. Effective Date

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

PASSED on first reading on the 23rd day of March, 2026.

PASSED and **DULY ADOPTED**, in regular session, with a quorum present and voting, by the City Commission, upon second reading this 6th, day of April , 2026.

CITY COMMISSION OF THE
CITY OF ALACHUA, FLORIDA

Walter Welch, Mayor
SEAL

ATTEST:

Rodolfo Valladares, City Manager/Clerk

APPROVED AS TO FORM

Scott Walker, City Attorney

City of Alachua
Planning & Community Development Department
Staff Report

Planning & Zoning Board Hearing Date: March 10, 2026
Legislative Hearing **Application #: PTAL25-0002**

SUBJECT:	A privately initiated request for a text amendment to Section 4.4.4(A) of the City of Alachua Land Development Regulations regarding standards and requirements for accessory dwelling units (ADUs).
APPLICANT/AGENT:	Caleb Sapp, CNC Carpentry, LLC Terry Howard, Property Owner
PROJECT PLANNER:	Carson J. Crockett, AICP
RECOMMENDATION:	Staff recommends that the Planning & Zoning Board find the proposed text amendment to Section 4.4.4(A) of the City of Alachua Land Development Regulations to be consistent with the City of Alachua Comprehensive Plan and in compliance with the City's Land Development Regulations and transmit such finding 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 proposed text amendment to Section 4.4.4(A) of the City of Alachua Land Development Regulations to be consistent with the City of Alachua Comprehensive Plan and in compliance with the City's Land Development Regulations and transmit such finding to the City Commission with a recommendation to approve.*

SUMMARY

This application is a request by Caleb Sapp of CNC Carpentry, LLC (Agent) on behalf of Terry Howard (Applicant) for a text amendment to Section 4.4.4(A) of the City of Alachua Land Development Regulations regarding standards and requirements for accessory dwelling units (ADUs). The applicant originally requested amending Section 4.4.4(A)(3) to increase the maximum size of an ADU from 800 square feet to 1,000 square feet. After review and comment from City Staff, the request was expanded to include a more wholistic approach to amending Section 4.4.4(A)(3).

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- Reduction in off-street parking requirement from one space per bedroom in the ADU to one space per ADU and establishment of a maximum of two spaces per ADU.
- Clarified language on types of units prohibited and general cleanup of language.

In 2016, the average house in the State of Florida was ± 1,800 square feet. 33 percent of this habitable floor area would yield an average allowance of an ADU ± 600 square feet in size. Home sizes have been shrinking in recent years and in December 2025, the average home size in the State of Florida was only ± 1,600 square feet. 33 percent of this habitable floor area would yield an average allowance of an ADU only ± 533 square feet in size (67 square feet less than in 2016). Increasing the percentage of the habitable floor area to 40 would result in an average allowance of an ADU ± 640 square feet in size, which is closer to the average allowance in 2016 and accounts for additional time in a downward trend of average home sizes.

The increase in the maximum ADU size to 1,000 square feet is the applicant's main request. The applicant notes that 800 square feet is not always of sufficient size for ADUs serving intergenerational housing needs of families. Additionally, the applicant notes that the City of Alachua's 800 square feet limit is not comparable to the maximum set by peer communities. Staff conducted an analysis and concurred that an increase to 1,000 square feet in the maximum ADU size would be more in line with peer communities and would permit more opportunities for a diversified and attainable housing stock within the community.

The reduction in the off-street parking requirement is principally to lower the cost burden of installing new driveways and to better serve space-constrained infill lots while still providing for an off-street parking facility. The clarified language is mainly seen in subsection (5) and (6).

PROPOSED LAND DEVELOPMENT REGULATIONS
TEXT AMENDMENT

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

SECTION 4.4.4(A), ACESSORY DWELLING UNIT

(1) *Districts allowed*. Accessory dwelling units shall be allowed as accessory uses to principal single-family dwellings ~~residential uses~~ pursuant to Table 4.4-1, Table of Permitted Accessory Uses.

(2) *Where permitted on lot*. A permitted accessory dwelling unit shall comply with all applicable development standards for principal dwelling units in the zone district in which the accessory dwelling unit will be located. ~~Mobile homes, manufactured homes (except those located in the A or RSF-1 districts), recreational vehicles and travel trailers shall not be used as accessory dwelling units.~~

(3) *Size of accessory unit*. No accessory dwelling unit shall exceed ~~33~~40 percent of the size of the habitable floor area of the principal dwelling unit, or ~~800~~1,000 square feet, whichever is less. An accessory dwelling unit may contain private sanitary facilities with hot and cold running water and cooking and food storage facilities. The floor area of detached accessory dwelling units shall not count towards the maximum combined floor area standard of Section 4.4.2(E)(3).

(4) *Limit on number*. There shall be no more than one accessory dwelling unit on a lot in addition to the principal single-family ~~detached~~ dwelling.

(5) *Prohibited units*. Mobile homes, sheds, recreational vehicles, travel trailers, or other wheeled, portable, or temporary structures are prohibited for use as accessory dwelling units. Manufactured homes may be used as accessory dwelling units in the A and RSF-1 districts only.

(6) *Appearance*. The accessory dwelling unit must be of comparable aesthetic design to the principal structure to ensure compatibility with the surrounding area.

(~~5~~7) *Off-street parking*. ~~At least one off-street parking space shall be provided for each bedroom located in an accessory dwelling unit.~~

(a) *Minimum.* At least one off-street parking space must be provided for use by the accessory dwelling unit. One off-street parking space provided in accordance with Section 6.1.4 of these LDRs for use by the principal dwelling unit may be utilized to meet the minimum requirement, subject to Section 4.4.4(A)(5)(b) of these LDRs.

(b) *Principal dwelling unit*. In no case may more than one required off-street parking space of the principal dwelling unit be counted towards the accessory dwelling unit. Unless otherwise exempted by Section 6.1.4 of these LDRs, the principal residential use must maintain at least one off-street parking space for use by the principal dwelling unit.

(c) *Maximum*. In no case may more than two off-street parking spaces be provided per accessory dwelling unit.

(~~6~~8) *Density*. Accessory dwelling units shall not count toward any applicable maximum residential density requirements.

(~~7~~9) *Resale*. Accessory dwelling units shall not be sold apart from the principal dwelling upon the same lot where they are located.

(~~8~~10) *Home occupations*. Home occupations shall be prohibited within an accessory dwelling unit.

(~~9~~11) *Other standards*.

(a) *Comply all other applicable standards of LDRs*. An accessory dwelling unit shall comply with all other applicable standards for principal dwelling units in the zone district in which the accessory dwelling will be located.

(b) *Case of conflict.* In the case of any conflict between the accessory dwelling unit standards of this section and any other requirement of these LDRs, the standards of this section shall control.

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.

Evaluation & Findings: ADUs are established as allowable residential uses by Policy 1.1.a in the Agriculture land use category, Policy 1.2.a in the Low Density Residential land use category, Policy 1.2.b in the Moderate Density Residential land use category, Policy 1.2.c in the Medium Density Residential land use category, and Policy 1.2.d in the High Density Residential land use category.

Objective 4.1: *Infill Development*

Infill development shall be encouraged in order to protect the unique character of existing neighborhoods and commercial developments, provide for a safe urban environment, increase densities and intensities in a manner compatible with existing uses, provide open spaces, and restore or maintain economic vitality and cultural diversity.

Evaluation & Findings: ADUs provide opportunities to increase infill development potential in existing neighborhoods rather than incentivizing the creation of new subdivisions. The proposed text amendment would increase the allowable size of ADUs and reduce the off-street parking requirements, making ADUs a more feasible option for development.

Transportation Element

Policy 1.3.a: The City shall establish minimum and maximum parking standards in order to avoid excessive amounts of underutilized parking.

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

Evaluation & Findings: The proposed text amendment lowers the off-street parking from one space per bedroom in an ADU to one per ADU and a maximum standard is established consistent with Policy 1.3.a. Keeping consistent with Policy 1.3.b, a shared parking option is now provided for, where a principal dwelling unit's required off-street parking can now be shared and serve to fulfill the minimum off-street parking requirement of an ADU.

Housing Element

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

Evaluation & Findings: The proposed text amendment would increase the allowable size of ADUs and reduce the off-street parking requirements, making ADUs a more feasible option for development. ADUs have the potential to serve a greater need in intergenerational housing options, including senior housing, and the potential to serve as attainable housing options that are more affordable than conventional single-family homes.

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.

Evaluation & Findings: The proposed text amendment would not alter the requirement that ADUs connect to City wastewater facilities when service is deemed available by the City's Comprehensive Plan or is required by the City's Land Development Regulations. In cases where service is not available or connection is not required, permits must be obtained for an onsite sewage treatment and disposal system or connection to an existing onsite sewage treatment and disposal system by the applicable permitting authorities.

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:

1. A water main exists within 100 feet of any lot within a residential land use category or an existing single family residence water service is accessible through public utility easements or right of ways. The distance shall be measured as required for construction of the infrastructure along public utility easements and right of ways.
2. A water main exists within 500 feet of any proposed residential subdivision consisting of 5 units or less and water service is accessible through public utility easements or right of ways. The distance shall be measured as required for construction of the infrastructure along public utility easements and right of ways.
3. A water main exists within 2,640 feet of any residential subdivision with more than 5 units, or any multi-family residential development, or any commercial development, or any industrial development and water service is accessible through public utility easements or right of ways. The distance shall be measured as required for construction of the infrastructure along public utility easements and right of ways.

Evaluation & Findings: The proposed text amendment would not alter the requirement that ADUs connect to City potable water facilities when service is deemed available by the City's Comprehensive Plan or is required by the City's Land Development Regulations. In cases where service is not available or connection is not required, permits must be obtained for a well or connection to an existing well by the applicable permitting authorities.

Conservation and Open Space Element

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

Evaluation & Findings: The proposed text amendment would increase the allowable size of ADUs and reduce the off-street parking requirements, making ADUs a more feasible option for development. ADUs offer an infill development opportunity that results in more compact development in urbanized areas. A reduced off-street parking requirement also increases how compact the layout of a residential lot can be with an ADU.

FINDINGS OF FACT: COMPLIANCE WITH LAND DEVELOPMENT REGULATIONS

Text Amendments to the Land Development Regulations Standards

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

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

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

Evaluation & Findings: The proposed text amendment does not conflict with any goals, objectives, or policies in the City's Comprehensive Plan. An analysis of consistency with the City's Comprehensive Plan has been included in this report.

(b) ***Consistent with ordinances***. Whether the proposed amendment is in conflict with any provision of these LDRs or the City Code of Ordinances.

Evaluation & Findings: The proposed text amendment does not conflict with any other provisions of the City's Land Development Regulations of Code of Ordinances.

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

Evaluation & Findings: In 2016, the average house in the State of Florida was ± 1,800 square feet. 33 percent of this habitable floor area would yield an average allowance of an ADU ± 600 square feet in size. In December of 2025, the average home size in the State of Florida was only ± 1,600 square feet. 33 percent of this habitable floor area would yield an average allowance of an ADU only ± 533 square feet in size (67 square feet less than in 2016). Increasing the percentage of the habitable floor area to 40 would result in an average allowance of an ADU ± 640 square feet in size, which is closer to the average allowance in 2016 and accounts for future time in a downward trend of average home sizes.

Source: Federal Reserve Bank of St. Louis. (2026). Housing Inventory: Median Home Size in Square Feet in Florida. *Federal Reserve Economic Data (FRED)*. Accessed February 9, 2026, from https://fred.stlouisfed.org/series/MEDSQUFEEFL

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

Evaluation & Findings: The increase in the maximum ADU size to 1,000 square feet is the applicant's main request. The applicant notes that 800 square feet is not always of sufficient size for ADUs serving intergenerational housing needs of families. Additionally, the applicant notes that the City of Alachua's 800 square feet limit is not comparable to the maximum set by peer communities. Staff conducted an analysis and concurred that an increase to 1,000 square feet in the maximum ADU size would be more in line with peer communities and would permit more opportunities for a diversified and attainable housing stock within the community (memo in Exhibit "B").

(e) *Compatible with surrounding uses*. Whether and the extent to which the proposed amendment is consistent with the purpose and intent of the zone districts in these LDRs, or will improve compatibility among uses and will ensure efficient development within the City.

Evaluation & Findings: The proposed text amendment does not alter existing residential protection or other compatibility standards. Additionally, the proposed text amendment includes clarification of existing aesthetic design standards for compatibility. Use specific standards regarding aesthetics and compatibility as well as Section 6.6, Infill standards, will continue to apply.

(f) *Development patterns*. Whether and the extent to which the proposed amendment would result in a logical and orderly development pattern.

Evaluation & Findings: The proposed text amendment does not seek to alter the pattern of development. ADUs are already permitted in the Agricultural and Residential Districts and where ADUs are permitted is not being altered by this text amendment.

(g) *Effect on natural environment*. Whether and the extent to which the proposed amendment would result in significantly adverse impacts on the natural environment, including but not limited to water, air, noise, stormwater management, wildlife, vegetation, wetlands, and the natural functioning of the environment.

Evaluation & Findings: The proposed text amendment does not alter existing environmental protection standards and will not impact the natural environment.

(h) *Public facilities*. Whether and the extent to which the proposed amendment would result in development that is adequately served by public facilities (roads, potable water, sewage, stormwater management, parks, and solid wastes).

Evaluation & Findings: ADUs will continue to be required to connect to public facilities as applicable by the zone district standards and City of Alachua Comprehensive Plan.

EXHIBIT "A"
TO
PTAL25-0002
ADU TEXT AMENDMENT TO THE LAND DEVELOPMENT REGULATIONS
STAFF REPORT

DRAFT ORDINANCE
26-06

ORDINANCE 26-06

AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA, RELATING TO THE AMEDNMENT OF SUBPART B OF THE CITY OF ALACHUA CODE OF ORDINANCES, LAND DEVELOPMENT REGULATIONS ("LDRS"); AMENDING SECTION 4.4.4(A) RELATING TO ACCESSORY DWELLING UNIT STANDARDS; PROVIDING A REPEALING CLAUSE; PROVIDING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

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

WHEREAS, Caleb Sapp ("Applicant" and "Agent") on behalf of Terry Howard has submitted an application for a text amendment to the City's LDRs, as described below ("Amendment"); and,

WHEREAS, a duly advertised public hearing was conducted on the Amendment on March 10, 2026, by the Planning & Zoning Board, sitting as the Local Planning Agency ("LPA") and the LPA reviewed and considered all comments received during the public hearing concerning the Amendment and made its recommendation to the City Commission; and,

WHEREAS, the City Commission conducted a duly advertised public hearing on the proposed Amendment, provided for and received public participation, and approved Ordinance 26-06 upon first reading on _____, 2026, and scheduled second and final reading for _____, 2026;

WHEREAS, the City Commission conducted a duly advertised public hearing on the proposed Amendment, provided for and received public participation, and approved Ordinance 26-06 upon second and final reading on _____, 2026; and,

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

WHEREAS, for reasons set forth in this ordinance that is hereby adopted and incorporated as findings of fact, that the City Commission of Alachua, Florida finds and declares that the enactment of this Amendment is in the furtherance of the public health, safety, morals, order, comfort, convenience, appearance, prosperity, or general welfare;

NOW THEREFORE BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF ALACHUA, FLORIDA.

Section 1. Interpretation of Recitals

The above recitals are true and correct and incorporated in this ordinance.

Section 2. Findings of Fact and Conclusions of Law

The authority for the enactment of this ordinance is Chapter 163, Part I, Florida Statutes; Sections 166.021 and 166.041; and the City's Comprehensive Plan.

DRAFT

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

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

4.4.4 *Accessory uses and structures allowed.*

(A) *Accessory dwelling unit*. An accessory dwelling unit shall comply with the following standards:

(1) *Districts allowed*. Accessory dwelling units shall be allowed as accessory uses to principal single-family dwellings ~~residential uses~~ pursuant to Table 4.4-1, Table of Permitted Accessory Uses.

(2) *Where permitted on lot*. A permitted accessory dwelling unit shall comply with all applicable development standards for principal dwelling units in the zone district in which the accessory dwelling unit will be located. ~~Mobile homes, manufactured homes (except those located in the A or RSF-1 districts), recreational vehicles and travel trailers shall not be used as accessory dwelling units.~~

(3) *Size of accessory unit*. No accessory dwelling unit shall exceed ~~33~~40 percent of the size of the habitable floor area of the principal dwelling unit, or ~~800~~1,000 square feet, whichever is less. An accessory dwelling unit may contain private sanitary facilities with hot and cold running water and cooking and food storage facilities. The floor area of detached accessory dwelling units shall not count towards the maximum combined floor area standard of Section 4.4.2(E)(3).

(4) *Limit on number*. There shall be no more than one accessory dwelling unit on a lot in addition to the principal single-family ~~detached~~ dwelling.

(5) *Prohibited units*. Mobile homes, sheds, recreational vehicles, travel trailers, or other wheeled, portable, or temporary structures are prohibited for use as accessory dwelling units. Manufactured homes may be used as accessory dwelling units in the A and RSF-1 districts only.

(6) *Appearance*. The accessory dwelling unit must be of comparable aesthetic design to the principal structure to ensure compatibility with the surrounding area.

(~~5~~7) *Off-street parking*. ~~At least one off-street parking space shall be provided for each bedroom located in an accessory dwelling unit.~~

(a) *Minimum*. At least one off-street parking space must be provided for use by the accessory dwelling unit. One off-street parking space provided in accordance with Section 6.1.4 of these LDRs for use by the principal dwelling unit may be utilized to meet the minimum requirement, subject to Section 4.4.4(A)(5)(b) of these LDRs.

(b) *Principal dwelling unit*. In no case may more than one required off-street parking space of the principal dwelling unit be counted towards the accessory dwelling unit. Unless otherwise exempted by Section 6.1.4 of these LDRs, the principal residential use must maintain at least one off-street parking space for use by the principal dwelling unit.

(c) *Maximum*. In no case may more than two off-street parking spaces be provided per accessory dwelling unit.

(~~6~~8) *Density*. Accessory dwelling units shall not count toward any applicable maximum residential density requirements.

(~~7~~9) *Resale*. Accessory dwelling units shall not be sold apart from the principal dwelling upon the same lot where they are located.

(~~8~~10) *Home occupations*. Home occupations shall be prohibited within an accessory dwelling unit.

(~~9~~11) *Other standards.*

(a) *Comply all other applicable standards of LDRs*. An accessory dwelling unit shall comply with all other applicable standards for principal dwelling units in the zone district in which the accessory dwelling will be located.

(b) *Case of conflict*. In the case of any conflict between the accessory dwelling unit standards of this section and any other requirement of these LDRs, the standards of this section shall control.

Section 4. Codification of and Correction of Scrivener's Errors

The City Manager or designee, without public hearing, is authorized to correct any typographical errors which do not affect the intent of this ordinance. A corrected copy shall be posted in the public record.

Section 5. Ordinance to be Construed Liberally

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

Section 6. Repealing Clause

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

Section 7. Providing for Severability

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

Section 8. Effective Date

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

DRAFT

PASSED on first reading on the ____ day 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:

_____
Rodolfo Valladares, City Manager/Clerk

APPROVED AS TO FORM

_____
Scott Walker, City Attorney

DRAFT

EXHIBIT "B"
TO
PTAL25-0002
ADU TEXT AMENDMENT TO THE LAND DEVELOPMENT REGULATIONS
STAFF REPORT

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

City of ALACHUA
the good life community

RODOLFO VALLADARES
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR BRYAN S. THOMAS, AICP

February 10, 2026

Submitted electronically to cnc.caleb@gmail.com

Caleb Sapp
CNC Carpentry, LLC
6826 SW 170th Street
Archer, Florida 32618

Application #: PTAL25-0002

RE: Notice of Hearing to be Scheduled for Text Amendment to Section 4.4.4(A), LDRs

Dear Caleb Sapp,

On January 13, 2026, the City of Alachua received your revised application for a text amendment to the City of Alachua Land Development Regulations. The application proposes an amendment to Section 4.4.4(A) related to the accessory dwelling unit standards. Based on review of the materials submitted, the City has determined that this application can now be scheduled for a hearing before the Planning & Zoning Board.

The application has been scheduled for the **March 10, 2026,** Planning & Zoning Board meeting.

You must provide two *double sided, three-hole punched, color sets* of each **complete** application package and a digital copy of all materials in PDF format on a CD or by emailing a Cloud/FTP link to download the materials to planning@cityofalachua.org *no later than 10 business days prior to the Planning & Zoning Board meeting at which your application is scheduled to be heard*; therefore, the above referenced materials must be submitted to the City no later than ***Monday, February 23, 2026***. Materials may be submitted earlier than this date.

If you plan to utilize a PowerPoint presentation or would like other materials to be available for reference during the public hearing, please submit the presentation or materials no later than 12:00 PM on the last business day prior to the Planning & Zoning Board meeting; therefore, the presentation or materials must be submitted no later than 12:00 PM on ***Monday, March 9, 2026***. Any presentation or materials may be submitted electronically by emailing them to planning@cityofalachua.org.

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

Sincerely,



Carson J. Crockett, AICP
Principal Planner

CC: Rodolfo Valladares, City Manager *(by electronic mail)*
Scott Walker, City Attorney *(by electronic mail)*
Bryan Thomas, AICP, Planning & Community Development Director *(by electronic mail)*
Bernadette Fisher, Principal Planner *(by electronic mail)*
Parker Stevens, Planner *(by electronic mail)*
Brenda Flieger, Planning Assistant *(by electronic mail)*
Project File

City of ALACHUA
the good life community

RODOLFO VALLADARES
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR BRYAN S. THOMAS, AICP

January 13, 2026

Submitted electronically to cnc.caleb@gmail.com

Caleb Sapp
CNC Carpentry, LLC
6826 SW 170th Street
Archer, Florida 32618

Application #: PTAL25-0002

RE: Completeness Review for Text Amendment Application to Section 4.4.4(A)(3), LDRs

Dear Caleb Sapp,

On December 8, 2025, the City of Alachua received your application for a text amendment to the City of Alachua Land Development Regulations. The application proposes an amendment to Section 4.4.4(A)(3) related to the size of an accessory dwelling unit.

Upon review of the application materials, the Planning Division has drafted an updated proposal that more comprehensively reviews and revises Section 4.4.4(A). This draft dated 1/13/2026 has been attached. Please review the proposed change from your original proposal and provide confirmation in writing that the draft is acceptable in its current form or provide an alternative proposal with justification as to the changes.

Please address the above comment no later than **5:00 PM on January 27, 2026**. Upon receipt of your confirmation, Staff will notify you of any remaining comments which must be resolved, if any, before the item may be scheduled for a public hearing before the Planning & Zoning Board. If all comments are addressed by the resubmission date above, the application may be scheduled for the **March Planning & Zoning Board (PZB) Meeting**.

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

Sincerely,

Carson J. Crockett, AICP
Principal Planner

Attachments: PTAL25-002 - Draft Language 1/13/2026

CC: Bryan S. Thomas, AICP, Planning & Community Development Director *(by electronic mail)*
Parker Stevens, Planner *(by electronic mail)*
Bernadette Fisher, Principal Planner *(by electronic mail)*
Brenda Flieger, Planning Assistant *(by electronic mail)*
Project File

Underline = Addition; ~~Strikethrough~~ = Removal

4.4.4 *Accessory uses and structures allowed.*

(A) *Accessory dwelling unit*. An accessory dwelling unit shall comply with the following standards:

(1) *Districts allowed*. Accessory dwelling units shall be allowed as accessory uses to principal single-family dwellings ~~residential uses~~ pursuant to Table 4.4-1, Table of Permitted Accessory Uses.

(2) *Where permitted on lot*. A permitted accessory dwelling unit shall comply with all applicable development standards for principal dwelling units in the zone district in which the accessory dwelling unit will be located. ~~Mobile homes, manufactured homes (except those located in the A or RSF-1 districts), recreational vehicles and travel trailers shall not be used as accessory dwelling units.~~

(3) *Size of accessory unit*. No accessory dwelling unit shall exceed ~~33~~40 percent of the size of the habitable floor area of the principal dwelling unit, or ~~800~~1,000 square feet, whichever is less. An accessory dwelling unit may contain private sanitary facilities with hot and cold running water and cooking and food storage facilities. The floor area of detached accessory dwelling units shall not count towards the standard of Section 4.4.2(E)(3).

(4) *Limit on number*. There shall be no more than one accessory dwelling unit on a lot in addition to the principal single-family ~~detached~~ dwelling.

(5) *Prohibited units*. Mobile homes, sheds, recreational vehicles, travel trailers, or other wheeled, portable, or temporary structures are prohibited for use as accessory dwelling units. Manufactured homes may be used as accessory dwelling units in the A and RSF-1 districts only.

(6) *Appearance*. The accessory dwelling unit must be of comparable aesthetic design to the principal structure.

(~~5~~7) *Off-street parking*. ~~At least one off-street parking space shall be provided for each bedroom located in an accessory dwelling unit.~~

(a) *Minimum.* At least one off-street parking space must be provided for use by the accessory dwelling unit. One off-street parking space provided in accordance with Section 6.1.4 of these LDRs for use by the principal residential use may be utilized to meet the minimum requirement, subject to Section 4.4.4(A)(5)(b) of these LDRs.

(a) *Principal dwelling unit*. In no case may more than one required off-street parking space of the principal residential use be counted towards the accessory dwelling unit. Unless otherwise exempted by Section 6.1.4 of these LDRs, the principal residential use must maintain at least one off-street parking space for use by the principal dwelling unit.

(b) *Maximum*. In no case may more than two off-street parking spaces be provided per accessory dwelling unit.

(~~6~~8) *Density*. Accessory dwelling units shall not count toward any applicable maximum residential density requirements.

(~~7~~9) *Resale*. Accessory dwelling units shall not be sold apart from the principal dwelling upon the same lot where they are located.

(~~8~~10) *Home occupations*. Home occupations shall be prohibited within an accessory dwelling unit.

(~~9~~11) *Other standards*.

(a) *Comply all other applicable standards of LDRs*. An accessory dwelling unit shall comply with all other applicable standards for principal dwelling units in the zone district in which the accessory dwelling will be located.

(b) *Case of conflict*. In the case of any conflict between the accessory dwelling unit standards of this section and any other requirement of these LDRs, the standards of this section shall control.

City of ALACHUA
the good life community

RODOLFO VALLADARES
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR BRYAN S. THOMAS, AICP

INTER-OFFICE COMMUNICATION

Date: January 8th, 2026

To: Carson J. Crockett
Principal Planner

From: Parker A. Stevens
Planner

RE: Land Development Regulations: Accessory Dwelling Units Memo

This memo compares the City of Alachua's land development regulations on Accessory Dwelling Units (ADUs) to nearby cities and Alachua County, in preparation for the amendment to the existing code.

Section 1: The City of Alachua

In Section 4.4.4 (A), The City of Alachua allows for ADUs as accessory uses to principal residential uses pursuant to Table 4.4-1. ADUs must comply with all applicable development standards for principal dwelling units in the zone district it is located in. Mobile homes, recreation vehicles, and travel trailers shall not be used as ADUs. ADUs cannot exceed 33 percent of the habitable floor area of the principal floor area of the principal dwelling unit, of 800 square feet, whichever is less. ADUs may contain private sanitary facilities, with hot and cold running water and cooking and food storage facilities. Only one ADU is permitted on a lot in additional to the principal single-family detached dwelling. At minimum, one off-street parking space should be available for each bedroom located in the ADU. ADUs do not count towards any applicable maximum residential density requirements. ADUs cannot be sold apart from the principal dwelling upon the same lot which they are located. Home occupations shall be prohibited within an accessory dwelling unit. ADUs must comply with all other applicable standards for principal dwelling units in the zone district it is located within. If the standards for ADUs listed conflicts with other requirements in the LDRs, the standards of this section take precedence.

Section 2: The City of High Springs

In *Sec. 7.09.01.01. - Accessory dwelling units*, High Springs includes similar language on density, limit on number, and districts allowed. Additionally, High Springs does not include language on required parking lots, home occupations, or resale. High Springs states that ADUs may not be included on sites containing a duplex and that, in addition to mobile homes and recreational

vehicles, High Springs states that sheds, garages, greenhouses, workshops, manufactured, and wheeled or portable structures shall not be ADUs. High Springs' size requirements allow for larger ADUs, as they cannot exceed 50 percent of the square footage of the principal property or 1,000 square feet, whichever is less. High Springs' also states that the owner on record must reside in either the principal dwelling units or the accessory dwelling unit.

Section 3: The City of Newberry

In *Sec. 4.2.4.2 - Accessory Dwelling Units*,, Newberry includes similar language on development standards and resale. Additionally, Newberry does not include language on limit on number, density, and home occupations. Newberry lists the zoning districts and land use designations for which a single accessory dwelling unit is allowed as an accessory use in the code, and not in a separate table. Newberry requires that off-street parking must be located on the lot which the principal building is located and served by the same driveway as the principal building. Newberry requires that the living area of the unit must be 50 percent of the principal residence or 1,000 square feet, which ever is greater. Newberry states that the ADU must be designed in a similar architectural style as the principal building, that the property owner must reside in the primary or ADU for the permitting of ADU, and requirement to connect to the central water and sewer system separate from the primary residence (with the exception of an attached ADU with a single bedroom) or the septic system of the primary residence if central water and sewer are unavailable. Newberry includes minimum lot sizes for rural/agriculture land use categories.

Section 4: The City of Hawthorne

Hawthorne does not include specific language for ADUs in the code. [Subject to Review.]

Section 5: Alachua County

In *Section 404.24 of Title 40*, Alachua County includes similar language on density, development standards, and resale. Additionally, Alachua County does not include language on home occupations or limits on what can be used as an accessory dwelling unit. Similar to Newberry, Alachua County lists the districts and land use designations that a single accessory dwelling unit is allowed as an accessory use. In similar language to Newberry, Alachua County requires that the owner must reside on the primary or accessory dwelling unit for a permit to be issued. The building size of the ADU must be a maximum of 50 percent of the principal residence or 1,700 square feet, whichever is greater. Alachua County requires that the ADU to be connected to the central water and sewer system or the principal residence where available and shall not have separate services, or connect to the septic system and well of the primary residence. Similar to Newberry, Alachua County has minimum lot size requirements for the rural/agriculture land use category.

Received By:

Sign and print name here

Jan 8, 2026
Date

City of ALACHUA
the good life community

RODOLFO VALLADARES
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR BRYAN S. THOMAS, AICP

December 16, 2025

Submitted electronically to cnc.caleb@gmail.com

Caleb Sapp
CNC Carpentry, LLC
6826 SW 170th Street
Archer, Florida 32618

Application #: PTAL25-0002

RE: Completeness Review for Text Amendment Application to Section 4.4.4(A)(3), LDRs

Dear Caleb Sapp,

On December 8, 2025, the City of Alachua received your application for a text amendment to the City of Alachua Land Development Regulations. The application proposes an amendment to Section 4.4.4(A)(3) related to the size of an accessory dwelling unit.

According to Section 2.2.6 of the Land Development Regulations, upon receipt of an application, a completeness review shall be conducted to determine that the application contains all 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 that the application is **complete**.

The above is based on a preliminary review for completeness only. An in-depth review of the content of the application will be performed and any comments will be provided to you under separate cover.

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

Sincerely,

Carson J. Crockett, AICP
Principal Planner

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

Application for Text Amendment

FOR OFFICE USE ONLY
Case #:
Application Fee: $
Filing Date:
Completeness Date:
Review Type: PZB & CCOM

☐ **COMPREHENSIVE PLAN** ☑ **LAND DEVELOPMENT REGULATIONS**

A. APPLICANT

1. Applicant's Status ■ Applicant ☐ Agent
2. Name of Applicant(s) or Contact Person(s): Terry Howard Title: Owner
   Company (if applicable): n/a
   Mailing address: 16903 NW 171st Place
   City: Alachua State: Florida ZIP: 32615
   Telephone: 352-514-5784 FAX: n/a e-mail: thoward7524@gmail.com
3. Authorized Agent (if applicable)*:
   Name and Title of Agent: Caleb Sapp
   Company (if applicable): CNC Carpentry, LLC
   Mailing Address: 6826 SW 170th St.
   City: Archer State: Florida ZIP: 32618
   Telephone: 352-727-1073 FAX: n/a e-mail: cnc.caleb@gmail.com

   * Must provide signed and notarized Authorized Agent Affidavit to act on behalf of the applicant.

B. PROPOSAL

1. Sections or Goals, Objectives, or Policies Proposed to be Amended:
   Section 4.4.4a3 is proposed to be amended.
2. Identify each new Section or Goal, Objective, or Policy Proposed:
   Raise, broaden, or lift the verbiage of section 4.4.4a3 to allow for larger ADU buildings to be built.
3. Summarization of reason for request:
   The verbiage for the City of Alachua in regards to ADU buildings is quite restrictive. I would like to build a small, modest ADU of roughly 950 SF but the current language would only allow for around 800 SF.

C. **ATTACHMENTS**

1. Proposed text in strikethrough/underscore format.
2. Explanation of need and justification.
3. Justification for Request
   i. For a text amendment to the Land Development Regulations, provide a narrative responding to each of the standards as set forth in Section 2.4.1(E)(1) of the LDRs.
   ii. For a text amendment to the Comprehensive Plan, provide a narrative addressing consistency with the Comprehensive Plan.

Under penalty of perjury, I/we certify and acknowledge that the information contained herein is true and correct to the best of my/our knowledge.

Jerry A. Howard
Signature of Applicant

Signature of Co-applicant

Terry A. Howard
Typed or printed name *and title* of applicant

Typed or printed name *and title* of co-applicant

STATE OF Florida
COUNTY OF Alachua

This affidavit is acknowledged before me by means of ✓ physical appearance or ___ online notarization on this 3rd day of DEC, 2025 by TERRY A. HOWARD, who is/are personally known to me, or who has/have produced F I D L as identification.

Kristy Lee Thornton
Signature of Notary Public

(Seal)

KRISTY LEE THORNTON
Commission # HH 230653
Expires March 17, 2025

Section C – Supporting Documents

(1)

Existing Text: ~~*Size of accessory unit.* No accessory dwelling unit shall exceed 33 percent of the size of the habitable floor area of the principal dwelling unit, or 800 square feet, whichever is less. An accessory dwelling unit may contain private sanitary facilities with hot and cold running water and cooking and food storage facilities~~.

Proposed Text: *Size of accessory unit.* No accessory dwelling unit shall exceed 33 percent of the size of the habitable floor area of the principal dwelling unit, or 1000 square feet of temperature controlled living space, whichever is less. An accessory dwelling unit may contain private sanitary facilities with hot and cold running water and cooking and food storage facilities.

(2)

There is a need for an update to the sizing restrictions placed on ADUs in the City of Alachua. For homes over ~2,400 SF, the 800 SF restriction takes precedence and sets a maximum limit on the size if the ADU. While that size may be sufficient to house a small kitchen, bathroom, and bed, it is by no means spacious. I am proposing a modest increase to the size limits of ADU structures – 1,000 SF of living space. It is more in line with codes from the surrounding municipalities, and would allow me to build the ADU that I have already designed and engineered. I currently live in the primary residence with my daughter, son-in-law and their children. I have to make my way up and down two staircases in order to leave or enter the home, whereas the ADU would allow my ailing joints to reside on the first floor with no stairs necessary.

The city of Alachua's code restrictions are the smallest of all the surrounding municipalities, of which a few are listed below. It does not seem that a modest increase to 1,000 SF would be out of line, it seems that it might actually bring the City of Alachua *in* line with its neighbors.

-City of Newberry: 4.2.4.2.6 *Building size.* The living area of the unit shall be a maximum of 50 percent of the principal residence or 1,000 square feet, whichever is greater

-Alachua County: 404.24.f *Building size.* The living area of the unit shall be a maximum of fifty (50) percent of the principal residence or one thousand seven hundred (1,700) square feet, whichever is greater.

-High Springs: 7.09.01.01.1 An accessory dwelling unit shall not exceed 50 percent of the square footage of the principal dwelling unit, or 1,000 square feet, whichever is less

-Gilchrist county: 7.16.02.5 The accessory dwelling shall be no smaller than 400 square feet and no greater than 1000 square feet, and in all cases shall be smaller and clearly subordinate to the primary dwelling.

(3)

2.4.1e.1a *Consistent with Comprehensive Plan.* Whether and the extent to which the proposed amendment is consistent with the Comprehensive Plan.

Response: I believe that the proposed amendment is consistent with the Comprehensive Plan because it does not significantly alter, add, or remove any existing codes.

2.4.1e.1b *Consistent with ordinances.* Whether the proposed amendment is in conflict with any provision of these LDRs or the City Code of Ordinances.

Response: I do not believe that the proposed amendment violates any city ordinances.

2.4.1e.1c *Changed conditions.* Whether and the extent to which there are changed conditions that require an amendment.

Response: I do not believe that there are any necessary changes to conditions as this amendment would only affect the sizing of ADU structures, modestly.

2.4.1e.1d *Community need.* Whether and the extent to which the proposed amendment addresses a demonstrated community need.

Response: I believe that the proposed amendment addresses a community need because I am part of the community, as well as receiving several anecdotes from people who have run into this issue previously.

2.4.1e.1e *Compatible with surrounding uses.* Whether and the extent to which the proposed amendment is consistent with the purpose and intent of the zone districts in these LDRs, or will improve compatibility among uses and will ensure efficient development within the City.

Response: I do not believe that the proposed amendment goes against any zoning intents, as the proposed size increase is minimal and simply brings the City of Alachua more in line with surrounding municipalities.

2.4.1e.1f *Development patterns.* Whether and the extent to which the proposed amendment would result in a logical and orderly development pattern.

Response: I believe that the proposed amendment results in a logical and orderly development plan because the proposed changes are minor and do not leave space for increasingly large accessory dwellings in the future.

2.4.1e.1g *Effect on natural environment.* Whether and the extent to which the proposed amendment would result in significantly adverse impacts on the natural environment, including but not limited to water, air, noise, stormwater management, wildlife, vegetation, wetlands, and the natural functioning of the environment.

I do not believe that the proposed amendment poses any significant adverse environmental effects since ADUs are already allowed and the proposed amendment only increased its footprint by 200 SF.

2.4.1e.1h *Public facilities.* Whether and the extent to which the proposed amendment would result in development that is adequately served by public facilities (roads, potable water, sewage, stormwater management, parks, and solid wastes).

Response: I believe that the proposed amendment bears no adverse effect on publicly served development since ADUs are already allowed and this amendment only slightly increases their maximum sizing.

City of ALACHUA

THE GOOD LIFE COMMUNITY

Authorized Agent Affidavit

A. **PROPERTY INFORMATION**

Address of Subject Property: 16903 NW 171th Place Alachua, FL 32615

Parcel ID Number(s): 3049-1-12

Acreage: ±5.75

B. **PERSON PROVIDING AGENT AUTHORIZATION**

Name: Terry A. Howard Title:

Company (if applicable):

Mailing Address: 16903 NW 171st PL

City: Alachua State: FL ZIP: 32615

Telephone: 352-514-5784 FAX: e-mail:

C. **AUTHORIZED AGENT**

Name: Caleb Sapp Title: Contractor

Company (if applicable): CNC Carpentry, LLC

Mailing address: 6826 SW 170th St.

City: Archer State: FL ZIP: 32618

Telephone: 352-727-1073 FAX: — e-mail: cnc.caleb@gmail.com

D. **REQUESTED ACTION:**

allow Caleb Sapp to recieved communications on behalf of Terry Howard.

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.

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

Terry A. Howard
Signature of Applicant

Signature of Co-applicant

Terry A. Howard
Typed or printed name and title of applicant

Typed or printed name of co-applicant

State of Florida County of Alachua

The foregoing application is acknowledged before me by means of ✓ physical appearance or __ online notarization

KRISTY LEE THORNTON
Commission # HH 230653
Expires March 17, 2026

this 3rd day of DEC, 25 by Terry A. Howard

__ who is/are personally known to me, or ✓ who has/have produced FL DL as identification.

NOTARY SEAL

KRISTY LEE THORNTON
Commission # HH 230653
Expires March 17, 2026

Kristy Lee Thornton
Signature of Notary Public, State of Florida
Print Name Kristy Lee Thornton
My Commission Expires: March 17, 2026

City of ALACHUA
the good life community

RODOLFO VALLADARES
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR BRYAN S. THOMAS, AICP

January 13, 2026

Submitted electronically to cnc.caleb@gmail.com

Caleb Sapp
CNC Carpentry, LLC
6826 SW 170th Street
Archer, Florida 32618

Application #: PTAL25-0002

RE: Completeness Review for Text Amendment Application to Section 4.4.4(A)(3), LDRs

Dear Caleb Sapp,

On December 8, 2025, the City of Alachua received your application for a text amendment to the City of Alachua Land Development Regulations. The application proposes an amendment to Section 4.4.4(A)(3) related to the size of an accessory dwelling unit.

Upon review of the application materials, the Planning Division has drafted an updated proposal that more comprehensively reviews and revises Section 4.4.4(A). This draft dated 1/13/2026 has been attached. Please review the proposed change from your original proposal and provide confirmation in writing that the draft is acceptable in its current form or provide an alternative proposal with justification as to the changes.

Please address the above comment no later than **5:00 PM on January 27, 2026**. Upon receipt of your confirmation, Staff will notify you of any remaining comments which must be resolved, if any, before the item may be scheduled for a public hearing before the Planning & Zoning Board. If all comments are addressed by the resubmission date above, the application may be scheduled for the **March Planning & Zoning Board (PZB) Meeting**.

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

Sincerely,

Carson J. Crockett, AICP
Principal Planner

Attachments: PTAL25-002 - Draft Language 1/13/2026

Underline = Addition; ~~Strikethrough~~ = Removal

4.4.4 *Accessory uses and structures allowed*.

(A) *Accessory dwelling unit*. An accessory dwelling unit shall comply with the following standards:

(1) *Districts allowed*. Accessory dwelling units shall be allowed as accessory uses to principal single-family dwellings ~~residential uses~~ pursuant to Table 4.4-1, Table of Permitted Accessory Uses.

(2) *Where permitted on lot*. A permitted accessory dwelling unit shall comply with all applicable development standards for principal dwelling units in the zone district in which the accessory dwelling unit will be located. ~~Mobile homes, manufactured homes (except those located in the A or RSF-1 districts), recreational vehicles and travel trailers shall not be used as accessory dwelling units.~~

(3) *Size of accessory unit*. No accessory dwelling unit shall exceed ~~33~~40 percent of the size of the habitable floor area of the principal dwelling unit, or ~~800~~1,000 square feet, whichever is less. An accessory dwelling unit may contain private sanitary facilities with hot and cold running water and cooking and food storage facilities. The floor area of detached accessory dwelling units shall not count towards the standard of Section 4.4.2(E)(3).

(4) *Limit on number*. There shall be no more than one accessory dwelling unit on a lot in addition to the principal single-family ~~detached~~ dwelling.

(5) *Prohibited units*. Mobile homes, sheds, recreational vehicles, travel trailers, or other wheeled, portable, or temporary structures are prohibited for use as accessory dwelling units. Manufactured homes may be used as accessory dwelling units in the A and RSF-1 districts only.

(6) *Appearance*. The accessory dwelling unit must be of comparable aesthetic design to the principal structure.

(~~5~~7) *Off-street parking*. ~~At least one off-street parking space shall be provided for each bedroom located in an accessory dwelling unit.~~

(a) *Minimum.* At least one off-street parking space must be provided for use by the accessory dwelling unit. One off-street parking space provided in accordance with Section 6.1.4 of these LDRs for use by the principal residential use may be utilized to meet the minimum requirement, subject to Section 4.4.4(A)(5)(b) of these LDRs.

(a) *Principal dwelling unit*. In no case may more than one required off-street parking space of the principal residential use be counted towards the accessory dwelling unit. Unless otherwise exempted by Section 6.1.4 of these LDRs, the principal residential use must maintain at least one off-street parking space for use by the principal dwelling unit.

(b) *Maximum*. In no case may more than two off-street parking spaces be provided per accessory dwelling unit.

(~~6~~8) *Density*. Accessory dwelling units shall not count toward any applicable maximum residential density requirements.

(~~7~~9) *Resale*. Accessory dwelling units shall not be sold apart from the principal dwelling upon the same lot where they are located.

(~~8~~10) *Home occupations*. Home occupations shall be prohibited within an accessory dwelling unit.

(~~9~~11) *Other standards*.

(a) *Comply all other applicable standards of LDRs*. An accessory dwelling unit shall comply with all other applicable standards for principal dwelling units in the zone district in which the accessory dwelling will be located.

(b) *Case of conflict*. In the case of any conflict between the accessory dwelling unit standards of this section and any other requirement of these LDRs, the standards of this section shall control.

ORDINANCE 26-06

AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA, RELATING TO THE AMEDNMENT OF SUBPART B OF THE CITY OF ALACHUA CODE OF ORDINANCES, LAND DEVELOPMENT REGULATIONS ("LDRS"); AMENDING SECTION 4.4.4(A) RELATING TO ACCESSORY DWELLING UNIT STANDARDS; PROVIDING A REPEALING CLAUSE; PROVIDING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

Overview

This business impact estimate is provided in accordance with section 166.041(4), Florida Statutes. This Business Impact Estimate may be revised following its initial posting.

Applicable Exemptions

If one or more boxes are checked below, this means the City is of the view that a business impact estimate is not required by state law[1] for the proposed ordinance, but the City is, nevertheless, providing this Business Impact Estimate as a courtesy and to avoid any procedural issues that could impact the enactment of the proposed ordinance.

☐ The proposed ordinance is required for compliance with federal or state law or regulation;
☐ The proposed ordinance relates to the adoption of budgets or budget amendments, including revenue sources necessary to fund the budget;
☐ The proposed ordinance is required to implement a contract or an agreement, including, but not limited to, any federal, state, local, or private grant or other financial assistance accepted by the municipal government;
☐ The proposed ordinance is an emergency ordinance;
☐ The ordinance relates to procurement; or
☒ The proposed ordinance is enacted to implement the following:
  a. Development orders and development permits, as those terms are defined in section 163.3164, Florida Statutes and development agreements, as authorized by the Florida Local Government Development Agreement Act under section 163.3220-163.3243, Florida Statutes;
  b. Comprehensive plan amendments and land development regulation amendments initiated by an application by a private party other than the municipality;
  c. Sections 190.005 and 190.046, Florida Statutes;
  d. Section 553.73, Florida Statutes, relating to the Florida Building Code; or

[1] See Section 166.041(4)(c), Florida Statutes.

e. Section 633.202, Florida Statutes, relating to the Florida Fire Prevention Code.

In accordance with the provisions of controlling law, even notwithstanding the fact that an exemption noted above may apply, the City hereby publishes the following information.

Impact Estimate

1. Summary of the proposed ordinance
The proposed ordinance would increase the maximum size of accessory dwelling units and decrease the off-street parking requirement of accessory dwelling units, promoting intergenerational and more attainable housing in the City of Alachua, thus improving the health, safety, and welfare of residents. The proposed ordinance would amend standards for accessory dwelling units only and would not negatively impact commercial businesses.

2. An estimate of the direct economic impact of the proposed ordinance on private, for-profit businesses in the City, if any:
(a) An estimate of direct compliance costs that businesses may reasonably incur:
None
(b) Any new charge or fee imposed by the proposed ordinance or for which businesses will be financially responsible:
None
(c) An estimate of the City's regulatory costs, including estimated revenues from any new charges or fees to cover such costs:
None

3. Good faith estimate of the number of businesses likely to be impacted by the proposed ordinance:
None

4. Additional information deemed useful (if any):
The proposed ordinance is a text amendment to the Land Development Regulations initiated by an application by a private party other than the municipality.

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 April 6, 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 as titled:

ORDINANCE 26-06

AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA, RELATING TO THE AMEDNMENT OF SUBPART B OF THE CITY OF ALACHUA CODE OF ORDINANCES, LAND DEVELOPMENT REGULATIONS ("LDRS"); AMENDING SECTION 4.4.4(A) RELATING TO ACCESSORY DWELLING UNIT STANDARDS; PROVIDING A REPEALING CLAUSE; PROVIDING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

At the public hearing, all interested parties may appear and be heard with respect to the application. Copies of the application, 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 - March 26, 2026)

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 April 6, 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 as titled:

ORDINANCE 26-07

AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA, RELATING TO THE AMENDMENT OF SUBPART B OF THE CITY OF ALACHUA CODE OF ORDINANCES, LAND DEVELOPMENT REGULATIONS ("LDRS"); AMENDING ARTICLE 2, ESTABLISHING SECTION 2.4.25 RELATING TO THE REASONABLE ACCOMMODATION FOR CERTIFIED RECOVERY RESIDENCES; AMENDING ARTICLE 10, ESTABLISHING A DEFINITION FOR CERTIFIED RECOVERY RESIDENCES; PROVIDING A REPEALING CLAUSE; PROVIDING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

At the public hearing, all interested parties may appear and be heard with respect to the application. Copies of the application, 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 - March 26, 2026)



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

Carson J. Crockett, AICP is a Principal Planner for the City of Alachua. He supports the functions of the Planning and Community Development Department, assists in the development review process and regularly communicates with members of the public. Crockett holds a master's degree in Urban and Regional Planning from the University of Florida.

EDUCATION

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

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

WORK EXPERIENCE

City of Alachua, Florida | Principal Planner | Jul 2025-Present; Planner | Jun 2023-Jul 2025
15100 NW 142nd Ter, Alachua, Fl 32615 | (386) 418-6121

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

PROFESSIONAL ORGANIZATIONS

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

CERTIFICATES AND OTHER SKILLS

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

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

Commission Agenda Item

MEETING DATE: April 6, 2026

SUBJECT: ORDINANCE 26-07 - AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA, RELATING TO THE AMENDMENT OF SUBPART B OF THE CITY OF ALACHUA CODE OF ORDINANCES, LAND DEVELOPMENT REGULATIONS ("LDRS"); AMENDING ARTICLE 2, ESTABLISHING SECTION 2.4.25 RELATING TO THE REASONABLE ACCOMMODATION FOR CERTIFIED RECOVERY RESIDENCES; AMENDING ARTICLE 10, ESTABLISHING A DEFINITION FOR CERTIFIED RECOVERY RESIDENCES; PROVIDING A REPEALING CLAUSE; PROVIDING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE (Second Reading; Legislative Hearing).

PREPARED BY: Carson Crockett

RECOMMENDED ACTION:

Staff recommends that the City Commission find the proposed text amendment to Article 2 and Article 10 of the City of Alachua Land Development Regulations to be consistent with the City of Alachua Comprehensive Plan and in compliance with the City's Land Development Regulations and adopt Ordinance 26-07 upon second and final reading.

Recommended Motion: *I move that, based upon the presentation before this Commission and Staff's recommendation, this Commission finds the proposed text amendment to Article 2 and Article 10 of the City of Alachua Land Development Regulations to be consistent with the City of Alachua Comprehensive Plan and in compliance with the City's Land Development Regulations and adopt Ordinance 26-07 upon second and final reading.*

Summary

This application is a request by the City of Alachua Planning & Community Development Department for a text amendment to Article 2 and Article 10 of the City of Alachua Land Development Regulations. The proposed text amendment is solely for the purpose of complying with Florida Statute 397.487, which was amended by Senate Bill 954 (2025).

The amendment to Article 2 would establish a new section, Section 2.4.25, Reasonable accommodation for certified recovery residence. Proposed Section 2.4.25 would outline the administrative process to receive a reasonable accommodation from the Land Development Regulations in cases where a certified recovery residence is attempting to establish, but a specific standard in the Land Development Regulations is prohibiting such establishment. Proposed Section 2.4.25 is formatted to mirror other sections in Article 2 that deal with

administrative reviews. The amendment to Article 10 would establish a new definition for certified recovery residences. Group home and community residential home are already defined in Article 10; however, the new definition is necessary for consistency with Florida Statute 397.487.

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

On March 23, 2026, the City Commission held a duly advertised public hearing and voted 4-0 to adopt Ordinance 26-07 upon first reading and schedule second and final reading for April 6, 2026.

FINANCIAL IMPACT

ADDITIONAL FINANCIAL INFORMATION

COMMISSION GOALS

ATTACHMENTS

1. Ordinance 26-07
2. Staff Report & Supporting Materials
3. Business Impact Estimate
4. Public Notice Materials
5. Carson J. Crockett, AICP - Resume on File

ORDINANCE 26-07

AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA, RELATING TO THE AMENDMENT OF SUBPART B OF THE CITY OF ALACHUA CODE OF ORDINANCES, LAND DEVELOPMENT REGULATIONS ("LDRS"); AMENDING ARTICLE 2, ESTABLISHING SECTION 2.4.25 RELATING TO THE REASONABLE ACCOMMODATION FOR CERTIFIED RECOVERY RESIDENCES; AMENDING ARTICLE 10, ESTABLISHING A DEFINITION FOR CERTIFIED RECOVERY RESIDENCES; PROVIDING A REPEALING CLAUSE; PROVIDING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

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

WHEREAS, Senate Bill 954 (2025) amended Florida Statute 397.487, requiring the governing body of each county or municipality to adopt an ordinance that establishes a process for requesting reasonable accommodations from any local land use regulation that serves to prohibit the establishment of a certified recovery residence, among other things; and,

WHEREAS, a text amendment to the City's LDRs has been proposed to comply with Florida Statute 397.487, further described below ("Amendment"); and,

WHEREAS, a duly advertised public hearing was conducted on the Amendment on March 10, 2026, by the Planning & Zoning Board, sitting as the Local Planning Agency ("LPA") and the LPA reviewed and considered all comments received during the public hearing concerning the Amendment and made its recommendation to the City Commission; and,

WHEREAS, the City Commission conducted a duly advertised public hearing on the proposed Amendment, provided for and received public participation, and approved Ordinance 26-06 upon first reading on March 23, 2026, and scheduled second and final reading for April 6, 2026;

WHEREAS, the City Commission conducted a duly advertised public hearing on the proposed Amendment, provided for and received public participation, and approved Ordinance 26-06 upon second and final reading on April 6, 2026; and,

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

WHEREAS, for reasons set forth in this ordinance that is hereby adopted and incorporated as findings of fact, that the City Commission of Alachua, Florida finds and declares that the enactment of this Amendment is in the furtherance of the public health, safety, morals, order, comfort, convenience, appearance, prosperity, or general welfare;

NOW THEREFORE BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF ALACHUA, FLORIDA.

Section 1. Interpretation of Recitals

The above recitals are true and correct and incorporated in this ordinance.

Section 2. Findings of Fact and Conclusions of Law

The authority for the enactment of this ordinance is Chapter 163, Part I, Florida Statutes; Sections 166.021 and 166.041; and the City's Comprehensive Plan.

Section 3. Amendment to the Land Development Regulations, Article 2

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

Table 2.1-1: Development Review Structure S = Staff Review C = Plan Consistency Review R = Review and Advise D = Final Decision A = Appeal					
Development Permit	LDR Administrator	Board of Adjustment (BOA)	Planning and Zoning Board (PZB)	City Commission	Hearing Officer
Other Permits					
Reasonable Accommodation for Certified Recovery Residence (Section 2.4.25)	D	A			

2.4.25 *Reasonable accommodation for certified recovery residence.*

(A) *Purpose.* The purpose of this section is to provide for a written application process for requesting a reasonable accommodation for the establishment of a certified recovery residence, as required by Florida Statute 397.487(15).

(B) *Applicability.* The requirements of this section shall apply to any request for a reasonable accommodation of a certified recovery residence from the standards of these LDRs.

(C) *Procedure.*

(1) Submission of request for accommodation. Before an accommodation from the standards of these LDRs may be granted, a request for such accommodation must be submitted in writing on a form established by the LDR Administrator. The request must include, at a minimum:

(a) The name and contact information of the applicant or the applicant's authorized agent;

(b) The property address and parcel identification number;

(c) A description of the accommodation requested and the section of these LDRs that the applicant seeks relief from;

(d) A statement of how the reasonable accommodation requested is consistent with the with the Fair Housing Amendments Act of 1988, 42 U.S.C. ss. 3601 et seq., and Title II of the Americans with Disabilities Act, 42 U.S.C. ss. 12131 et seq.; and,

(e) A nonrefundable fee to defray the cost of review.

(2) *Determination of completeness.* Upon receipt of the request, the application must be date stamped. Within 30 days after a request for accommodation is submitted, the LDR Administrator must determine whether the request is complete, in proper form, and accompanied by the appropriate fee.

(a) If the LDR Administrator determines the request is not complete, a notice must be provided to the applicant specifying the deficiencies. The LDR Administrator must take no further action on the request for accommodation until the deficiencies are remedied.

(b) When the request is determined to be complete, the LDR Administrator will review the request and render a determination in accordance with the procedures and standards of this section.

(3) *Rendering of determination.* Within 60 days of receipt of a complete application, the LDR Administrator will review the request against the standards of Section 2.4.25(D) of these LDRs and must render a determination either approving (in whole or in part), approving with conditions (in whole or in part), or denying the request for accommodation. If a written determination is not provided within 60 days of the receipt of a complete application, the application is deemed approved, unless a written consent signed by both the City and the applicant to a reasonable extension of time.

(4) *Form.* The determination must be made in writing. If the determination denies the request for accommodation, the denial must state with specificity the objective, evidence-based reasons for denial and identify any deficiencies or actions necessary for appeal.

(D) *Standards of review.*

(1) The accommodation requested must not be achievable by other administrative means in these LDRs, including, but not limited to, an administrative adjustment (Section 2.4.8), a minor site plan (Section 2.4.9), minor subdivision or single-lot replat (Section 2.4.10), interpretation by LDR Administrator (Section 2.4.19), alternative parking compliance (Section 6.1.11), or alternative landscape plan (Section 6.2.2(D)(10)).

(2) The accommodation must be the minimum necessary to establish a certified recovery residence.

(3) The reasonable accommodation and the review of such reasonable accommodation must be consistent with the Fair Housing Amendments Act of 1988, 42 U.S.C. ss. 3601 et seq., and Title II of the Americans with Disabilities Act, 42 U.S.C. ss. 12131 et seq.

(E) *Effect.* A granted accommodation permits for the relief of the specified section of these LDRs as outlined in the rendered determination only and applies to the subject property outlined in the rendered determination only. All other local, state, and federal laws, ordinances, codes, standards, policies, and regulations continue to apply to the certified recovery residence.

(F) *Period of validity*. A granted accommodation shall remain valid during for the period that the established certified recovery residence is operating and shall expire at the latter of:

(1) 180 days after the granted accommodation is approved if the certified recovery residence fails to establish or provide proof of such establishment and certification to the LDR Administrator;

(2) 180 days after the expiration of or failure to maintain certification or licensure as required by Florida Statute 397, provided that if certification or licensure is reinstated within this 180-day period the granted accommodation will continue;

(3) Immediately upon cessation of the subject property's use as a certified recovery residence, in which case the granted accommodation becomes void.

(G) *Extension*. Upon the applicant submitting a written request at least 30 days prior to the expiration of the granted accommodation and upon a showing of good cause, the LDR Administrator may grant one extension not to exceed 180 days. The granted accommodation shall be deemed extended until the LDR Administrator has acted upon the request. Failure to submit an application for an extension within the time limits established by this section shall result in the expiration of the granted accommodation.

(H) *Revocation*. Notwithstanding the period of validity established in Section 2.4.25(F), a granted accommodation may be revoked by the LDR Administrator for cause, including, but not limited to, a violation of the conditions of approval of the granted accommodation or failure to obtain and maintain a local business tax receipt.

(I) *Appeal of decision of LDR Administrator*. Any person aggrieved or affected by a decision of the LDR Administrator may appeal such decision to the BOA in accordance with Section 2.4.20 of these LDRs.

Section 4. Amendment to the Land Development Regulations, Article 10

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

Section 10.2 *Definitions*.

Certified recovery residence means a recovery residence, as defined by Florida Statute 397.311, that holds a valid certificate of compliance and is actively managed by a certified recovery residence administrator. For the purposes of Florida Statute 397.487(15), a certified recovery residence is governed by these LDRs as a community residential home or group home and Section 2.4.25 of these LDRs. (See also *community residential home* and *group home*).

Section 5. Codification of and Correction of Scrivener's Errors

The City Manager or designee, without public hearing, is authorized to correct any typographical errors which do not affect the intent of this ordinance. A corrected copy shall be posted in the public record.

Section 6. Ordinance to be Construed Liberally

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

Section 7. Repealing Clause

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

Section 8. 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 9. Effective Date

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

PASSED on first reading on the 23rd day of March, 2026.

PASSED and **DULY ADOPTED**, in regular session, with a quorum present and voting, by the City Commission, upon second reading this 6th day of April, 2026.

CITY COMMISSION OF THE
CITY OF ALACHUA, FLORIDA

Walter Welch, Mayor
SEAL

ATTEST:

Rodolfo Valladares, City Manager/Clerk

APPROVED AS TO FORM

Scott Walker, City Attorney

City of Alachua
Planning & Community Development Department
Staff Report

Planning & Zoning Board Hearing Date: March 10, 2026
Legislative Hearing **Application #: PTAL26-0001**

SUBJECT:	A staff-initiated text amendment to Article 2 and Article 10 of the City of Alachua Land Development Regulations relating to the establishment of a process to receive a reasonable accommodation for certified recovery residences as required by Florida Statute 397.487.
APPLICANT/AGENT:	City of Alachua Planning & Community Development
PROJECT PLANNER:	Carson J. Crockett, AICP
RECOMMENDATION:	Staff recommends that the Planning & Zoning Board find the proposed text amendment to Article 2 and Article 10 of the City of Alachua Land Development Regulations to be consistent with the City of Alachua Comprehensive Plan and transmit such finding 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 proposed text amendment to Article 2 and Article 10 of the City of Alachua Land Development Regulations to be consistent with the City of Alachua Comprehensive Plan and transmit such finding to the City Commission with a recommendation to approve.*

SUMMARY

This application is a request by the City of Alachua Planning & Community Development Department for a text amendment to Article 2 and Article 10 of the City of Alachua Land Development Regulations. The proposed text amendment is solely for the purpose of complying with Florida Statute 397.487, which was amended by Senate Bill 954 (2025).

The amendment to Article 2 would establish a new section, Section 2.4.25, Reasonable accommodation for certified recovery residence. Proposed Section 2.4.25 would outline the administrative process to receive a reasonable accommodation from the Land Development Regulations in cases where a certified recovery residence is attempting to establish, but a specific standard in the Land Development Regulations is prohibiting such establishment. Proposed Section 2.4.25 is formatted to mirror other sections in Article 2 that deal with administrative reviews. The amendment to Article 10 would establish a new definition for certified recovery residences. Group home and community residential home are already defined in Article 10; however, the new definition is necessary for consistency with Florida Statute 397.487.

PROPOSED LAND DEVELOPMENT REGULATIONS
TEXT AMENDMENT

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

SECTION 2.4, SPECIFIC REQUIREMENTS FOR APPLICATIONS FOR DEVELOPMENT PERMITS

2.4.25 *Reasonable accommodation for certified recovery residence*.

(A) *Purpose*. The purpose of this section is to provide for a written application process for requesting a reasonable accommodation for the establishment of a certified recovery residence, as required by Florida Statute 397.487(15).

(B) *Applicability*. The requirements of this section shall apply to any request for a reasonable accommodation of a certified recovery residence from the standards of these LDRs.

(C) *Procedure*.

(1) *Submission of request for accommodation*. Before an accommodation from the standards of these LDRs may be granted, a request for such accommodation must be submitted in writing on a form established by the LDR Administrator. The request must include, at a minimum:

(a) The name and contact information of the applicant or the applicant's authorized agent;

(b) The property address and parcel identification number;

(c) A description of the accommodation requested and the section of these LDRs that the applicant seeks relief from;

(d) A statement of how the reasonable accommodation requested is consistent with the with the Fair Housing Amendments Act of 1988, 42 U.S.C. ss. 3601 et seq., and Title II of the Americans with Disabilities Act, 42 U.S.C. ss. 12131 et seq.; and,

(e) A nonrefundable fee to defray the cost of review.

(2) *Determination of completeness*. Upon receipt of the request, the application must be date stamped. Within 30 days after a request for accommodation is submitted, the LDR Administrator must determine whether the request is complete, in proper form, and accompanied by the appropriate fee.

(a) If the LDR Administrator determines the request is not complete, a notice must be provided to the applicant specifying the deficiencies. The LDR Administrator must take no further action on the request for accommodation until the deficiencies are remedied.

(b) When the request is determined to be complete, the LDR Administrator will review the request and render a determination in accordance with the procedures and standards of this section.

(3) *Rendering of determination*. Within 60 days of receipt of a complete application, the LDR Administrator will review the request against the standards of Section 2.4.25(D) of these LDRs and must render a determination either approving (in whole or in part), approving with conditions (in whole or in part), or denying the request for accommodation. If a written determination is not provided within 60 days of the receipt of a complete application, the application is deemed approved, unless a written consent signed by both the City and the applicant to a reasonable extension of time.

(4) *Form*. The determination must be made in writing. If the determination denies the request for accommodation, the denial must state with specificity the objective, evidence-based reasons for denial and identify any deficiencies or actions necessary for appeal.

(D) *Standards of review.*

(1) The accommodation requested must not be achievable by other administrative means in these LDRs, including, but not limited to, an administrative adjustment (Section 2.4.8), a minor site plan (Section 2.4.9), minor subdivision or single-lot replat (Section 2.4.10), interpretation by LDR Administrator (Section 2.4.19), alternative parking compliance (Section 6.1.11), or alternative landscape plan (Section 6.2.2(D)(10)).

(2) The accommodation must be the minimum necessary to establish a certified recovery residence.

(3) The reasonable accommodation and the review of such reasonable accommodation must be consistent with the Fair Housing Amendments Act of 1988, 42 U.S.C. ss. 3601 et seq., and Title II of the Americans with Disabilities Act, 42 U.S.C. ss. 12131 et seq.

(E) *Effect*. A granted accommodation permits for the relief of the specified section of these LDRs as outlined in the rendered determination only and applies to the subject property outlined in the rendered determination only. All other local, state, and federal laws, ordinances, codes, standards, policies, and regulations continue to apply to the certified recovery residence.

(F) *Period of validity*. A granted accommodation shall remain valid during for the period that the established certified recovery residence is operating and shall expire at the latter of:

(1) 180 days after the granted accommodation is approved if the certified recovery residence fails to establish or provide proof of such establishment and certification to the LDR Administrator;

(2) 180 days after the expiration of or failure to maintain certification or licensure as required by Florida Statute 397, provided that if certification or licensure is reinstated within this 180-day period the granted accommodation will continue;

(3) Immediately upon cessation of the subject property's use as a certified recovery residence, in which case the granted accommodation becomes void.

(G) *Extension*. Upon the applicant submitting a written request at least 30 days prior to the expiration of the granted accommodation and upon a showing of good cause, the LDR Administrator may grant one extension not to exceed 180 days. The granted accommodation shall be deemed extended until the LDR Administrator has acted upon the request. Failure to submit an application for an extension within the time limits established by this section shall result in the expiration of the granted accommodation.

(H) *Revocation*. Notwithstanding the period of validity established in Section 2.4.25(F), a granted accommodation may be revoked by the LDR Administrator for cause, including, but not limited to, a violation of the conditions of approval of the granted accommodation or failure to obtain and maintain a local business tax receipt.

(I) *Appeal of decision of LDR Administrator*. Any person aggrieved or affected by a decision of the LDR Administrator may appeal such decision to the BOA in accordance with Section 2.4.20 of these LDRs.

SECTION 10.2, DEFINITIONS

Certified recovery residence means a recovery residence, as defined by Florida Statute 397.311, that holds a valid certificate of compliance and is actively managed by a certified recovery residence administrator. For the purposes of Florida Statute 397.487(15), a certified recovery residence is governed by these LDRs as a community residential home or group home and Section 2.4.25 of these LDRs. (See also community residential home and group home).

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.

Housing Element

Objective 1.3: *Special Needs Households*

The City shall coordinate with other government agencies, and private and non-profit entities to ensure the availability of adequate, affordable housing for special needs households, including group home facilities within residential areas or areas of residential character, including group homes or foster care facilities as licensed or funded by the Florida Department of Children and Families.

Policy 1.3.a: The City shall permit homes of more than six residents which meet the definition of a community residential home as provided in Chapter 419, Florida Statutes. The City shall approve the siting of a community residential home, unless the City determines that the siting of the home at the site selected:

1. does not meet applicable licensing criteria established and determined by the Florida Department of Health and Rehabilitative Services, including requirements that the home be located to assure the safe care and supervision of all clients in the home; or
2. would result in such a concentration of community residential homes in the area in proximity to the site selected, or would result in a combination of such homes with other residences in the community, such that the nature and character of the area would be substantially altered. (A home that would be located within a radius of 1,200 feet of another existing community residential home shall be considered to be an over-concentration of such homes that substantially alters the nature and character of the area. A home that would be located within a radius of 500 feet of a low- or moderate-density residential land use category shall be considered to substantially alter the nature and character of the area.).

Evaluation & Findings: The proposed text amendment directly supports Objective 1.3 and Policy 1.3.a of the Housing Element of the Comprehensive Plan by providing additional relief in the siting and establishment of certified recovery residences, including group homes and community residential homes.

FINDINGS OF FACT: COMPLIANCE WITH LAND DEVELOPMENT REGULATIONS

Text Amendments to the Land Development Regulations Standards

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

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

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

Evaluation & Findings: The proposed text amendment does not conflict with any goals, objectives, or policies in the City's Comprehensive Plan. An analysis of consistency with the City's Comprehensive Plan has been included in this report.

(b) ***Consistent with ordinances***. Whether the proposed amendment is in conflict with any provision of these LDRs or the City Code of Ordinances.

Evaluation & Findings: The proposed text amendment does not conflict with any other provisions of the City's Land Development Regulations of Code of Ordinances.

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

Evaluation & Findings: The amendment of Florida Statute 397.487 by Senate Bill 954 in 2025 directly requires this text amendment to the City's LDRs.

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

Evaluation & Findings: The amendment of Florida Statute 397.487 by Senate Bill 954 in 2025 directly requires this text amendment to the City's LDRs. The demonstrated community need is to comply with Florida Statute 397.487.

(e) *Compatible with surrounding uses*. Whether and the extent to which the proposed amendment is consistent with the purpose and intent of the zone districts in these LDRs, or will improve compatibility among uses and will ensure efficient development within the City.

Evaluation & Findings: The proposed text amendment does not alter existing residential protection or other compatibility standards. The amendment of Florida Statute 397.487 by Senate Bill 954 in 2025 directly requires this text amendment to the City's LDRs. As such, any reduction in compatibility standards granted by a waiver of such compatibility standards through the proposed Section 2.4.25 is a result of compliance with Florida Statute pre-empting the City's Land Development Regulations.

(f) *Development patterns*. Whether and the extent to which the proposed amendment would result in a logical and orderly development pattern.

Evaluation & Findings: The proposed text amendment does not seek to alter the pattern of development. The proposed text amendment seeks to govern certified recovery residences as group homes or community residential homes and the permitted zone districts and standards for such uses are not proposed to be amended.

(g) *Effect on natural environment*. Whether and the extent to which the proposed amendment would result in significantly adverse impacts on the natural environment, including but not limited to water, air, noise, stormwater management, wildlife, vegetation, wetlands, and the natural functioning of the environment.

Evaluation & Findings: The proposed text amendment does not alter existing environmental protection standards and will not impact the natural environment.

(h) *Public facilities*. Whether and the extent to which the proposed amendment would result in development that is adequately served by public facilities (roads, potable water, sewage, stormwater management, parks, and solid wastes).

Evaluation & Findings: Certified recovery residences will continue to be required to connect to public facilities as applicable by the zone district standards and City of Alachua Comprehensive Plan.

EXHIBIT "B"
TO
PTAL26-0001
CERTIFIED RECOVER RESIDENCE TEXT AMENDMENT TO THE CITY OF ALACHUA LAND DEVELOPMENT REGULATIONS
STAFF REPORT

DRAFT ORDINANCE
26-07

ORDINANCE 26-07

AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA, RELATING TO THE AMENDMENT OF SUBPART B OF THE CITY OF ALACHUA CODE OF ORDINANCES, LAND DEVELOPMENT REGULATIONS ("LDRS"); AMENDING ARTICLE 2, ESTABLISHING SECTION 2.4.25 RELATING TO THE REASONABLE ACCOMODATION FOR CERTIFIED RECOVERY RESIDENCES; AMENDING ARTICLE 10, ESTABLISHING A DEFINITION FOR CERTIFIED RECOVERY RESIDENCES; PROVIDING A REPEALING CLAUSE; PROVIDING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

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

WHEREAS, Senate Bill 954 (2025) amended Florida Statute 397.487, requiring the governing body of each county or municipality to adopt an ordinance that establishes a process for requesting reasonable accommodations from any local land use regulation that serves to prohibit the establishment of a certified recovery residence, among other things; and,

WHEREAS, a text amendment to the City's LDRs has been proposed to comply with Florida Statute 397.487, further described below ("Amendment"); and,

WHEREAS, a duly advertised public hearing was conducted on the Amendment on March 10, 2026, by the Planning & Zoning Board, sitting as the Local Planning Agency ("LPA") and the LPA reviewed and considered all comments received during the public hearing concerning the Amendment and made its recommendation to the City Commission; and,

WHEREAS, the City Commission conducted a duly advertised public hearing on the proposed Amendment, provided for and received public participation, and approved Ordinance 26-06 upon first reading on _____, 2026, and scheduled second and final reading for _____, 2026;

WHEREAS, the City Commission conducted a duly advertised public hearing on the proposed Amendment, provided for and received public participation, and approved Ordinance 26-06 upon second and final reading on _____, 2026; and,

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

WHEREAS, for reasons set forth in this ordinance that is hereby adopted and incorporated as findings of fact, that the City Commission of Alachua, Florida 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.

DRAFT

Section 1. Interpretation of Recitals

The above recitals are true and correct and incorporated in this ordinance.

Section 2. Findings of Fact and Conclusions of Law

The authority for the enactment of this ordinance is Chapter 163, Part I, Florida Statutes; Sections 166.021 and 166.041; and the City's Comprehensive Plan.

Section 3. Amendment to the Land Development Regulations, Article 2

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

2.4.25 *Reasonable accommodation for certified recovery residence.*

(A) *Purpose.* The purpose of this section is to provide for a written application process for requesting a reasonable accommodation for the establishment of a certified recovery residence, as required by Florida Statute 397.487(15).

(B) *Applicability.* The requirements of this section shall apply to any request for a reasonable accommodation of a certified recovery residence from the standards of these LDRs.

(C) *Procedure.*

(1) Submission of request for accommodation. Before an accommodation from the standards of these LDRs may be granted, a request for such accommodation must be submitted in writing on a form established by the LDR Administrator. The request must include, at a minimum:

(a) The name and contact information of the applicant or the applicant's authorized agent;

(b) The property address and parcel identification number;

(c) A description of the accommodation requested and the section of these LDRs that the applicant seeks relief from;

(d) A statement of how the reasonable accommodation requested is consistent with the with the Fair Housing Amendments Act of 1988, 42 U.S.C. ss. 3601 et seq., and Title II of the Americans with Disabilities Act, 42 U.S.C. ss. 12131 et seq.; and,

(e) A nonrefundable fee to defray the cost of review.

(2) *Determination of completeness.* Upon receipt of the request, the application must be date stamped. Within 30 days after a request for accommodation is submitted, the LDR Administrator must determine whether the request is complete, in proper form, and accompanied by the appropriate fee.

(a) If the LDR Administrator determines the request is not complete, a notice must be provided to the applicant specifying the deficiencies. The LDR Administrator must take no further action on the request for accommodation until the deficiencies are remedied.

DRAFT

(b) When the request is determined to be complete, the LDR Administrator will review the request and render a determination in accordance with the procedures and standards of this section.

(3) *Rendering of determination*. Within 60 days of receipt of a complete application, the LDR Administrator will review the request against the standards of Section 2.4.25(D) of these LDRs and must render a determination either approving (in whole or in part), approving with conditions (in whole or in part), or denying the request for accommodation. If a written determination is not provided within 60 days of the receipt of a complete application, the application is deemed approved, unless a written consent signed by both the City and the applicant to a reasonable extension of time.

(4) *Form*. The determination must be made in writing. If the determination denies the request for accommodation, the denial must state with specificity the objective, evidence-based reasons for denial and identify any deficiencies or actions necessary for appeal.

(D) *Standards of review*.

(1) The accommodation requested must not be achievable by other administrative means in these LDRs, including, but not limited to, an administrative adjustment (Section 2.4.8), a minor site plan (Section 2.4.9), minor subdivision or single-lot replat (Section 2.4.10), interpretation by LDR Administrator (Section 2.4.19), alternative parking compliance (Section 6.1.11), or alternative landscape plan (Section 6.2.2(D)(10)).

(2) The accommodation must be the minimum necessary to establish a certified recovery residence.

(3) The reasonable accommodation and the review of such reasonable accommodation must be consistent with the Fair Housing Amendments Act of 1988, 42 U.S.C. ss. 3601 et seq., and Title II of the Americans with Disabilities Act, 42 U.S.C. ss. 12131 et seq.

(E) *Effect*. A granted accommodation permits for the relief of the specified section of these LDRs as outlined in the rendered determination only and applies to the subject property outlined in the rendered determination only. All other local, state, and federal laws, ordinances, codes, standards, policies, and regulations continue to apply to the certified recovery residence.

(F) *Period of validity*. A granted accommodation shall remain valid during for the period that the established certified recovery residence is operating and shall expire at the latter of:

(1) 180 days after the granted accommodation is approved if the certified recovery residence fails to establish or provide proof of such establishment and certification to the LDR Administrator;

(2) 180 days after the expiration of or failure to maintain certification or licensure as required by Florida Statute 397, provided that if certification or licensure is reinstated within this 180-day period the granted accommodation will continue;

(3) Immediately upon cessation of the subject property's use as a certified recovery residence, in which case the granted accommodation becomes void.

DRAFT

(G) *Extension*. Upon the applicant submitting a written request at least 30 days prior to the expiration of the granted accommodation and upon a showing of good cause, the LDR Administrator may grant one extension not to exceed 180 days. The granted accommodation shall be deemed extended until the LDR Administrator has acted upon the request. Failure to submit an application for an extension within the time limits established by this section shall result in the expiration of the granted accommodation.

(H) *Revocation*. Notwithstanding the period of validity established in Section 2.4.25(F), a granted accommodation may be revoked by the LDR Administrator for cause, including, but not limited to, a violation of the conditions of approval of the granted accommodation or failure to obtain and maintain a local business tax receipt.

(I) *Appeal of decision of LDR Administrator*. Any person aggrieved or affected by a decision of the LDR Administrator may appeal such decision to the BOA in accordance with Section 2.4.20 of these LDRs.

Section 4. Amendment to the Land Development Regulations, Article 10

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

Section 10.2 *Definitions*.

Certified recovery residence means a recovery residence, as defined by Florida Statute 397.311, that holds a valid certificate of compliance and is actively managed by a certified recovery residence administrator. For the purposes of Florida Statute 397.487(15), a certified recovery residence is governed by these LDRs as a community residential home or group home and Section 2.4.25 of these LDRs. (See also *community residential home* and *group home*).

Section 5. Codification of and Correction of Scrivener's Errors

The City Manager or designee, without public hearing, is authorized to correct any typographical errors which do not affect the intent of this ordinance. A corrected copy shall be posted in the public record.

Section 6. Ordinance to be Construed Liberally

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

Section 7. Repealing Clause

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

Section 8. 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.

DRAFT

Section 9. Effective Date

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

PASSED on first reading on the ____ day of _____, 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:

_____
Rodolfo Valladares, City Manager/Clerk

APPROVED AS TO FORM

_____
Scott Walker, City Attorney

DRAFT

EXHIBIT "B"
TO
PTAL26-0001
CERTIFIED RECOVER RESIDENCE TEXT AMENDMENT TO THE CITY OF ALACHUA LAND DEVELOPMENT REGULATIONS
STAFF REPORT

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

Carson J. Crockett

From: Carson J. Crockett
Sent: Monday, February 9, 2026 4:46 PM
To: 'Danielle Adams'; Bryan Thomas
Cc: Rodolfo Valladares; Scott Walker; Kiersten Ballou; Jazzlyn Shannon
Subject: RE: SB 954

Thank you Danielle,

We will move this forward to the March PZB meeting so we can get this ordinance taken care of.

City of ALACHUA
the good life community

CARSON J.CROCKETT
Principal Planner
386.418.6137
ccrockett@cityofalachua.org
www.cityofalachua.org

City Hall is open 7:30am – 6:00pm, Monday through Thursday.
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From: Danielle Adams <Danielle@foldswalker.com>
Sent: Monday, February 9, 2026 8:53 AM
To: Carson J. Crockett <ca_crockett@cityofalachua.org>; Bryan Thomas <br_thomas@cityofalachua.org>
Cc: Rodolfo Valladares <ro_valladares@cityofalachua.org>; Scott Walker <scott@foldswalker.com>; Kiersten Ballou <kiersten@foldswalker.com>; Jazzlyn Shannon <jazzlyn@foldswalker.com>
Subject: Re: SB 954

That's fine - you're giving them more time than necessary, so I think you're safe in terms of statutory interpretation.

Thank you!

Danielle C. Adams, Esq.
Folds Walker, LLC
527 E University Ave
Gainesville, FL 32601
P: (352) 372-1282
F: (352) 375-9960
E: Danielle@FoldsWalker.com

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From: Carson J. Crockett <ca_crockett@cityofalachua.org>
Sent: Monday, February 9, 2026 8:48 AM
To: Danielle Adams <Danielle@foldswalker.com>; Bryan Thomas <br_thomas@cityofalachua.org>
Cc: Rodolfo Valladares <ro_valladares@cityofalachua.org>; Scott Walker <scott@foldswalker.com>; Kiersten Ballou <kiersten@foldswalker.com>; Jazzlyn Shannon <jazzlyn@foldswalker.com>
Subject: RE: SB 954

Good morning Danielle,

Thank you for reviewing.

Regarding the 30 days to respond to an incomplete application, Section 2.2.6(B)(2) of the City's LDRs already affords 45 days to respond to incomplete applications and I did not want to contradict this section. Is the existing section sufficient to cover this requirement? Please confirm.

I'll go ahead and make that edit for the determination time requirement.

City of ALACHUA
the good life community

CARSON J.CROCKETT
Principal Planner
386.418.6137
ccrockett@cityofalachua.org
www.cityofalachua.org

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From: Danielle Adams <Danielle@foldswalker.com>
Sent: Friday, February 6, 2026 11:14 AM
To: Carson J. Crockett <ca_crockett@cityofalachua.org>; Bryan Thomas <br_thomas@cityofalachua.org>
Cc: Rodolfo Valladares <ro_valladares@cityofalachua.org>; Scott Walker <scott@foldswalker.com>; Kiersten Ballou <kiersten@foldswalker.com>; Jazzlyn Shannon <jazzlyn@foldswalker.com>
Subject: Re: SB 954

Howdy!

I've reviewed the attached and think you've done a really nice job.

The additions I have are as follows:

Under section (C)(2), we should specify that the applicant has at least thirty days to respond to our notification that the application is incomplete.

We need to add somewhere that if a written determination is not issued within 60 days after receipt of the completed application, it is deemed approved unless the parties agree to an extension of time. I would suggest adding that to (C)(3). Just a single sentence that says something to the effect of: If a written determination is not provided within sixty (60) days of the receipt of a complete application, the application is deemed approved, absent a written consent signed by both the City and the applicant to a reasonable extension of time.

Otherwise, it looks good to me!

Thank you!

Danielle C. Adams, Esq.
Folds Walker, LLC
527 E University Ave
Gainesville, FL 32601
P: (352) 372-1282
F: (352) 375-9960
E: Danielle@FoldsWalker.com

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From: Carson J. Crockett <ca_crockett@cityofalachua.org>
Sent: Thursday, January 8, 2026 3:25 PM
To: Danielle Adams <Danielle@foldswalker.com>; Bryan Thomas <br_thomas@cityofalachua.org>
Cc: Rodolfo Valladares <ro_valladares@cityofalachua.org>; Scott Walker <scott@foldswalker.com>; Kiersten Ballou <kiersten@foldswalker.com>; Jazzlyn Shannon <jazzlyn@foldswalker.com>
Subject: RE: SB 954

Good afternoon Danielle,

We did determine that while our LDRs address community residential home and group home (which are functionally certified recovery residences), we need to establish the required "reasonable accommodation" process and we need to formally define certified recovery residence.

I have drafted a proposal to add the required process as a new code section, Section 2.4.25, that is generally consistent with our other application processes and language while also fulfilling the statute requirement. Also proposed is a definition to be added in Article 10. Please review to ensure compliance with that statute, and any other suggestions you have, when you have a moment.

All language is proposed to be added. I wanted to be as least intrusive to the code language as possible.

Please let me know if you have any thoughts or questions. Thank you,

City of ALACHUA
the good life community

CARSON J.CROCKETT
Principal Planner
386.418.6137
ccrockett@cityofalachua.org
www.cityofalachua.org

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From: Danielle Adams <Danielle@foldswalker.com>
Sent: Thursday, January 8, 2026 12:54 PM
To: Bryan Thomas <br_thomas@cityofalachua.org>; Carson J. Crockett <ca_crockett@cityofalachua.org>
Cc: Rodolfo Valladares <ro_valladares@cityofalachua.org>; Scott Walker <scott@foldswalker.com>; Kiersten Ballou <kiersten@foldswalker.com>; Jazzlyn Shannon <jazzlyn@foldswalker.com>
Subject: Re: SB 954

Howdy!

Just wanted to see what conclusion you and Carson had come to on this so I can mark it off my to do list.

Thank you!

Danielle C. Adams, Esq.
Folds Walker, LLC
527 E University Ave
Gainesville, FL 32601
P: (352) 372-1282
F: (352) 375-9960
E: Danielle@FoldsWalker.com

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From: Bryan Thomas <br_thomas@cityofalachua.org>
Sent: Thursday, December 4, 2025 1:35 PM
To: Danielle Adams <Danielle@foldswalker.com>; Carson J. Crockett <ca_crockett@cityofalachua.org>
Cc: Rodolfo Valladares <ro_valladares@cityofalachua.org>; Scott Walker <scott@foldswalker.com>; Kiersten Ballou <kiersten@foldswalker.com>; Jazzlyn Shannon <jazzlyn@foldswalker.com>
Subject: RE: SB 954

Good afternoon Danielle,

Carson and I were just discussing this and he has analyzed our code relative to the new statute and believes that our existing code already addresses a significant amount of the requirements. We'll compare with your code from High Springs and identify the areas that will need to be addressed.

Thank you,

City of ALACHUA
the good life community

BRYAN S. THOMAS
Director of Planning & Community Development
386-418-6122
352-494-9033
br_thomas@cityofalachua.org
www.cityofalachua.org

From: Danielle Adams <Danielle@foldswalker.com>
Sent: Thursday, December 4, 2025 10:42 AM
To: Bryan Thomas <br_thomas@cityofalachua.org>; Carson J. Crockett <ca_crockett@cityofalachua.org>
Cc: Rodolfo Valladares <ro_valladares@cityofalachua.org>; Scott Walker <scott@foldswalker.com>; Kiersten Ballou <kiersten@foldswalker.com>; Jazzlyn Shannon <jazzlyn@foldswalker.com>
Subject: SB 954

Howdy!

Hope all is well in your world. I wasn't sure what previous counsel had informed you of in terms of bills going into effect at the start of the year, so I wanted to touch base about SB 954. SB 954 requires Cities to establish code provisions on Certified Recovery Residences. I have attached the ordinance I did for High Springs hereto

for your review and consideration. In the event Alachua has not passed something to this effect, we will need to move on putting an ordinance together.

Thank you!

Danielle C. Adams, Esq.
Folds Walker, LLC
527 E University Ave
Gainesville, FL 32601
P: (352) 372-1282
F: (352) 375-9960
E: Danielle@FoldsWalker.com

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ORDINANCE 26-07

AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA, RELATING TO THE AMENDMENT OF SUBPART B OF THE CITY OF ALACHUA CODE OF ORDINANCES, LAND DEVELOPMENT REGULATIONS ("LDRS"); AMENDING ARTICLE 2, ESTABLISHING SECTION 2.4.25 RELATING TO THE REASONABLE ACCOMODATION FOR CERTIFIED RECOVERY RESIDENCES; AMENDING ARTICLE 10, ESTABLISHING A DEFINITION FOR CERTIFIED RECOVERY RESIDENCES; PROVIDING A REPEALING CLAUSE; PROVIDING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

Overview

This business impact estimate is provided in accordance with section 166.041(4), Florida Statutes. This Business Impact Estimate may be revised following its initial posting.

Applicable Exemptions

If one or more boxes are checked below, this means the City is of the view that a business impact estimate is not required by state law[1] for the proposed ordinance, but the City is, nevertheless, providing this Business Impact Estimate as a courtesy and to avoid any procedural issues that could impact the enactment of the proposed ordinance.

☒ The proposed ordinance is required for compliance with federal or state law or regulation;

☐ The proposed ordinance relates to the adoption of budgets or budget amendments, including revenue sources necessary to fund the budget;

☐ The proposed ordinance is required to implement a contract or an agreement, including, but not limited to, any federal, state, local, or private grant or other financial assistance accepted by the municipal government;

☐ The proposed ordinance is an emergency ordinance;

☐ The ordinance relates to procurement; or

☐ The proposed ordinance is enacted to implement the following:

a. Development orders and development permits, as those terms are defined in section 163.3164, Florida Statutes and development agreements, as authorized by the Florida Local Government Development Agreement Act under section 163.3220-163.3243, Florida Statutes;

b. Comprehensive plan amendments and land development regulation amendments initiated by an application by a private party other than the municipality;

c. Sections 190.005 and 190.046, Florida Statutes;

[1] See Section 166.041(4)(c), Florida Statutes.

d. Section 553.73, Florida Statutes, relating to the Florida Building Code; or
e. Section 633.202, Florida Statutes, relating to the Florida Fire Prevention Code.

In accordance with the provisions of controlling law, even notwithstanding the fact that an exemption noted above may apply, the City hereby publishes the following information.

Impact Estimate

1. Summary of the proposed ordinance
Senate Bill 954 (2025) amended Florida Statute 397.487, requiring the governing body of each county or municipality to adopt an ordinance that establishes a process for requesting reasonable accommodations from any local land use regulation that serves to prohibit the establishment of a certified recovery residence, among other things.

2. An estimate of the direct economic impact of the proposed ordinance on private, for-profit businesses in the City, if any:
(a) An estimate of direct compliance costs that businesses may reasonably incur:
None
(b) Any new charge or fee imposed by the proposed ordinance or for which businesses will be financially responsible:
$200 application fee for applicants. Only certified recovery residences seeking a reasonable accommodation would apply for such relief. Businesses are not required to apply for such accommodation, voluntary participation only.
(c) An estimate of the City's regulatory costs, including estimated revenues from any new charges or fees to cover such costs:
Estimated Regulatory Costs per Application: $200 (See box 4) Estimated Revenue per Application: $200 Net City Cost per Application: $0

3. Good faith estimate of the number of businesses likely to be impacted by the proposed ordinance:
None

4. Additional information deemed useful (if any):
Estimated regulatory costs include: four hours of staff review time at an average hourly rate of $40 per hour; overhead costs, including electric and water during the four hours of staff review time; administration costs, including printing, software licensing, long-term retention of files electronically as applicable by public records laws, etc.

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 April 6, 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 as titled:

ORDINANCE 26-06

AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA, RELATING TO THE AMEDNMENT OF SUBPART B OF THE CITY OF ALACHUA CODE OF ORDINANCES, LAND DEVELOPMENT REGULATIONS ("LDRS"); AMENDING SECTION 4.4.4(A) RELATING TO ACCESSORY DWELLING UNIT STANDARDS; PROVIDING A REPEALING CLAUSE; PROVIDING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

At the public hearing, all interested parties may appear and be heard with respect to the application. Copies of the application, 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 - March 26, 2026)

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 April 6, 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 as titled:

ORDINANCE 26-07

AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA, RELATING TO THE AMENDMENT OF SUBPART B OF THE CITY OF ALACHUA CODE OF ORDINANCES, LAND DEVELOPMENT REGULATIONS ("LDRS"); AMENDING ARTICLE 2, ESTABLISHING SECTION 2.4.25 RELATING TO THE REASONABLE ACCOMMODATION FOR CERTIFIED RECOVERY RESIDENCES; AMENDING ARTICLE 10, ESTABLISHING A DEFINITION FOR CERTIFIED RECOVERY RESIDENCES; PROVIDING A REPEALING CLAUSE; PROVIDING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

At the public hearing, all interested parties may appear and be heard with respect to the application. Copies of the application, 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 - March 26, 2026)



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

Carson J. Crockett, AICP is a Principal Planner for the City of Alachua. He supports the functions of the Planning and Community Development Department, assists in the development review process and regularly communicates with members of the public. Crockett holds a master's degree in Urban and Regional Planning from the University of Florida.

EDUCATION

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

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

WORK EXPERIENCE

City of Alachua, Florida | Principal Planner | Jul 2025-Present; Planner | Jun 2023-Jul 2025
15100 NW 142nd Ter, Alachua, Fl 32615 | (386) 418-6121

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

PROFESSIONAL ORGANIZATIONS

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

CERTIFICATES AND OTHER SKILLS

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

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

Commission Agenda Item

MEETING DATE: April 6, 2026

SUBJECT: Resolution 26-05: Accepting the Annual Comprehensive Financial Report and Management Letter for the Fiscal Year Ended September 30, 2025

PREPARED BY: Robert Bonetti

RECOMMENDED ACTION:

Adopt Resolution 26-05 Accepting the Annual Comprehensive Financial Report and Management Letter for the Fiscal Year ended September 30, 2025.

Summary

The annual audit of the City's Fiscal Year 2024-2025 financial statements has been completed by Purvis, Gray and Company, the City's independent Certified Public Accountants. This evening, Mr. Ron Whitesides of Purvis, Gray and Company will present the results of the Fiscal Year 2024-2025 audit process.

Overall, the City received an unmodified ("clean") opinion as it pertains to the financial statements for the year ended September 30, 2025. This is the highest audit opinion that can be received. This is the twenty-third consecutive year of receiving this distinction. Additionally, there were no current year written comments.

The Annual Comprehensive Financial Report will, once again, be submitted to the Government Finance Officers Association (GFOA) of the United States and Canada for review to receive the Certificate of Achievement for Excellence in Financial Reporting. The City has received the Certificate of Achievement for Excellence in Financial Reporting from GFOA fifteen consecutive years (FY 10 through FY 24).

Additionally, copies of the audited financial statements will be forwarded to all required governmental and financial organizations.

FINANCIAL IMPACT

ADDITIONAL FINANCIAL INFORMATION

ATTACHMENTS

1. Resolution 26-05
2. Annual Comprehensive Financial Report FY 2025
3. Communication With Those Charged With Governance

RESOLUTION 26-05

A RESOLUTION OF THE CITY OF ALACHUA, FLORIDA; ACCEPTING THE ANNUAL COMPREHENSIVE FINANCIAL REPORT AND MANAGEMENT LETTER FOR THE FISCAL YEAR ENDING SEPTEMBER 30, 2025; PROVIDING AN EFFECTIVE DATE.

WHEREAS, Purvis, Gray & Company has completed the required financial audit of the City of Alachua for the fiscal year ending September 30, 2025; and,

WHEREAS, the Alachua City Commission has been presented with and reviewed the Annual Comprehensive Financial Report of the City of Alachua for the fiscal year ending September 30, 2025;

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

1. Upon reviewing the Annual Comprehensive Financial Report, the Alachua City Commission does hereby accept the report.

2. That this resolution shall take effect immediately upon its adoption.

DULY ADOPTED in regular session, this 6th day of April, 2026.

CITY COMMISSION OF THE
CITY OF ALACHUA, FLORIDA

_____
Walter Welch, Mayor

SEAL

ATTEST:

_____
Rodolfo Valladares, City Manager/Clerk

2025

City of Alachua, Florida

Annual Comprehensive Financial Report

For the Fiscal Year Ended
September 30, 2025

CITY OF ALACHUA, FLORIDA

ANNUAL COMPREHENSIVE FINANCIAL REPORT

FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2025

Prepared by:
Finance and Administrative Services

CITY OF ALACHUA, FLORIDA
ANNUAL COMPREHENSIVE FINANCIAL REPORT
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2025

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FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2025

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INTRODUCTORY SECTION

City of Alachua

Mayor and City Commissioners

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

Rodolfo Valladares, City Manager
Scott Walker, City Attorney

Government Finance Officers Association

Certificate of Achievement for Excellence in Financial Reporting

Presented to

City of Alachua
Florida

For its Annual Comprehensive
Financial Report
For the Fiscal Year Ended

September 30, 2024

Christopher P. Morrill

Executive Director/CEO

City of Alachua

MAYOR WALTER WELCH
Vice-Mayor Shirley Green Brown
Commissioner Jacob Fletcher
Commissioner Jennifer Ringersen
Commissioner Dayna Williams

OFFICE OF THE CITY MANAGER
RODOLFO VALLADARES

March 31, 2026

The Honorable Mayor
Members of the City of Alachua Commission
Citizens of the City of Alachua, Florida

Dear Honorable Mayor Welch:

The Annual Financial Report of the City of Alachua, Florida (the "City") for the fiscal year ended September 30, 2025, is respectfully submitted as required by Florida Statutes. This report was prepared by the City's Finance and Administrative Services Department in conformity with generally accepted accounting principles (GAAP) and audited in accordance with generally accepted auditing standards by an independent firm of licensed certified public accountants. The responsibility for both the accuracy of the data presented and the completeness and fairness of the presentation, including all disclosures, rests with the City. We believe the data presented in this report is accurate in all material respects, that it is presented in a manner designed to fairly set forth the financial position as measured by the financial activities of its various funds, and all disclosures that are necessary to enable the reader to gain a general understanding of the City's financial activities have been included.

INDEPENDENT AUDIT

Purvis, Gray and Company, a firm of licensed certified public accountants, has audited the City's basic financial statements. The goal of an independent audit is to provide reasonable assurance that the financial statements of the City for the fiscal year ended September 30, 2025, are free of material misstatement. The independent audit involved examining, on a test basis, evidence of supporting amounts and disclosures in the basic financial statements; assessing accounting principles used and significant estimates made by management; and evaluating the overall financial statement presentation. The independent auditors concluded, based upon the audit, that there was a reasonable basis for rendering an unmodified opinion that the City's basic financial statements for the fiscal year ended September 30, 2025, are presented fairly and in conformity with GAAP.

GAAP requires that management provide a narrative introduction, overview, and analysis to accompany the basic financial statements in the form of Management's Discussion and Analysis (MD&A). This letter of transmittal is designed to complement MD&A and should be read in conjunction with it. The City's MD&A can be found immediately following the independent auditors' report. The remainder of this letter provides an overview of the City government, local economic conditions, and prospects for the future.

PROFILE OF THE GOVERNMENT

The City of Alachua is geographically located in North Central Florida. The City's boundaries encompass about 36.5 square miles. Alachua was established in 1884 on a railroad line, after the railroad had bypassed nearby Newnansville, Florida. Alachua got a post office in 1887, and was officially incorporated on April 12, 1905, at which time it had a population of 526 people. According to the University of Florida Bureau of Economic and Business Research (BEBR), the City's population was approximately 11,353 as of September 30, 2025. The City has a charter government structure approved by referendum of the electors pursuant to the Constitution and laws of the State of Florida. The City operates under the City Manager form of government with a commission comprised of an elected Mayor and four elected Commissioners. The elections are non-partisan and each Commissioner represents the entire City.

REPORTING ENTITY AND ITS SERVICES

The City provides a variety of services including road maintenance, utility (electric, water, and wastewater) services, police, community development, solid waste collection (via contract), and recreational-cultural activities. Fire protection is provided within municipal boundaries by Alachua County and is funded through a county-imposed assessment.

This Annual Financial Report includes the funds of the primary government and the following component units:

- The Community Redevelopment Agency (CRA). The CRA is a separate legal entity created in accordance with Chapter 163, Florida Statutes to carry out community redevelopment activities and is a blended component unit of the City due to the existence of a financial benefit/burden relationship. The City Commission sits as the board of this organization and approves its budget.

ACCOUNTING SYSTEM AND BUDGETARY CONTROL

In developing and evaluating the City's accounting system, consideration is given to the adequacy of internal accounting controls. Internal accounting controls are designed to provide reasonable, but not absolute assurance regarding the safeguarding of assets against loss from unauthorized use or disposition and the reliability of financial records for preparing financial statements and

maintaining accountability for assets. The concept of reasonable assurance recognizes that the cost of a control should not exceed the benefits likely to be derived therefrom and the evaluation of costs and benefits requires estimates and judgments by management. We believe all internal control evaluations occur within this framework and that the City's internal accounting controls adequately safeguard assets and provide reasonable assurance of proper recording of financial transactions.

The annual budget serves as the foundation for the City's financial planning and control. All departments and component units of the City are required to submit requests for appropriation to the City's Finance and Administrative Services Department. The City Manager submits to the City Commission a proposed operating budget by fund, except for the General Fund which is at the department level, for the fiscal year commencing the following October 1. The City Commission is required to hold public hearings on the proposed budget and to adopt the final budget no later than September 30, the close of the City's fiscal year. The budget is legally enacted through the passage of a resolution and adoption of the budget document. Management may not make changes to increase the adopted budget without the approval of a majority vote of the City Commission. Budgets are monitored at varying levels of detail; however, budgetary control is legally maintained at the fund level, except for the General Fund which is maintained at the department level.

MAJOR FUND PRESENTATION

An important element of the financial reporting model is the focus on reporting significant financial activity by fund type, with emphasis on major funds in both governmental and proprietary fund financial statements. In following GASB 34, the City is required to separate major funds from non-major funds. Only major funds are shown separately in the basic financial statements, while non-major funds are combined and reported as a single column. Non-major funds are disclosed separately in the combining and individual fund financial statements.

GASB requires that the General Fund always be considered a major fund. The statement also requires other governmental and enterprise funds to be shown as major funds if they meet the following criteria:

- Total assets and deferred outflows of resources, liabilities and deferred inflows of resources, revenues or expenditures/expenses of the individual governmental or enterprise fund are at least ten percent (10%) of the corresponding total of all funds of that category; and,

- Total assets and deferred outflows of resources, liabilities and deferred inflows of resources, revenues or expenditures/expenses of the individual governmental or enterprise fund are at least five percent (5%) of the total for all governmental and enterprise funds combined.

ECONOMIC CONDITION AND OUTLOOK

LOCAL ECONOMY

The area's economic expansion is evidenced by the City's growth indicators. Particularly, the indicators related to infrastructure (water and wastewater) connections, when compared to prior levels, as this growth results in an increased demand for utility services. The City continues to pursue increasing the commercial, technology, and industrial customer base by attracting firms to locate their enterprises within City limits. This helps create additional jobs and provides for a stable tax base.

The City's major challenges are to provide the infrastructure and services needed to maintain the quality of life, which has attracted considerable growth to our community. History has shown that great emphasis on support systems such as transportation, potable water, wastewater, and electric capacity must be balanced carefully with quality-of-life amenities that include parks, recreation, and cultural opportunities in order to retain the natural beauty and attractiveness of the community. For our City, these natural attributes take shape as tree canopies and rolling green fields for agriculture, which provide the great atmosphere of North Central Florida living.

LONG-TERM FINANCIAL PLANNING

In order to meet the service demands of residents, businesses, and visitors, the City continues to ensure the long-term financing necessary to fund capital projects essential to the creation, improvement, enhancement, and preservation of public facilities and infrastructure.

The City's Fiscal Year 2024-2025 five-year Capital Improvement Plan (CIP), covering the period from October 1, 2024, through September 30, 2029, has earmarked funding approximately of $31.7 million for 49 projects throughout the City. Electric utility system projects account for the largest portion of the total Capital Improvement Plan funding at $9.4 million or 29.8%. The Water utility system projects are the second largest, accounting for $7.7 million, or 24.2%, and the Wastewater utility system projects are the third largest accounting for $3.9 million, or 12.4%, of the Capital Improvement Plan.

City utility revenues (capital facility charges, utility charges, etc.) represent the largest share of funding for the five-year Capital Improvement Plan, accounting for 64.0% of the value. General government funding represents 23.4% of CIP funding. Surtax funding for the CIP is 6.5% and the remaining 6.1% of the funding is provided by other Federal, State, Local, assessment, and private sources.

MAJOR INITIATIVES

ECONOMIC ENVIRONMENT

The Community Redevelopment Agency (CRA) continued the implementation of the recommendations of the CRA Market Study & Economic Development Implementation Plan. Marketing costs were approximately $29,379.

Additionally, efforts to restore Theatre Park were underway. Construction costs during the fiscal year were $395,611 at about 67% of total completion.

TRANSPORTATION

The City's major transportation-related efforts during FY 2024-2025 centered around the updating of maintenance equipment. This included several mowers, a pickup truck, a dump trailer and a compact excavator. The cost of this equipment totaled $184,729.

Additionally, roadway improvement projects included the subsurface repair of NW 135 Terrace and NW 154 Avenue for $215,075 and the new construction completion of NW 86 Drive within the biotech and innovation corridor. Total project cost for NW 86 Drive was approximately $1 million with $975,595 being expended during the fiscal year.

GENERAL GOVERNMENT

In fiscal year 2024-2025, City staff continued to expand on communication efforts to inform and engage the community. Approximately $11,536 was expended on these efforts.

A pool vehicle and pickup trucks were replaced at a cost of $93,793. The planned replacement of a heating, ventilation, and air-conditioning (HVAC) units within the municipal complex continued. An HVAC unit replacement at City Hall was completed at a cost of $91,389 with another $48,178 towards the replacement of an HVAC unit for the Alachua Police Department in FY 27.

Additionally, $56,246 was spent towards land acquisition and design of a future new Cleather Hathcock, Sr. Community Center building.

PUBLIC SAFETY

First, and foremost, the Alachua Police Department (APD) completed the process for reaccreditation by the Commission for Florida Law Enforcement Accreditation. APD modernized their fleet with the purchase of eight sport utility vehicles (SUV) for both patrol and non-patrol purposes for approximately $562,931. Additionally, the City entered into a five (5) year capital lease for in-car cameras, body worn cameras and tasers with Axon to ensure equipment modernization and bring efficiency to video evidence storage and retrieval at a cost of approximately $200,000 per year.

Another element of the City's public safety functions, building inspections, experienced almost $130,000 reduction in revenues due to a decrease in residential development permitting.

RECREATION AND CULTURE

This fiscal year, the Recreation and Culture Department continued providing the community with programming that includes a myriad of community interests. These include many events that

revolve around athletic, musical, theatrical, competitive and senior programming at Legacy Park, the Hal Brady Recreation Center, and the Cleather Hathcock, Sr. Center. Over $27,000 was expended on activities related the provision of Zumba, crafts, and dance classes. Athletic programming and events included baseball, basketball, football, gymnastics, pickleball, soccer, table tennis, and volleyball.

Additionally, the Recreation and Culture Department completed five significant projects during the fiscal year totaling over $450,000 with the main funding derived from the county-imposed surtax. These projects included: 1) renovation of the skatepark; 2) construction of berms at the Hal Brady Recreation Complex (HBRC) world series field; 3) placement of awnings at the Legacy Park multipurpose building to minimize water intrusion; 4) replacement of shade structures at the HBRC softball triplex; and, 5) establishment of a disc golf course.

PHYSICAL ENVIRONMENT

Improvement and expansion of infrastructure continue to be at the forefront of the City's utilities activities. The electric utility continued its purchase power agreements with Florida Municipal Power Agency (FMPA) and Florida Power & Light (FPL) while maintaining the lowest municipal electric utility rate in Florida. Additionally, about $1.32 million was expended toward projects designed to upgrade and improve the electric distribution grid and $371 thousand was utilized to purchase a power generator.

The water utility continued the construction of a new wellfield that was begun during fiscal year 2023-2024. This $7.55 million project utilizes both Florida Department of Environmental Protection (FDEP) and American Rescue Plan Act (ARPA) funding. Expenses for the fiscal year were approximately $2.7 million.

The wastewater utility continued its emphasis on collection system improvements. Continuation from prior year of a project adding 9,000 linear feet of pressurized main to re-route and improve liftstation functioning was completed. Fiscal year expenses were $262,484.

Additionally, a vacuum industrial tank truck was purchased for approximately $145,000 to replace an aging unit and enable better incident response.

CREDIT RATING

The City of Alachua's Aa2 credit rating was affirmed by Moody's Investor Service during the 2024-2025 fiscal year.

RELEVANT FINANCIAL INFORMATION

The readers of this report should also review the MD&A. The MD&A gives basic financial information about the City and a summary of the City's activities. The Government-wide Financial Statements, consisting of a Statement of Net Position and a Statement of Activities,

offer an across-the-board financial depiction of the City, divided between governmental and business-type activities.

These statements are prepared by distinguishing functions of the City that are principally supported by taxes and intergovernmental revenues from other functions that are intended to recoup all or a sizeable portion of their costs through user fees and charges. The fund financial statements provide data about the City's funds and are created from the City's accounting reports. Governmental funds are accounted for on the modified accrual basis, where revenues are recorded when they become measurable and available, and expenses are generally recorded when the related fund liability is incurred, except for debt service expenditures, compensated absences, and claims and judgments. Proprietary funds are accounted for using the accrual basis of accounting. Under this method, revenues are recorded when they are earned and expenses are recorded when the related liability is incurred. The City's fiscal year is from October 1 through September 30.

AWARDS AND ACKNOWLEDGEMENTS

The Government Finance Officers Association of the United States and Canada (GFOA) awarded a Certificate of Achievement for Excellence in Financial Reporting to the City of Alachua for its Annual Comprehensive Financial Report for the fiscal year ended September 30, 2024. This was the fifteenth consecutive year that the City has achieved this prestigious award. In order to be awarded a Certificate of Achievement, a government must publish an easily readable and efficiently organized annual comprehensive financial report. The report must satisfy both generally accepted accounting principles and applicable legal requirements.

A Certificate of Achievement is valid for a period of one year only. We believe our current report continues to conform to the Certificate of Achievement program requirements, and we will submit it to the GFOA to determine its eligibility for yet another certificate.

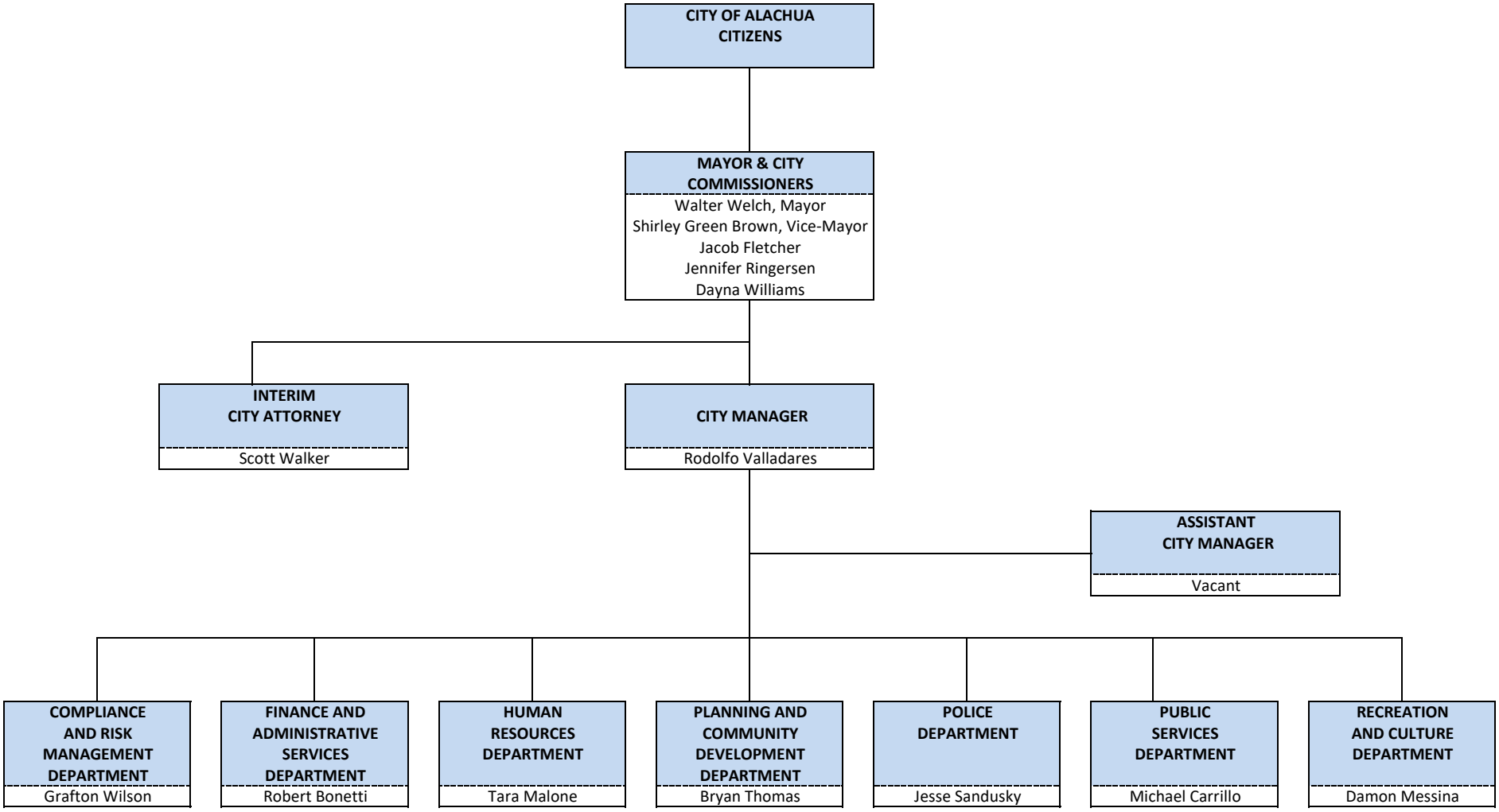
The preparation of the Annual Financial Report was made possible through the efficient, dedicated, and professional efforts of the entire staff of the Finance and Administrative Services Department. The substantial amount of year-end closing procedures required prior to the audit, could not have been completed without much hard work and personal sacrifice. Each member of the department has our sincere appreciation for the contributions made to assist in the preparation of this report. Sincere appreciation is also expressed to the Mayor, Commissioners, Department Directors, and all City employees for their cooperation and assistance in all matters pertaining to the financial affairs of the City.

Respectfully submitted,

Rodolfo Valladares
City Manager

Robert A. Bonetti
Finance & Administrative Services Director

CITY OF ALACHUA GOVERNMENT



FINANCIAL SECTION

PURVIS GRAY

INDEPENDENT AUDITOR'S REPORT

Honorable Mayor, City Commissioners, and
City Manager
Alachua, Florida

Report on the Audit of Financial Statements

Opinions
We have audited the accompanying financial statements of the governmental activities, the business-type activities, each major fund, and the aggregate remaining fund information of the City of Alachua, Florida (the City) as of and for the year ended September 30, 2025, and the related notes to the financial statements, which collectively comprise the City's basic financial statements as listed in the table of contents.

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities, the business-type activities, each major fund, and the aggregate remaining fund information of the City as of September 30, 2025, and the respective changes in financial position, and, where applicable, cash flows thereof for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinions
We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the City and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Emphasis of Matter
As discussed in Note 18 to the financial statements, the City adopted the provisions of Governmental Accounting Standards Board Statement No. 101, *Compensated Absences,* effective October 1, 2024. As a result, net position has been restated. Our opinions are not modified with respect to this matter.

Responsibilities of Management for the Financial Statements
Management is responsible for the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America, and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

Honorable Mayor, City Commissioners, and
City Manager
Alachua, Florida

INDEPENDENT AUDITOR'S REPORT

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the City's ability to continue as a going concern for twelve months beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinions. Reasonable assurance is a high level of assurance but is not absolute assurance and, therefore, is not a guarantee that an audit conducted in accordance with generally accepted auditing standards and *Government Auditing Standards* will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with generally accepted auditing standards and *Government Auditing Standards*, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.

- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.

- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the City's internal control. Accordingly, no such opinion is expressed.

- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.

- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the City's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control-related matters that we identified during the audit.

Honorable Mayor, City Commissioners, and
City Manager
Alachua, Florida

INDEPENDENT AUDITOR'S REPORT

Required Supplementary Information
Accounting principles generally accepted in the United States of America require that the management's discussion and analysis, budgetary comparison information, schedule of change in other postemployment benefit and related ratios, schedules of proportionate share of the net pension liability, and schedule of contributions on pages 5 through 16 and 59 through 64 be presented to supplement the basic financial statements. Such information is the responsibility of management and, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Supplementary Information
Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the City's basic financial statements. The accompanying combining and individual non-major fund financial statements and budgetary schedules, and the schedule of expenditures of federal awards, as required by Title 2 U.S. *Code of Federal Regulations* Part 200*, Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards,* are presented for purposes of additional analysis and are not a required part of the basic financial statements. Such information is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the basic financial statements. The information has been subjected to the auditing procedures applied in the audit of the basic financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the combining and individual non-major fund financial statements and budgetary schedules, and the schedule of expenditures of federal awards are fairly stated, in all material respects, in relation to the basic financial statements as a whole.

Other Information
Management is responsible for the other information included in the annual report. The other information comprises the introductory and statistical sections but does not include the basic financial statements and our auditor's report thereon. Our opinions on the basic financial statements do not cover the other information, and we do not express an opinion or any form of assurance thereon.

In connection with our audit of the basic financial statements, our responsibility is to read the other information and consider whether a material inconsistency exists between the other information and the basic financial statements, or the other information otherwise appears to be materially misstated. If, based on the work performed, we conclude that an uncorrected material misstatement of the other information exists, we are required to describe it in our report.

Honorable Mayor, City Commissioners, and
City Manager
Alachua, Florida

INDEPENDENT AUDITOR'S REPORT

Other Reporting Required by *Government Auditing Standards*

In accordance with *Government Auditing Standards,* we have also issued our report dated March 31, 2026, on our consideration of the City's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts and grant agreements, and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the City's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the City's internal control over financial reporting and compliance.

Purvis Gray

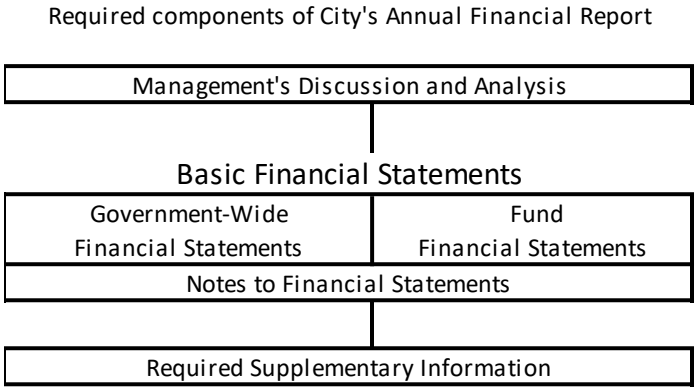
March 31, 2026
Gainesville, Florida

The City of Alachua's (the City) Management's Discussion and Analysis (MD&A) is designed to: (a) assist the reader in focusing on significant financial issues, (b) provide an overview of the City's financial activity, (c) identify changes in the City's financial position (its ability to address the next and subsequent year challenges), (d) identify any material deviations from the financial plan (the approved budget), and (e) identify individual fund issues or concerns.

Since the MD&A is designed to focus on the current year's activities, resulting changes, and currently known facts, it should be read in conjunction with the City's financial statements (beginning on page 17). Please note the City provides prior year comparative financial information as required by Governmental Accounting Standards Board (GASB) Statement No. 34.

Financial Highlights

The following chart is provided to assist in understanding the component parts of the financial statements:



Government-Wide Financial Statements

- The City of Alachua's assets and deferred outflows of resources exceeded its liabilities and deferred inflows of resources on September 30, 2025, by $109.9 million, which is an 8.73% increase from the previous year. Unrestricted net position was at $16.6 million, a 12.03% increase from the previous year.

- Total net position increased by $8,830,419 over the prior reported period. An increased net position was primarily achieved through net operating activity and investment in capital assets.

- The City of Alachua's total long-term debt (due in more than one year) increased by $703,900 during the current fiscal year. This increase is due to the net effect of the reduction of outstanding debt due to the normal debt payments, and the addition of a 5-year equipment lease agreement.

- Other Postemployment Benefits (OPEB) and Net Pension Liability decreased by $1,996,680 due primarily, to a decrease in the Net Pension Liability.

- Total net position of $109.9 million is comprised of the following:

    1. The $89.7 million net investment in capital assets includes property and equipment, net of accumulated depreciation, and reduced for outstanding debt related to the purchase or construction of those capital assets.

2. $3.6 million of net position is restricted by constraints imposed from outside of the City such as debt covenants, grantors, laws, or regulations, or by enabling legislation.
3. $16.6 million of unrestricted net position.

Fund Financial Statements

- At September 30, 2025, the City's governmental funds reported combined ending fund balances of $13.6 million, an increase of $86 thousand, in comparison with the prior fiscal year. This increase is primarily from a reduction of accounts payable for ongoing projects.
- Governmental fund revenues were $17,496,057, or $653 thousand more than the previous fiscal year. This was the result of an increase in General Fund property tax and other taxes.

Overview of the Financial Statements

This MD&A is intended to serve as an introduction to the City's basic financial statements. The City's basic financial statements consist of the following components: (1) government-wide financial statements, (2) fund financial statements, (3) notes to the financial statements, and (4) required supplementary information. This report also contains other supplementary information in addition to the basic financial statements themselves.

Government-Wide Financial Statements

The *government-wide financial statements* are designed to provide readers with a broad overview of the City's finances, in a manner similar to that of a private sector business, and consist of the following two statements:

- The *statement of net position* presents information on all of the City's assets, liabilities, deferred outflows of resources, and deferred inflows of resources, with the difference between these elements reported as net position. Over time, increases or decreases in net position may serve as a useful indicator of whether the financial position of the City is strengthening or weakening.
- The *statement of activities* presents information showing how the City's net position changed during the most recent fiscal year, focusing on both the gross and net costs of various activities, both governmental and business-type, that are supported by the government's general tax and other revenues. This is intended to summarize and simplify the user's analysis of the cost of various governmental services and/or subsidy to various business-type activities.

Both of these financial statements distinguish functions of the City that are principally supported by taxes and intergovernmental revenues *(governmental activities)* from other functions that are intended to recover all or a significant portion of their costs through user fees and charges *(business-type activities).* The governmental activities of the City include general government, public safety, physical environment, transportation, economic environment, human services, and parks and recreation. The business-type activities of the City include physical environment (electric, water, wastewater, and mosquito control utilities).

The government-wide financial statements include not only the City itself (known as the primary government), but also one component unit. The Community Redevelopment Agency, a legally separate entity created by the City Commission, has been reported in the basic financial statements as a special revenue fund (pages 19 and 21).

The government-wide financial statements can be found on pages 17-18 of this report.

Fund Financial Statements

A fund is a grouping of related accounts that is used to maintain control over resources that have been segregated for specific activities or objectives. The City, like other state and local governments, uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements. All City funds can be divided into three categories: governmental funds, proprietary funds, and fiduciary funds. The City does not report any fiduciary funds.

Fund Financial Statements

	Governmental Funds	Proprietary Funds
Scope	Includes the City's basic services such as police, cultural activities, traffic control, and parks.	Services provided by the City that are operated similar to private businesses and for which the City charges a fee.
Examples	Police, street maintenance, parks, recreational activities.	Electric, water, sewer, mosquito control.
Required financial statements	Balance sheet; Statement of revenues, expenditures, and changes in fund balances.	Statement of net position; Statement of revenues, expenses and changes in net position; Statement of cash flows.
Accounting basis and measurement focus	Modified accrual accounting and current financial resources focus.	Accrual accounting and economic resources focus.
Type of asset/liability information	Only assets expected to be used up and liabilities that come due during the year or soon thereafter, no capital assets included.	All assets and liabilities, both financial and capital, and short and long-term.
Type of inflow/ outflow information	Revenues for which cash is received during or soon after the end of the year; expenditures when goods or services have been received and payment is due during the year or soon thereafter.	All revenues and expenses during the year, regardless of when cash is received or paid.

Governmental Funds

Governmental funds are used to account for essentially the same functions reported as governmental activities in the government-wide financial statements. However, unlike the government-wide financial statements, governmental fund financial statements focus on near-term inflows and outflows of *spendable resources,* as well as on balances of *spendable resources* available at the end of the fiscal year. Such information may be useful in evaluating a government's near-term financing requirements.

Because the focus of governmental funds is narrower than that of the government-wide financial statements, it is useful to compare the information presented for the *governmental funds* with similar information presented for *governmental activities* in the government-wide financial statements. By doing so, readers may better understand the long-term impact of the government's near-term financing decisions. Because of the different measurement focus (current financial resources versus total economic resources), a reconciliation of the governmental fund Balance Sheet to the government-wide Statement of Net Position and a reconciliation of the governmental fund Statement of Revenues, Expenditures, and Changes in Fund Balances to the government-wide Statement of Activities is provided (see pages 20

and 22) to facilitate the comparison between governmental funds and governmental activities. The flow of current financial resources will reflect bond proceeds and interfund transfers as other financial sources as well as capital expenditures and bond principal payments as expenditures. The reconciliation will eliminate these transactions and incorporate the capital assets and long-term obligations (bonds and others) into the Governmental Activities column (in the Government-wide statements).

The City reports fourteen (14) individual governmental funds. Information is presented separately in the governmental fund balance sheet and in the governmental fund statement of revenues, expenditures, and changes in fund balances for the General Fund which is considered to be a major fund. Data from the other governmental funds are combined into a single aggregated presentation. Individual fund data for non-major governmental funds is provided in the form of *combining statements* in the supplementary information section of this report.

The City adopts an annual budget for its general, special revenue, debt service, and capital projects funds. Budgetary comparison schedules have been provided as required supplementary information for the General Fund to demonstrate budgetary compliance. Budgetary comparison schedules have been provided for all of the other governmental funds that have adopted budgets in the supplementary information section.

The basic governmental fund statements can be found on pages 19 and 21 of this report.

Proprietary Funds

The City maintains two different types of proprietary funds. *Enterprise Funds* are used to report business-type activities in the government-wide financial statements. The City uses enterprise funds to account for its Public Utilities System (Electric, Water, Wastewater, and Mosquito Control). *Internal Service Funds* are used to accumulate and allocate costs internally among the City's various functions. The City uses an *Internal Service Fund* to account for its Utility Billing, Utility Administration, Utility Operations, Utility Safety Operations, Warehouse Operations, and Distribution and Collection Operations. These services have been included within the government-wide financial statements as business-type activities.

Proprietary funds are used to report the same functions presented as business-type activities in the government-wide financial statements. The proprietary fund statements provide the same type of information as the government-wide financial statements, only in more detail. The Enterprise Fund financial statements provide separate information for the Public Utility System. The Internal Service Fund is also presented in the proprietary fund financial statements. The basic proprietary fund financial statements can be found on pages 23-28.

Notes to the Financial Statements

The notes provide additional information that is essential to a full understanding of the data provided in the government-wide and fund financial statements. The notes to the financial statements can be found on pages 29 through 58 of this report.

Other Information

The combining statements referred to earlier present a more detailed view of the non-major governmental funds. Also included are budgetary comparison schedules for the debt service, special revenue, and capital project funds. The combining statements and budgetary comparisons can be found on pages 65 through 78 of this report.

Government-Wide Financial Analysis

Net position may serve over time as a useful indicator of a government's financial position. In the case of the City, assets and deferred outflows of resources exceeded liabilities and deferred inflows by $109.9 million at the close of the fiscal year ended September 30, 2025**.**

A portion of the City's net position, $3,658,243, represents resources that are subject to external restrictions on how they may be used.

The largest portion of the City's net position $89,686,530, or 81%, reflects its investment in capital assets (e.g., land, infrastructure, buildings, and equipment), less any related outstanding debt used to acquire those assets. The City uses these capital assets to provide services to citizens; consequently, these assets are not available for future spending. Although the City's investment in its capital assets is reported net of related debt, it should be noted that the resources needed to repay this debt must be provided from other sources, since the capital assets themselves cannot be used to liquidate these liabilities.

Reported below is a condensed Statement of Net Position to demonstrate the changes from year to year. For more detailed information, see the Statement of Net Position on page 17.

City of Alachua
Statement of Net Position
As of September 30, 2025 and 2024

	Governmental Activities		Business-Type Activities		Total		Total % Change
	2025	2024	2025	2024	2025	2024	2024-2025
Current Assets & Other Assets	$ 14,942,078	15,022,063	24,744,487	25,788,981	39,686,565	40,811,044	-2.76%
Capital Assets	55,135,165	53,322,672	60,216,955	55,736,106	115,352,120	109,058,778	5.77%
Total Assets	$ 70,077,243	68,344,735	84,961,442	81,525,087	155,038,685	149,869,822	3.45%
Deferred Outflows	$ 2,425,067	2,987,932	836,132	950,958	3,261,199	3,938,890	-17.21%
Total Assets and Deferred Outflows	$ 72,502,310	71,332,667	85,797,574	82,476,045	158,299,884	153,808,712	2.92%
Long-Term Liabilities Outstanding	$ 20,946,878	22,341,772	16,433,460	17,356,623	37,380,338	39,698,395	-5.84%
Other Liabilities	1,463,746	1,641,550	7,195,650	9,897,289	8,659,396	11,538,839	-24.95%
Total Liabilities	$ 22,410,624	23,983,322	23,629,110	27,253,912	46,039,734	51,237,234	-10.14%
Deferred Inflows	$ 1,697,475	1,074,875	582,691	347,038	2,280,166	1,421,913	60.36%
Total Liabilities and Deferred Inflows	$ 24,108,099	25,058,197	24,211,801	27,600,950	48,319,900	52,659,147	-8.24%
Net Position							
Net Investment in Capital Assets	$ 43,768,267	42,142,370	45,918,263	41,759,157	89,686,530	83,901,527	6.89%
Restricted	3,658,243	2,399,562	-	-	3,658,243	2,399,562	52.45%
Unrestricted	967,701	1,732,538	15,667,510	13,115,938	16,635,211	14,848,476	12.03%
Total Net Position	$ 48,394,211	46,274,470	61,585,773	54,875,095	109,979,984	101,149,565	8.73%

Normal Impacts

There are six (6) basic (normal) transactions that will affect the comparability of the Statement of Net Position summary presentation.

- Net Results of Activities: will impact (increase/decrease) current assets and liabilities, and unrestricted net position.
- Borrowing of Capital: will increase current assets and long-term debt.
- Spending Borrowed Proceeds on New Capital: will reduce current assets and increase capital assets with a secondary impact being that an increase in invested capital assets, and an increase in related net debt, will not change the net investment in capital assets.
- Spending of Non-Borrowed Current Assets on New Capital: will reduce current assets, increase capital assets, reduce unrestricted net position, and increase net investment in capital assets.

- Principal Payment on Debt: will reduce current assets and reduce long-term debt, reduce unrestricted net position, and increase net investment in capital assets.
- Reduction of Capital Assets through Depreciation: will reduce net investment in capital assets.

City of Alachua
Changes in Net Position
For the Years Ended September 30, 2025 and 2024

	Governmental Activities		Business-Type Activities		Totals		Totals % Change
	2025	2024	2025	2024	2025	2024	2024-2025
Revenues:							
Program Revenues:							
Charges for Services	$ 2,968,336	3,195,418	23,805,129	21,645,948	26,773,465	24,841,366	7.78%
Operating Grants and Contributions	590,959	367,362	-	-	590,959	367,362	60.87%
Capital Grants and Contributions	875,438	1,779,443	3,151,849	2,945,157	4,027,287	4,724,600	-14.76%
General Revenues:							
Property Tax	7,770,157	7,028,964	-	-	7,770,157	7,028,964	10.54%
Utility Tax	1,699,060	1,608,058	-	-	1,699,060	1,608,058	5.66%
Other Tax	2,002,675	1,951,267	-	-	2,002,675	1,951,267	2.63%
Intergovernmental	1,158,878	1,171,086	-	-	1,158,878	1,171,086	-1.04%
Other	430,554	332,902	216,222	254,518	646,776	587,420	10.10%
Total Revenues	$ 17,496,057	17,434,500	27,173,200	24,845,623	44,669,257	42,280,123	5.65%
Expenses:							
General Government	$ 5,568,939	5,726,684	-	-	5,568,939	5,726,684	-2.75%
Public Safety	5,821,703	5,954,156	-	-	5,821,703	5,954,156	-2.22%
Physical Environment	1,378,452	1,118,274	-	-	1,378,452	1,118,274	23.27%
Transportation	1,766,538	1,693,097	-	-	1,766,538	1,693,097	4.34%
Economic Environment	501,969	448,591	-	-	501,969	448,591	11.90%
Human Services	-	65,222	-	-	-	65,222	-100.00%
Parks and Recreation	2,012,783	1,825,706	-	-	2,012,783	1,825,706	10.25%
Electric	-	-	12,606,675	11,234,221	12,606,675	11,234,221	12.22%
Water and Sewer	-	-	5,768,276	5,016,452	5,768,276	5,016,452	14.99%
Mosquito Control	-	-	87,571	58,559	87,571	58,559	49.54%
Interest on Long-Term Debt	325,932	347,544	-	-	325,932	347,544	-6.22%
Total Expenses	$ 17,376,316	17,179,274	18,462,522	16,309,232	35,838,838	33,488,506	7.02%
Increase (Decrease) in Net Position Before Transfers	$ 119,741	255,226	8,710,678	8,536,391	8,830,419	8,791,617	0.44%
Transfers	$ 2,000,000	2,000,000	(2,000,000)	(2,000,000)	-	-	0.00%
Increase (Decrease) in Net Position	$ 2,119,741	2,255,226	6,710,678	6,536,391	8,830,419	8,791,617	0.44%
Net Position - Beginning	47,175,650	44,920,424	55,308,846	48,772,455	102,484,496	93,692,879	9.38%
Adjustment to Net Position	(901,180)	-	(433,751)	-	(1,334,931)	-	100.00%
Net Position - Beginning, as Restated	46,274,470	44,920,424	54,875,095	48,772,455	101,149,565	93,692,879	7.96%
Net Position - Ending	$ 48,394,211	47,175,650	61,585,773	55,308,846	109,979,984	102,484,496	7.31%

Significant Accounting Changes

The City implemented GASB Statement no. 101, *Compensated Absences*, effective for the fiscal year ending September 30, 2025. This Statement establishes a new, unified model for measuring and recognizing compensated absences, replacing GASB Statement No. 16. The new standard changes the recognition criteria to include leave that is attributable to services already rendered, accumulates, and is more likely than not to be used as time off or paid in cash.

The most significant impact of this change is the accrual of unused sick leave that is anticipated to be used as time off by employees, regardless of whether that leave vests or is paid upon termination. As a result, the beginning net position for governmental activities was restated by a decrease of $901,180, to reflect a higher liability. The impact on proprietary funds resulted in a decrease to beginning net position of $433,751. The new standard also required the inclusion of directly related salary-related payments, such as Medicare and Social Security taxes, in the total liability calculation.

Government-Wide Net Position

The City's total net position at the end of fiscal year 2025 improved by $8,830,419 resulting from an increase of $2,119,741 in governmental activities and an increase of $6,710,678 in business-type activities.

Additional information regarding the restatements can be found in Note 18, starting on page 57 of this report.

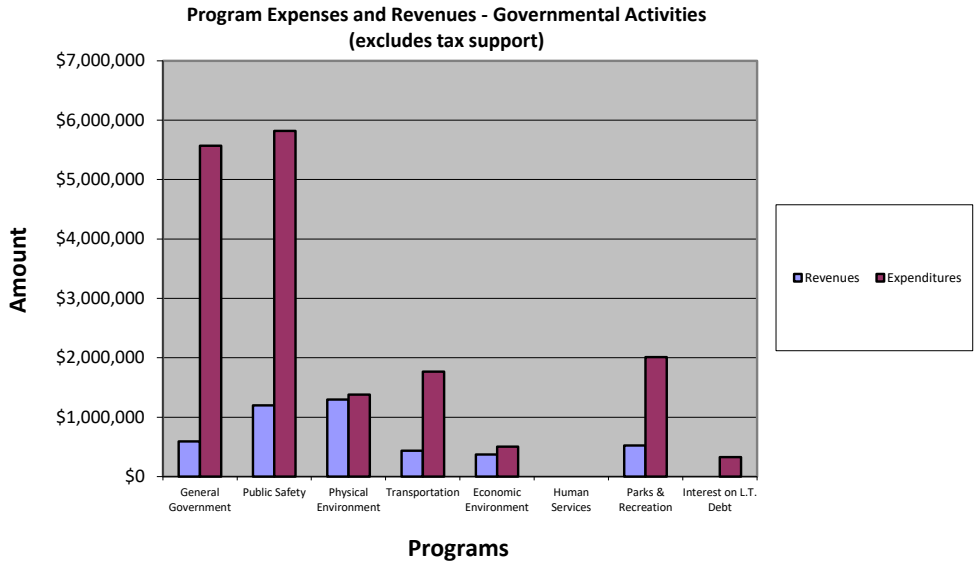
Governmental Activities

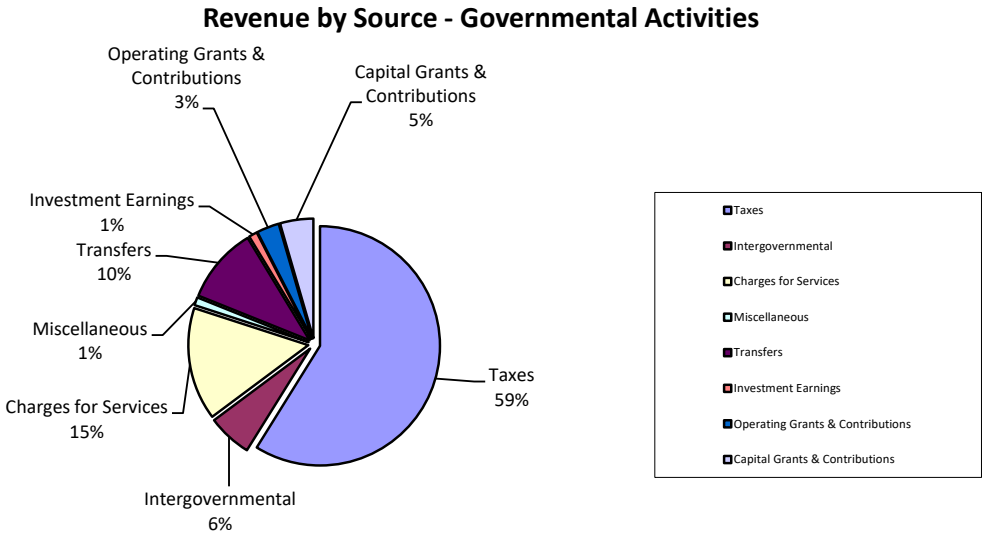
The City's net position within governmental activities was improved by $2,119,741 during fiscal year 2025. This net position increase was, primarily, the result of an increase within sources of funding.
Major changes in revenues were caused by the following:

- For the fiscal year ending September 30, 2025, property taxes increased by $741,193, due to the increased property valuation. Utility taxes increased by $91,002, due to additional utility usage. Other tax revenues, such as discretionary sales and communication taxes, increased by $51,408. Other revenues increased by $59,356 for donations and insurance claim proceeds.

Major changes in expenses were caused by the following:

- Expenses for governmental activities experienced an increase of $197,042. This increase was, in large part, the result of increase of solid waste and storm debris removal services along with supplementary summer recreation program expenses.





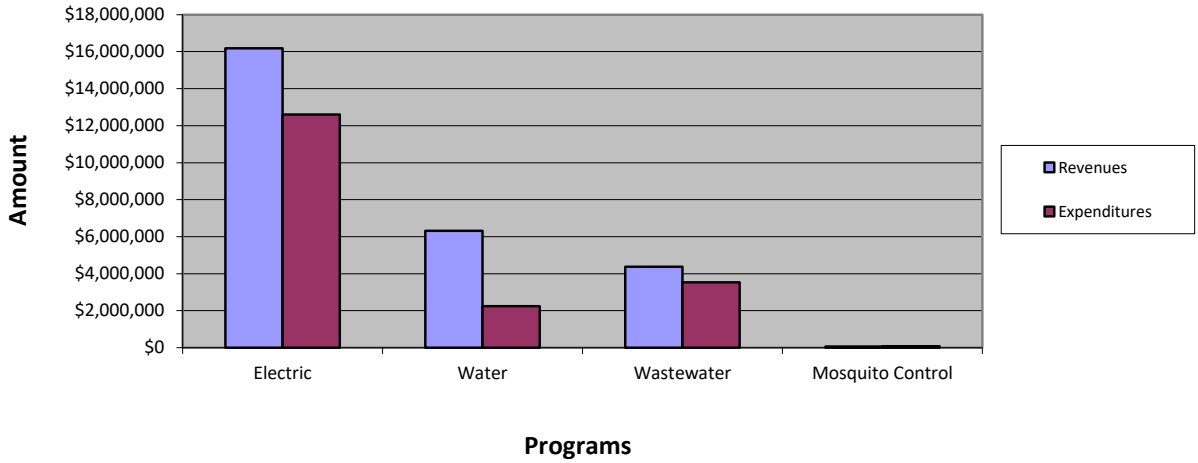
Business-Type Activities

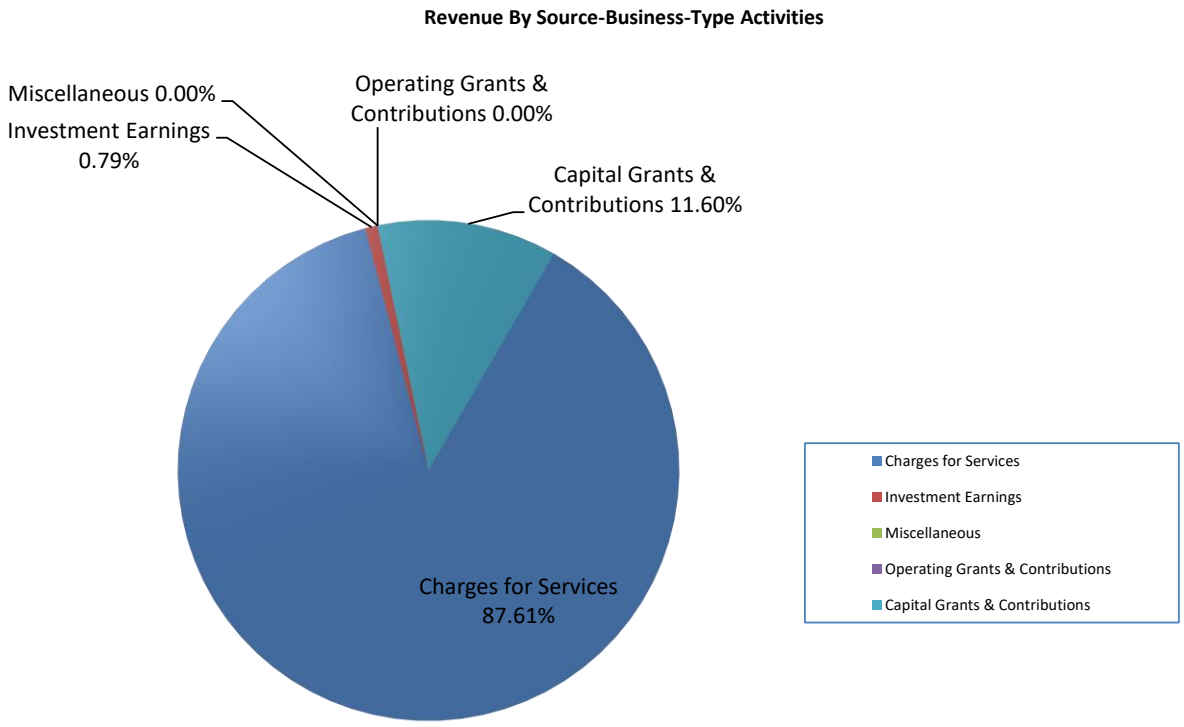
The City's net position within business-type activities was improved by $6,710,678 during fiscal year 2025.

Net position increased overall due to investment in capital, increased electric usage, and increased water and sewer rates. Charges for services increased by $2,159,181. Capital grants and contributions increased by $206,692 while other revenues decreased by $38,296 in 2025. Business-type expenses increased by $2,153,290 largely due to purchase power during the fiscal year.

- The Electric Utility of the City purchases power from Florida Power & Light (FPL) and Florida Municipal Power Agency (FMPA). The majority of the customers are supplied from the Alachua Substation, which receives power from FPL and is connected via the FPL and the Gainesville Regional Utilities transmission systems and operates at 12.47Y/138kV. The second source is the Legacy Substation, which became operational in the latter part of fiscal year 2021, operates at 12.47Y/69kV, and receives power from FMPA via the Duke Energy of Florida transmission system.
- The Water Utility obtains its water supply from the upper portion of the Floridan Aquifer. Three wells with depths of approximately 365 feet withdraw water from the Ocala limestone and discharge it into the City's distribution system. The quality of the City's water supply is such that chlorination is the only treatments required before public distribution. The system's wells range in age from 33 to 56 years old.
- Wastewater generated through the utility is collected through a gravity sewer system and pumped to the City's wastewater treatment plant. The collected wastewater is treated in an activated sludge treatment facility, which has a current capacity of 1,500,000 gallons per day. The effluent from the treatment facility is chlorinated and disposed of by spray irrigation and is also available to be resold as reclaimed water.

Expenses and Program Revenues - Business-Type Activities





Fund Financial Analysis

The City uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements.

Governmental Funds

The primary purpose of the City's *governmental funds* is to provide information on near-term inflows, outflows, and balances of *spendable resources.* Such information is useful in assessing the City's financing requirements. In particular, *assigned and unassigned fund balance* may serve as a useful measure of a government's net resources, available for spending, at the end of the fiscal year.

As of the end of fiscal year 2025, the City's governmental funds reported combined ending fund balances of $13,652,902, an increase of $86,903 in comparison with the prior year.

Major Funds

The General Fund is the only major governmental fund.

The General Fund is the chief operating fund of the City. The General Fund had a decrease in fund balance of $1,239,919. This decrease was the result of increase in capital outlay. The total fund balance was $9,257,276 of which $5,435,132 was unassigned. The cash balance at the end of the year was $9,827,715. As a measure of the General Fund's liquidity, it may be useful to compare both the unassigned fund balance and the total fund balance to total fund revenues. Unassigned fund balance represents 36.3% of the total General Fund operating revenue, while total fund balance represents 61.8% of that same figure. The Government Finance Officers Association (GFOA), Best Practices guidelines call for an unassigned fund balance level of two (2) months of operating revenues. Total fund balance includes committed, restricted, assigned, and unassigned fund balances.

Proprietary Funds

The City's proprietary fund statements provide the same type of information found in the government-wide financial statements but in more detail. The Electric, Water, and Wastewater Funds are reported as major funds.

The major utility system funds are used to account for the operations of the City's electric, water, and wastewater utilities. Each utility operates like a business where the rates established by the City generally generate sufficient funds to pay the costs of current operations and provide for long-term asset acquisitions. Total assets and deferred outflows of resources as of September 30, 2025, were $78.5 million, total liabilities and deferred inflows were $18.3 million. Net position was $60.2 million.

General Fund Budgetary Highlights with Variances

The General Fund operating budget was $14,230,961 at the beginning of fiscal year 2025. The final amended budget amount of $14,256,881 was brought about by the following amendments:

- $25,920: Increase to provide budget for expenses of the Alachua Police Department related to an Edward Byrne Memorial Justice Assistance Grant (JAG).

General Fund Actual Results Highlights with Variances

At September 30, 2025, the City's General Fund experienced a positive variance between its final operating revenue budget and actual operating revenue of $709,674. This was due to increased taxes, intergovernmental, and interest earnings relative to the budgetary forecast. The City's General Fund experienced a positive variance between its final operating expenditure budget and actual operating expenditures of $1,430,442. This was primarily due to unspent operating and capital expense appropriations in the general government, and transportation functions of the City.

Capital Asset and Debt Administration

The City's capital assets for its governmental and business-type activities as of September 30, 2025, totaled $115.3 million (net of accumulated depreciation) and includes land, buildings, improvements other than buildings, equipment, infrastructure, and construction in progress.

City of Alachua
Capital Assets
(in thousands)

	Governmental Activities		Business-Type Activities		Total		Total % Change
	2025	2024	2025	2024	2025	2024	2024-2025
Land	$ 7,841	7,841	586	586	8,427	8,427	0.0%
Buildings	16,904	16,904	9,991	9,991	26,895	26,895	0.0%
Improvements other than buildings	18,788	15,920	14,529	12,926	33,317	28,846	15.5%
Infrastructure	26,911	26,911	54,237	54,237	81,148	81,148	0.0%
Furniture, fixtures, and equipment	6,146	5,535	4,811	4,550	10,957	10,085	8.6%
Right-to-Use Lease	1,000	-	-	-	1,000	-	100.0%
Construction in progress	567	1,217	10,138	5,294	10,705	6,511	64.4%
Less: accumulated depreciation	(23,022)	(21,006)	(34,076)	(31,848)	(57,098)	(52,854)	8.0%
Total Assets	$ 55,135	53,322	60,216	55,736	115,351	109,058	5.8%

The City continued to focus on expanding and maintaining its current infrastructure capabilities, both in governmental and business-type activities.

Major capital asset events during the current fiscal year for governmental activities included 86th Drive roadway improvement, construction initiated for Theatre Park renovations, and new berms installed at the World Series Field. Additionally, another heating, ventilation and air conditioning unit was installed for the Commission Chambers and an additional unit was ordered for APD, along with the purchase of nine police sport utility vehicles, and a truck for facilities.

Major capital asset events for the business-type activities included electrical undergrounding projects, generator and construction of a new wellhead, Alachua West wastewater improvement, and the purchase of an electric gear.

Additional information on the City's capital assets can be found in Note 7 starting on page 40 of this report.

Long-Term Debt

At the end of fiscal year 2025, the City had total long-term debt outstanding of approximately $22.6 million. The City's debt represents bonds, notes, and loans secured by specific revenue sources (i.e., revenue bonds/notes).

CITY OF ALACHUA
OUTSTANDING DEBT
GENERAL OBLIGATION, REVENUE BONDS/NOTES AND LOANS

	Governmental Activities		Business-Type Activities		Total		Total % Change
	2025	2024	2025	2024	2025	2024	2024-2025
Revenue Bonds	$ 9,828,875	10,806,249	3,697,250	3,859,539	13,526,125	14,665,788	-7.8%
Revenue Notes	-	-	3,045,000	3,275,000	3,045,000	3,275,000	-7.0%
Loans	-	-	6,037,334	6,343,063	6,037,334	6,343,063	-4.8%
Total Debt	$ 9,828,875	10,806,249	12,779,584	13,477,602	22,608,459	24,283,851	-6.9%

The City's outstanding principal debt decreased $1,675,392 during fiscal year 2025. Debt activity included normal principal/interest payments.

The City of Alachua's credit rating by Moody's Investor Service remained at Aa2 for the fiscal year.

Additional information on the City's debt can be found in Note 8 starting on page 41 of this report.

Economic Factors and Next Year's Budgets and Rates

- The unemployment rate for the Gainesville MSA was 4.5%, which includes the City of Alachua. This is a 28.57% increase from the previous fiscal year's rate of 3.5%.
- The final certified City-wide taxable value of property increased to $1.26 billion, representing an increase of 4.01%.
- The population increased approximately 2.55% from the prior year to an estimate of 11,296.
- During the current fiscal year, ad valorem taxes increased by $741,192 to $7,770,157 due, primarily, to increased property values.
- Next fiscal year property tax revenue is based on the millage rate of 6.2500 mills.

Requests for Information

This financial report is designed to present users with a general overview of the City's finances and to demonstrate the City's accountability. If you have questions concerning any of the information provided in this report or need additional financial information, contact the Finance and Administrative Services, P.O. Box 9, Alachua, Florida 32616-0009. Additional information can be found on our website: www.cityofalachua.com.

BASIC FINANCIAL STATEMENTS

CITY OF ALACHUA, FLORIDA
STATEMENT OF NET POSITION
SEPTEMBER 30, 2025

	Primary Government		
	Governmental Activities	Business-Type Activities	Total
Assets			
Cash and Cash Equivalents	$ 10,311,829	$ 14,885,951	$ 25,197,780
Receivables, Net of Allowance	221,334	2,771,418	2,992,752
Due from Other Governments	340,691	-	340,691
Inventories	4,961	4,054,316	4,059,277
Prepaid and Other Assets	127,820	149,992	277,812
Restricted Assets:			
Cash and Cash Equivalents	3,935,443	2,882,810	6,818,253
Capital Assets Not Being Depreciated:			
Land	7,841,280	586,447	8,427,727
Construction in Progress	566,781	10,138,705	10,705,486
Depreciable Capital Assets, Net	46,727,104	49,491,803	96,218,907
Total Assets	70,077,243	84,961,442	155,038,685
Deferred Outflows of Resources			
OPEB Related	110,762	52,088	162,850
Pension Related	2,314,305	784,044	3,098,349
Total Deferred Outflows of Resources	2,425,067	836,132	3,261,199
Liabilities			
Accounts Payable	501,394	2,384,161	2,885,555
Accrued Expenses	579,621	179,930	759,551
Due to Other Governments	173,728	82,591	256,319
Unearned Revenue	34,433	-	34,433
Rate Stabilization Credit	-	2,224,318	2,224,318
Liabilities Payable from Restricted Assets:			
Accrued Interest Payable	174,570	166,200	340,770
Customer Deposit	-	2,158,450	2,158,450
Non-Current Liabilities:			
Due Within One Year	950,578	883,802	1,834,380
Due in More Than One Year	11,781,689	12,722,811	24,504,500
Net Pension Liability	7,880,845	2,669,887	10,550,732
Total OPEB Liability	333,766	156,960	490,726
Total Liabilities	22,410,624	23,629,110	46,039,734
Deferred Inflows of Resources			
OPEB Related	57,935	27,245	85,180
Pension Related	1,639,540	555,446	2,194,986
Total Deferred Inflows of Resources	1,697,475	582,691	2,280,166
Net Position			
Net Investment in Capital Assets	43,768,267	45,918,263	89,686,530
Restricted for:			
Law Enforcement	16,333	-	16,333
Physical Environment	2,468,085	-	2,468,085
Economic Environment	595,593	-	595,593
Human Services	7,627	-	7,627
Parks and Recreation	570,605	-	570,605
Unrestricted	967,701	15,667,510	16,635,211
Total Net Position	$ 48,394,211	$ 61,585,773	$ 109,979,984

See accompanying notes.

CITY OF ALACHUA, FLORIDA
STATEMENT OF ACTIVITIES
FOR THE YEAR ENDED SEPTEMBER 30, 2025

Function/Program	Expenses	Program Revenues: Charges for Services	Program Revenues: Operating Grants and Contributions	Program Revenues: Capital Grants and Contributions	Net (Expense) Revenue and Changes in Net Position: Primary Government: Governmental Activities	Net (Expense) Revenue and Changes in Net Position: Primary Government: Business-Type Activities	Net (Expense) Revenue and Changes in Net Position: Primary Government: Total
Governmental Activities							
General Government	$ 5,568,939	$ 590,590	$ 16,337	$ -	$ (4,962,012)	$ -	$ (4,962,012)
Public Safety	5,821,703	868,506	330,768	-	(4,622,429)	-	(4,622,429)
Physical Environment	1,378,452	1,285,159	-	9,585	(83,708)	-	(83,708)
Transportation	1,766,538	51,978	223,854	160,032	(1,330,674)	-	(1,330,674)
Economic Environment	501,969	-	-	372,488	(129,481)	-	(129,481)
Parks and Recreation	2,012,783	172,103	20,000	333,333	(1,487,347)	-	(1,487,347)
Interest on Long-Term Debt	325,932	-	-	-	(325,932)	-	(325,932)
Total Governmental Activities	17,376,316	2,968,336	590,959	875,438	(12,941,583)	-	(12,941,583)
Business-Type Activities							
Electric	12,606,675	16,092,860	-	93,815	-	3,580,000	3,580,000
Water	2,243,318	3,307,200	-	3,016,363	-	4,080,245	4,080,245
Wastewater	3,524,958	4,336,687	-	41,671	-	853,400	853,400
Mosquito Control	87,571	68,382	-	-	-	(19,189)	(19,189)
Total Business-Type Activities	18,462,522	23,805,129	-	3,151,849	-	8,494,456	8,494,456
Total Primary Government	$ 35,838,838	$ 26,773,465	$ 590,959	$ 4,027,287	(12,941,583)	8,494,456	(4,447,127)
		General Revenues					
		Ad Valorem			7,770,157	-	7,770,157
		Utility Service Taxes			1,699,060	-	1,699,060
		Discretionary Sales Surtax			1,611,536	-	1,611,536
		Communication Service Taxes			341,018	-	341,018
		Business License Taxes			50,121	-	50,121
		Half-Cent Sales Tax			715,311	-	715,311
		State Revenue Sharing			443,567	-	443,567
		Investment Earnings			219,970	214,464	434,434
		Miscellaneous			210,584	1,758	212,342
		Transfers			2,000,000	(2,000,000)	-
		Total General Revenues and Transfers			15,061,324	(1,783,778)	13,277,546
		Change in Net Position			2,119,741	6,710,678	8,830,419
		Net Position, Beginning of Year (as Originally Reported)			47,175,650	55,308,846	102,484,496
		Change in Accounting Principle (see Note 18)			(901,180)	(433,751)	(1,334,931)
		Net Position, Beginning of Year (Restated)			46,274,470	54,875,095	101,149,565
		Net Position, End of Year			$ 48,394,211	$ 61,585,773	$ 109,979,984

See accompanying notes.

CITY OF ALACHUA, FLORIDA
BALANCE SHEET
GOVERNMENTAL FUNDS
SEPTEMBER 30, 2025

	General	Non-Major Governmental	Total Governmental Funds
Assets			
Cash and Cash Equivalents	$ 9,827,715	$ 4,419,557	$ 14,247,272
Receivables:			
Accounts, Net of Allowance	128,237	-	128,237
Taxes	46,164	-	46,164
Franchise Fees	46,933	-	46,933
Due from Other Governments	141,613	199,078	340,691
Inventory	-	4,961	4,961
Prepaid Items	124,660	3,160	127,820
Advances to Other Funds	11,249	-	11,249
Total Assets	10,326,571	4,626,756	14,953,327
Liabilities and Fund Balances			
Liabilities			
Accounts Payable	291,881	209,513	501,394
Accrued Liabilities	569,253	10,368	579,621
Due to Other Governments	173,728	-	173,728
Unearned Revenue	34,433	-	34,433
Advances from Other Funds	-	11,249	11,249
Total Liabilities	1,069,295	231,130	1,300,425
Fund Balances			
Non-Spendable:			
Prepaids	124,660	3,160	127,820
Inventory	-	4,961	4,961
Advances to Other Funds	11,249	-	11,249
Restricted for:			
Law Enforcement	3,392	12,941	16,333
Physical Environment		2,468,085	2,468,085
Economic Environment		595,593	595,593
Human Services	-	7,627	7,627
Parks and Recreation	-	570,605	570,605
Assigned for:			
Subsequent Year Budget	3,682,843	-	3,682,843
Debt Service	-	732,654	732,654
Unassigned	5,435,132	-	5,435,132
Total Fund Balances	9,257,276	4,395,626	13,652,902
Total Liabilities and Fund Balances	$ 10,326,571	$ 4,626,756	$ 14,953,327

See accompanying notes.

CITY OF ALACHUA, FLORIDA
RECONCILIATION OF THE BALANCE SHEET OF GOVERNMENTAL FUNDS
TO THE STATEMENT OF NET POSITION
SEPTEMBER 30, 2025

Fund Balance - Total Governmental Funds		$ 13,652,902
Amounts Reported for Governmental Activities in the Statement of Net Position are Different Because:		
Capital assets reported for governmental activities are not financial resources and, therefore, are not reported in the governmental funds:		
Cost of Assets	$ 78,157,493	
(Accumulated Depreciation)	(23,022,328)	55,135,165
Long-term liabilities are not due and payable in the current period and, accordingly, are not reported as fund liabilities. All liabilities, both current and long-term, are reported in the statement of net position. Long-term liabilities at year-end consist of:		
2016 Capital Improvement and Refunding Bonds	(9,828,875)	
Bond Issuance Premium	(516,740)	
Leases	(800,000)	
Compensated Absences	(1,586,652)	(12,732,267)
Other postemployment benefits liability does not require the use of current financial resources and, therefore, is not reported as a liability in the governmental funds.		(333,766)
The net pension obligation is reported in the government-wide financial statements but not reported in the governmental fund financial statements.		(7,880,845)
Deferred outflows and inflows of resources are not available in the current period and, therefore, are not reported in the governmental funds. Deferred outflows and inflows of resources at year-end consist of:		
Deferred Outflows Related to Pensions	2,314,305	
Deferred Inflows Related to Pensions	(1,639,540)	
Deferred Outflows Related to OPEB	110,762	
Deferred Inflows Related to OPEB	(57,935)	727,592
Interest on long-term debt is accrued as a liability in the statement of net position, but is not recognized in the governmental funds until paid:		
Accrued Interest Payable		(174,570)
Net Position of Governmental Activities		$ 48,394,211

See accompanying notes.

CITY OF ALACHUA, FLORIDA
STATEMENT OF REVENUES, EXPENDITURES, AND
CHANGES IN FUND BALANCES - GOVERNMENTAL FUNDS
FOR THE YEAR ENDED SEPTEMBER 30, 2025

	General	Non-Major Governmental	Total Governmental Funds
Revenues			
Taxes	$ 10,218,983	$ 1,611,536	$ 11,830,519
Permits, Fees, and Special Assessments	969,326	9,585	978,911
Intergovernmental Revenues	1,522,838	732,158	2,254,996
Charges for Services	1,887,857	40,313	1,928,170
Fines and Forfeitures	66,464	4,376	70,840
Investment Income	175,324	44,646	219,970
Miscellaneous	125,763	86,888	212,651
Total Revenues	14,966,555	2,529,502	17,496,057
Expenditures			
Current:			
General Government	5,400,682	-	5,400,682
Public Safety	5,643,520	7,492	5,651,012
Physical Environment	1,332,150	46,302	1,378,452
Transportation	948,380	10,000	958,380
Economic Environment	22,500	407,804	430,304
Parks and Recreation	1,393,150	64,922	1,458,072
Debt Service:			
Principal	200,000	436,600	636,600
Interest and Fiscal Charges	-	360,881	360,881
Capital Outlay	3,214,592	920,179	4,134,771
(Total Expenditures)	(18,154,974)	(2,254,180)	(20,409,154)
Excess (Deficiency) of Revenues Over (Under) Expenditures	(3,188,419)	275,322	(2,913,097)
Other Financing Sources (Uses)			
Transfers in	2,036,087	1,087,587	3,123,674
Transfers (out)	(1,087,587)	(36,087)	(1,123,674)
Other Finance Sources - Leases	1,000,000	-	1,000,000
Total Other Financing Sources (Uses)	1,948,500	1,051,500	3,000,000
Net Change in Fund Balance	(1,239,919)	1,326,822	86,903
Fund Balance, Beginning of Year	10,497,195	3,068,804	13,565,999
Fund Balance, End of Year	$ 9,257,276	$ 4,395,626	$ 13,652,902

See accompanying notes.

CITY OF ALACHUA, FLORIDA
RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES OF GOVERNMENTAL FUNDS TO THE STATEMENT OF ACTIVITIES
FOR THE YEAR ENDED SEPTEMBER 30, 2025

Net Change in Fund Balance - Total Governmental Funds		$ 86,903
Amounts Reported for Governmental Activities in the Statement of Activities are Different Because:		
Governmental funds report capital outlays as expenditures. However, in the statement of activities, the cost of those assets is depreciated over their estimated useful lives and reported as depreciation expense:		
Expenditures for Capital Assets	$ 4,134,771	
Depreciation Expense	(2,303,649)	1,831,122
Governmental funds report proceeds from sales of capital assets as current financial resources. The gain or loss on disposal of capital assets is not reflected in the governmental funds:		
Loss on Disposal of Capital Assets		(18,628)
The issuance of long-term debt provides current financial resources to governmental funds, while the repayment of the principal of long-term debt consumes current financial resources of governmental funds. Neither transaction, however, has any effect on net position.		
Leases		(1,000,000)
Repayments of Principal		636,600
Some expenses reported in the statement of activities do not require the use of current financial resources and, therefore, are not reported as expenditures in governmental funds:		
Amortization of Premium	24,034	
Change in Accrued Interest Payable	10,915	
Change in Compensated Absences Liability	47,938	82,887
The net change in other postemployment benefit obligation liability and deferred inflows and outflows related to pensions is reported in the statement of activities, but not in the fund statements.		(35,661)
The net change in the net pension liability and deferred inflows and outflows related to pensions is reported in the statement of activities, but not in the fund statements.		536,518
Change in Net Position of Governmental Activities		$ 2,119,741

See accompanying notes.

CITY OF ALACHUA, FLORIDA
STATEMENT OF NET POSITION
PROPRIETARY FUNDS
SEPTEMBER 30, 2025

	Business-Type Activities - Enterprise Funds					
	Major Funds			Non-Major Fund	Total	Business-Type Activities
	Electric	Water	Wastewater	Mosquito Control	Enterprise Funds	Internal Service Fund
Assets						
Current Assets:						
Cash and Cash Equivalents	$ 8,072,604	$ 1,911,526	$ 3,073,501	$ 273,421	$ 13,331,052	$ 1,554,899
Receivables, Net of Allowance	2,003,252	343,608	409,359	6,762	2,762,981	8,437
Prepaid Items	26,096	11,313	31,193	385	68,987	27,472
Inventories	3,661,189	382,485	10,642	-	4,054,316	-
Total Current Assets	13,763,141	2,648,932	3,524,695	280,568	20,217,336	1,590,808
Non-Current Assets:						
Restricted Assets:						
Cash and Cash Equivalents	1,451,094	503,365	867,015	-	2,821,474	61,336
Total Restricted Assets	1,451,094	503,365	867,015	-	2,821,474	61,336
Capital Assets:						
Land	92,630	-	163,310	-	255,940	330,507
Construction in Progress	1,554,126	7,085,990	1,498,589	-	10,138,705	-
Property, Plant and Equipment	28,064,431	11,228,410	38,029,064	125,966	77,447,871	6,120,327
(Accumulated Depreciation)	(11,327,132)	(6,225,853)	(15,037,007)	(109,279)	(32,699,271)	(1,377,124)
Total Net Capital Assets	18,384,055	12,088,547	24,653,956	16,687	55,143,245	5,073,710
Other Assets:						
Unamortized Bond Insurance	-	-	-	-	-	53,533
Total Other Assets	-	-	-	-	-	53,533
Total Non-Current Assets	19,835,149	12,591,912	25,520,971	16,687	57,964,719	5,188,579
Total Assets	33,598,290	15,240,844	29,045,666	297,255	78,182,055	6,779,387
Deferred Outflows of Resources						
OPEB Related	11,974	2,994	5,388	-	20,356	31,732
Pension Related	238,038	39,079	113,980	3,045	394,142	389,902
Total Deferred Outflows of Resources	250,012	42,073	119,368	3,045	414,498	421,634
Total Assets and Deferred Outflows	33,848,302	15,282,917	29,165,034	300,300	78,596,553	7,201,021

See accompanying notes.

CITY OF ALACHUA, FLORIDA
STATEMENT OF NET POSITION
PROPRIETARY FUNDS
SEPTEMBER 30, 2025
(Concluded)

	Business-Type Activities - Enterprise Funds					
	Major Funds			Non-Major Fund	Total Enterprise Funds	Business-Type Activities Internal Service Fund
	Electric	Water	Wastewater	Mosquito Control		
Liabilities						
Current Liabilities:						
Accounts Payable	$ 766,616	$ 1,522,106	$ 71,123	$ -	$ 2,359,845	$ 24,316
Accrued Expenses	54,497	9,676	22,904	1,067	88,144	91,786
Due to Other Governments	82,591	-	-	-	82,591	-
Rate Stabilization Credit	2,224,318	-	-	-	2,224,318	-
Compensated Absences	57,712	8,610	39,934	-	106,256	50,597
Current Portion of Long-Term Debt	-	-	-	-	-	168,789
Payable from Restricted Assets:						
Accrued Interest Payable	-	25,045	79,819	-	104,864	61,336
Current Portion of Long-Term Debt	-	122,500	435,660	-	558,160	-
Total Current Liabilities	3,185,734	1,687,937	649,440	1,067	5,524,178	396,824
Non-Current Liabilities:						
Total OPEB Liability	36,083	9,021	16,237	-	61,341	95,619
Compensated Absences	198,686	38,865	192,534	-	430,085	240,091
Net Pension Liability	810,585	133,074	388,133	10,370	1,342,162	1,327,725
Long-Term Debt	-	1,400,000	7,124,176	-	8,524,176	3,528,459
Payable from Restricted Assets:						
Customer Deposits	1,451,094	355,820	351,536	-	2,158,450	-
Total Non-Current Liabilities	2,496,448	1,936,780	8,072,616	10,370	12,516,214	5,191,894
Total Liabilities	5,682,182	3,624,717	8,722,056	11,437	18,040,392	5,588,718
Deferred Inflows of Resources						
OPEB Related	6,264	1,566	2,818	-	10,648	16,597
Pension Related	168,635	27,685	80,748	2,157	279,225	276,221
Total Deferred Inflows of Resources	174,899	29,251	83,566	2,157	289,873	292,818
Net Position						
Net Investment in Capital Assets	18,371,655	9,059,339	17,094,120	16,687	44,541,801	1,376,462
Unrestricted	9,619,566	2,569,610	3,265,292	270,019	15,724,487	(56,977)
Total Net Position	27,991,221	11,628,949	20,359,412	286,706	60,266,288	1,319,485
Total Liabilities, Deferred Inflows, and Net Position	$ 33,848,302	$ 15,282,917	$ 29,165,034	$ 300,300	$ 78,596,553	$ 7,201,021

Net Position - Above	$ 60,266,288
Internal Service Fund Net Position in the Enterprise Funds	1,319,485
Net Position of Business-Type Activities	$ 61,585,773

See accompanying notes.

CITY OF ALACHUA, FLORIDA
STATEMENT OF REVENUES, EXPENSES, AND
CHANGES IN NET POSITION
PROPRIETARY FUNDS
FOR THE YEAR ENDED SEPTEMBER 30, 2025

	Business-Type Activities - Enterprise Funds					
	Major Funds			Non-Major Fund	Total Enterprise Funds	Business-Type Activities Internal Service Fund
	Electric	Water	Wastewater	Mosquito Control		
Operating Revenues						
Charges for Services	$ 16,036,908	$ 3,295,892	$ 4,336,687	$ 68,382	$ 23,737,869	$ -
Interfund Charges	-	-	-	-	-	2,311,180
Other Operating Revenue	55,952	11,308	-	-	67,260	8,932
Total Operating Revenues	16,092,860	3,307,200	4,336,687	68,382	23,805,129	2,320,112
Operating Expenses						
Electric Power Expenses:						
Purchased Power	8,120,220	-	-	-	8,120,220	-
Personal Services	1,551,736	274,581	618,664	18,355	2,463,336	2,389,301
Contractual Services	222,071	106,563	241,854	1,725	572,213	123,974
Supplies	125,981	29,525	122,030	23,454	300,990	147,926
Repairs and Maintenance	403,528	15,366	145,349	1,433	565,676	228,261
Billing and Administrative	795,080	912,634	580,357	23,109	2,311,180	-
Depreciation	805,746	271,820	1,038,444	6,187	2,122,197	166,731
Other Expenses	206,339	151,228	304,940	2,380	664,887	240,549
(Total Operating Expenses)	(12,230,701)	(1,761,717)	(3,051,638)	(76,643)	(17,120,699)	(3,296,742)
Operating Income	3,862,159	1,545,483	1,285,049	(8,261)	6,684,430	(976,630)
Non-Operating Revenues (Expenses)						
Investment Earnings	93,493	34,193	47,377	4,183	179,246	35,218
Intergovernmental Revenue	92,739	2,981,752	41,193	-	3,115,684	36,165
Interest and Fiscal Charges	-	(50,038)	(198,883)	-	(248,921)	(116,272)
Gain (Loss) on Disposal of Capital Assets	1,758	-	-	-	1,758	-
Total Non-Operating Revenues (Expenses)	187,990	2,965,907	(110,313)	4,183	3,047,767	(44,889)
Income Before Capital Contributions and Transfers	4,050,149	4,511,390	1,174,736	(4,078)	9,732,197	(1,021,519)

See accompanying notes.

CITY OF ALACHUA, FLORIDA
STATEMENT OF REVENUES, EXPENSES, AND
CHANGES IN NET POSITION
PROPRIETARY FUNDS
FOR THE YEAR ENDED SEPTEMBER 30, 2025
(Concluded)

	Business-Type Activities - Enterprise Funds					
	Major Funds			Non-Major Fund	Total Enterprise Funds	Business-Type Activities Internal Service Fund
	Electric	Water	Wastewater	Mosquito Control		
Contributions and Transfers						
Transfers (out)	$ (2,000,000)	$ -	$ -	$ -	$ (2,000,000)	$ -
Total Contributions and Transfers	(2,000,000)	-	-	-	(2,000,000)	-
Change in Net Position	2,050,149	4,511,390	1,174,736	(4,078)	7,732,197	(1,021,519)
Net Position, Beginning of Year	26,068,161	7,146,983	19,345,325	290,784	52,851,253	2,457,593
Prior Period Adjustment	(127,089)	(29,424)	(160,649)	-	(317,162)	(116,589)
Net Position, Beginning of Year (Restated)	25,941,072	7,117,559	19,184,676	290,784	52,534,091	2,341,004
Net Position, End of Year	$ 27,991,221	$ 11,628,949	$ 20,359,412	$ 286,706	$ 60,266,288	$ 1,319,485

Change in Net Position - Above	$ 7,732,197
Internal Service Fund Activities in the Enterprise Funds	(1,021,519)
Change in Net Position of Business-Type Activities	$ 6,710,678

See accompanying notes.

CITY OF ALACHUA, FLORIDA
STATEMENT OF CASH FLOWS
PROPRIETARY FUNDS
FOR THE YEAR ENDED SEPTEMBER 30, 2025

	Business-Type Activities - Enterprise Funds					
	Major Funds			Non-Major Fund	Total	Business-Type Activities
	Electric	Water	Wastewater	Mosquito Control	Enterprise Funds	Internal Service Fund
Cash Flows from Operating Activities						
Receipts from Customers	$ 15,166,659	$ 3,247,612	$ 4,886,275	$ 67,660	$ 23,368,206	$ -
Receipts from Interfund Services Provided	-	-	-	-	-	2,314,605
Cash from Other Sources	55,952	11,308	-	-	67,260	8,932
Payments to Suppliers for Goods and Services	(9,085,226)	635,709	(819,464)	(29,005)	(9,297,986)	(743,308)
Payments for Interfund Services Used	(795,080)	(912,634)	(580,357)	(23,109)	(2,311,180)	-
Payments to Employees for Services	(1,495,364)	(257,429)	(616,916)	(14,271)	(2,383,980)	(2,343,323)
Net Cash Provided by (Used in) Operating Activities	3,846,941	2,724,566	2,869,538	1,275	9,442,320	(763,094)
Cash Flows from Non-Capital Financing Activities						
Loans/Advances and Repayments from (to) Other Funds	1,302,343	(695,957)	(1,057,115)	-	(450,729)	215,065
Transfers in (out)	(2,000,000)	-	-	-	(2,000,000)	-
Net Cash Provided by (Used in) Non-Capital Financing Activities	(697,657)	(695,957)	(1,057,115)	-	(2,450,729)	215,065
Cash Flows from Capital and Related Financing Activities						
Intergovernmental Revenue	92,739	2,713	41,193	-	136,645	36,165
Acquisition and Construction of Capital Assets	(1,894,980)	(4,298,372)	(502,044)	-	(6,695,396)	(74,635)
Proceeds from Disposal of Capital Assets	2,012	-	-	-	2,012	-
Debt Principal Payments	-	(115,000)	(420,728)	-	(535,728)	(162,290)
Debt Interest Payments and Other Charges	-	(51,930)	(203,545)	-	(255,475)	(117,618)
Net Cash Provided by (Used in) Capital and Related Financing Activities	(1,800,229)	(4,462,589)	(1,085,124)	-	(7,347,942)	(318,378)
Cash Flows from Investing Activities						
Interest Received	93,493	34,193	47,377	4,183	179,246	35,218
Net Cash Provided by (Used in) Investing Activities	93,493	34,193	47,377	4,183	179,246	35,218
Net Increase (Decrease) in Cash and Cash Equivalents	1,442,548	(2,399,787)	774,676	5,458	(177,105)	(831,189)
Cash and Cash Equivalents, Beginning of Year	8,081,150	4,814,678	3,165,840	267,963	16,329,631	2,447,424
Cash and Cash Equivalents, End of Year	$ 9,523,698	$ 2,414,891	$ 3,940,516	$ 273,421	$ 16,152,526	$ 1,616,235

See accompanying notes.

CITY OF ALACHUA, FLORIDA
STATEMENT OF CASH FLOWS
PROPRIETARY FUNDS
FOR THE YEAR ENDED SEPTEMBER 30, 2025
(Concluded)

	Business-Type Activities - Enterprise Funds					
	Major Funds			Non-Major Fund	Total	Business-Type Activities
	Electric	Water	Wastewater	Mosquito Control	Enterprise Funds	Internal Service Fund
Reconciliation of Cash and Cash Equivalents to Statement of Net Position						
Current Assets:						
Cash and Cash Equivalents	$ 8,072,604	$ 1,911,526	$ 3,073,501	$ 273,421	$ 13,331,052	$ 1,554,899
Restricted Assets:						
Non-Current Assets:						
Cash and Cash Equivalents	1,451,094	503,365	867,015	-	2,821,474	61,336
Total	$ 9,523,698	$ 2,414,891	$ 3,940,516	$ 273,421	$ 16,152,526	$ 1,616,235
Reconciliation of Operating Income (Loss) to Net Cash Provided by (Used in) Operating Activities						
Operating Income (Loss)	$ 3,862,159	$ 1,545,483	$ 1,285,049	$ (8,261)	$ 6,684,430	$ (976,630)
Adjustments to Reconcile Operating Income (Loss) to Net Cash Provided by (Used in) Operating Activities:						
Depreciation	805,746	271,820	1,038,444	6,187	2,122,197	166,731
(Increase) Decrease in:						
Accounts Receivable, Net	(116,962)	(45,959)	(34,519)	(726)	(198,166)	(5,528)
Due from Other Governments	-	-	574,081	-	574,081	-
Prepaid Items	107	(1,579)	(20)	4	(1,488)	8,953
Inventory	12,394	(120,871)	-	-	(108,477)	-
Increase (Decrease) in:						
Accounts Payable	34,177	1,060,440	(1,267)	(435)	1,092,915	(3,160)
Accrued Expenses	(43,873)	(1,178)	(4,024)	422	(48,653)	562
Due to Other Governments	(9,785)	-	-	-	(9,785)	-
Rate Stabilization Credit	(751,075)	-	-	-	(751,075)	-
Compensated Absences	31,359	620	10,077	-	42,056	43,157
Customer Deposits	(2,319)	(742)	10,046	-	6,985	-
Net Pension Liability	21,158	15,568	(10,064)	4,084	30,746	(7,394)
Total OPEB Liability	3,855	964	1,735	-	6,554	10,215
Net Cash Provided by (Used in) Operating Activities	$ 3,846,941	$ 2,724,566	$ 2,869,538	$ 1,275	$ 9,442,320	$ (763,094)
Non-Cash Investing, Capital and Financing Activities						
Amortization of Discount and Refunding Loss	$ -	$ -	$ -	$ -	$ -	$ 2,490

See accompanying notes.

Note 1 - Summary of Significant Accounting Policies

The financial statements of the City of Alachua, Florida (the City) have been prepared in conformity with accounting principles generally accepted in the United States of America (GAAP), as applied to governmental units. The Governmental Accounting Standards Board (GASB) is the accepted standard-setting body for establishing governmental accounting and financial reporting principles. Significant City accounting policies are described below:

Reporting Entity

The City is a political subdivision of the State of Florida, established in 1905 under the legal authority of Chapter 165, Florida Statutes, and is located in Alachua County. The legislative branch of the City is composed of a five-member elected commission. The City Commission is governed by the City Charter and by state and local laws and regulations. The City Commission is responsible for the establishment and adoption of policy. The execution of such policy is the responsibility of the City Manager, who is appointed by the City Commission.

The City's major operations include various utility services, electric, water and wastewater, as well as police protection, road and street maintenance, parks, recreation, and other general government services. Fire services are provided by Alachua County by means of a property assessment. The City leases the fire station and equipment to Alachua County at no cost. Sanitation services are provided by a private company, but billed by the City to its customers. The City retains an administrative fee on sanitation services.

In accordance with the Codification of Governmental Accounting and Financial Reporting Standards, the accompanying financial statements include all funds for which the City is financially accountable. The City has also considered all other potential organizations for which the nature and significance of their relationships with the City are such that exclusion would cause the City's financial statements to be misleading or incomplete. The GASB has set forth criteria for consideration in determining financial accountability. These criteria include appointing a majority of an organization's governing body and: (1) the ability of the City to impose its will on that organization; or, (2) the potential for that organization to provide specific benefits to or impose specific financial burdens on the City. Other considerations are whether the organization is legally separate, whether the City holds the corporate powers of the organization, and whether there is fiscal dependency by the organization on the City.

- **Community Redevelopment Agency**

  The Community Redevelopment Agency (the CRA) was created by the City Commission in 1982 pursuant to Ordinance 82-5 to carry out the community redevelopment purposes of Florida Statute, Chapter 163. Subsequent amendments were made to the CRA through Ordinances 98-14, 98-24, 99-03, and 13-07. The City Commission serves as the CRA board and the City maintains operational responsibility for the CRA's activity. Although legally separate, the CRA is appropriately blended as a governmental fund type component unit into the primary government. Separate financial statements for the CRA are prepared and are available by contacting the City at P.O. Box 9, Alachua, Florida 32616.

Government-Wide and Fund Financial Statements
The government-wide financial statements (i.e., the statement of net position and the statement of activities) report information on all activities of the City. For the most part, the effect of the interfund activity has been removed from these statements. *Governmental activities*, which normally are supported by taxes and intergovernmental revenues, are reported separately from *business-type activities*, which rely to a significant extent on fees and charges for support.

The statement of activities demonstrates the degree to which the direct expenses of a given function or segment are offset by program revenues. *Direct expenses* are those that are clearly identifiable with a specific function or segment. *Program revenues* include: (1) charges to customers or applicants who purchase, use, or directly benefit from goods, services, or privileges provided by a given function or segment; and (2) grants and contributions that are restricted to meeting the operational or capital requirements of a particular function or segment. Taxes and other items not properly included among program revenues are reported instead as *general revenues*.

Separate financial statements are provided for governmental and proprietary funds. Major individual governmental funds and major individual enterprise funds are reported as separate columns in the fund financial statements.

Measurement Focus, Basis of Accounting, and Financial Statement Presentation
The government-wide financial statements are reported using the *economic resources measurement focus* and the *accrual basis of accounting*, as are the proprietary fund financial statements. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows.

Governmental fund financial statements are reported using the *current financial resources measurement focus* and the *modified accrual basis of accounting*. Revenues are recognized as soon as they are both measurable and available. Revenues are considered to be *available* when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the City considers revenues to be available if they are collected within sixty days of the end of the current fiscal period. Expenditures generally are recorded when a liability is incurred, as under accrual accounting. However, debt service expenditures, as well as expenditures related to compensated absences, postemployment benefits, claims and judgments, and pension benefits are recorded only when payment is due.

In applying the susceptible to accrual concept to intergovernmental revenues, the legal and contractual requirements of the numerous individual programs are used as guidance. There are, however, essentially two types of these revenues. In one, such as in grants and similar items, monies must be expended on the specific purpose or project before any amounts will be paid to the City; therefore, revenues are recognized based upon the expenditures recorded and the availability criteria. In the other, monies are virtually unrestricted as to purpose of expenditure and are usually revocable only for failure to comply with prescribed requirements. These resources are reflected as revenues at the time of receipt, or earlier if the susceptible to accrual criteria are met.

Licenses and permits, fines and forfeitures, charges for sales and services (other than utility), and miscellaneous revenues are generally recorded as revenue when received in cash because they are generally not measurable until actually received. Utility services, investment earnings, franchise fees, and utility taxes are recorded as earned, since they are measurable and available.

Property taxes are recognized as revenue at the time an enforceable legal claim is established. This is determined to occur November 1 of each year. The assessment roll is validated July 1, and the millage resolution is approved by September 30. The City's property tax becomes a lien on October 1, and the tax is levied by Alachua County each November 1, for real and personal property located in the City. Property taxes are due before April 1 with the maximum discount available if payment is made on or before November 30. If payment remains delinquent, a tax certificate for the full amount of any unpaid taxes is sold no later than June 1. Under this arrangement, there are no property tax receivables at the end of the fiscal year on September 30.

The government reports the following major governmental funds:

- **General Fund**
  The General Fund is the government's primary operating fund. It accounts for all financial resources of the general government, except those required to be accounted for in another fund.

The government reports the following major proprietary funds:

- **Electric Fund**
  The Electric Fund accounts for the revenues and expenses associated with the City's electric utility service.

- **Water Fund**
  The Water Fund accounts for the revenues and expenses associated with the City's water distribution system.

- **Wastewater Fund**
  The Wastewater Fund accounts for the revenues and expenses associated with the City's wastewater treatment plant, wastewater pumping stations, and collection system.

In addition, the government reports the following fund type:

- **Internal Service Fund**
  The Internal Service Fund accounts for goods or services provided by programs that provide support to the Electric, Water, Wastewater, and Mosquito Control Funds. These activities include Utility Administration, Utility Operations, Utility Billing, Warehouse Operations, Water Distribution and Collection, Safety and Compliance, and Information Technology.

The effect of interfund activity has been eliminated from the government-wide financial statements. Exceptions to this general rule are payments-in-lieu of taxes and other charges between the City's electric, water and wastewater function, and various other functions of the City. Elimination of these charges would distort the direct costs and program revenues reported for the various functions concerned.

Proprietary funds distinguish *operating* revenues and expenses from *non-operating* items. Operating revenues and expenses generally result from providing services and producing and delivering goods in connection with a proprietary fund's principal ongoing operations. The principal operating revenues of the City's enterprise funds are charges to customers for sales and services. The City's enterprise funds also recognize as operating revenues the portion of tap fees intended to recover the cost of connecting new customers to the system. Operating expenses for the enterprise funds include the cost of sales and services, administrative expenses, and depreciation on capital assets. All revenues and expenses not meeting this definition are reported as non-operating revenues and expenses.

Assets, Deferred Outflows of Resources, Liabilities, Deferred Inflows of Resources, and Net Position or Equity

- **Deposits and Investments**

  The City maintains a cash pool that is available for use by all funds. Interest income earned as a result of pooling is distributed monthly to the appropriate funds based on average daily balances.

  The City's cash and cash equivalents are considered to be cash on hand, demand deposits, and highly liquid instruments with original maturities of three months or less from the date of acquisition.

  Florida Statutes require state and local governmental units to deposit monies with financial institutions classified as qualified public depositories, a multiple financial institution pool whereby groups of securities pledged by the various financial institutions provide common collateral for their deposits of public funds. This pool is provided as additional insurance to the federal depository insurance and allows for additional assessments against the member institutions providing full insurance for public deposits. The City had deposits only with qualifying institutions as of September 30, 2025.

  Investments of the City are held in the Florida PRIME portion of the State Investment Pool. These investments are classified as cash and cash equivalents and reported at amortized cost, which approximates fair value.

- **Receivable and Payables**

  Outstanding balances between funds are reported as *due to/from other funds* or *advances to/from other funds*. Any residual balances outstanding between the governmental activities and business-type activities are reported in the government-wide financial statements as "internal balances".

  Receivables are reported net of an allowance of uncollectibles. The City has recorded a $36,098 allowance for uncollectibles in the Electric Fund and $56,140 in the General Fund.

- **Inventory**

  Inventories are valued at cost, which approximates market value, using the first-in, first-out (FIFO) method. Generally, the costs of governmental fund type inventories are recorded as expenditures when consumed (consumption method) rather than when purchased.

- **Prepaids**

  Certain payments to vendors reflect costs applicable to future accounting periods and are recorded as prepaid items in both the government-wide and fund financial statements. Prepaid items are accounted for by use of the consumption method.

- **Restricted Assets**

  Certain resources are set aside for debt reserves, customer deposits, unspent bond proceeds, and other purposes. These resources are classified as restricted assets on the statement of net position because their use is limited by applicable bond covenants, ordinances, or regulations.

- **Capital Assets**

  Capital assets, which include property, plant and equipment, and infrastructure assets (i.e., roads, bridges, sidewalks, and similar items), are reported in the applicable governmental or business-type activities columns in the government-wide financial statements. Capital assets are defined by the City as assets with an initial, individual cost of more than $5,000 and an estimated useful life in excess of one year. Such assets are recorded at historical cost or estimated historical cost if purchased or constructed. Donated capital assets are recorded at acquisition value rather than fair value.

  The costs of normal maintenance and repairs that do not add to the value of the asset, or materially extend assets lives, are not capitalized.

  Property, plant and equipment of the primary government are depreciated using the straight-line method over the following estimated useful lives:

Buildings	10-50 Years
Improvements	10-35 Years
Infrastructure	40-55 Years
Furniture, Fixtures, and Equipment	3-20 Years

- **Compensated Absences**

  Accumulated unpaid vacation time, compensatory time, and sick time amounts, including the related direct and incremental salary-related payments, accrues in the enterprise funds, and appear as increases in salary expenses in the proprietary financial statements. In the governmental funds, these costs are recognized when payments are made to employees or when the costs mature as a result of an employee resignation or retirement. All vacation, compensatory, and sick pay accrues when incurred in the government-wide financial statements.

- **Long-Term Obligations**

  In the government-wide financial statements, long-term debt and other long-term obligations are reported as liabilities in the applicable governmental activities and business-type activities. Bond premiums and discounts are deferred and amortized over the life of the bonds using the straight-line method. Bonds payable are reported net of the bond premium or discount. Bond issuance costs are expensed when incurred, with the exception of bond insurance, which is amortized over the term of the related debt.

  In the fund financial statements, governmental fund types record bond premiums and discounts, as well as bond issuance costs in the year incurred. The face amount of debt issued is reported as other financing sources, while discounts on debt issuances are reported as other financing uses. Issuance costs, whether or not withheld from the actual debt proceeds, are reported as debt service expenditures.

- **Deferred Inflows and Outflows of Resources**

  Deferred outflows of resources represent a consumption of net assets that applies to future periods and will not be recognized as an outflow of resources until that future time. Deferred inflows of resources represent an acquisition of net assets that applies to future periods and will not be recognized as an inflow of resources until that future time. Deferred outflows have a positive effect on net position, similar to assets, while deferred inflows have a negative effect on net position, similar to liabilities. The City reports deferred outflows of resources related to unamortized refunding losses, as well as pension and other postemployment benefits (OPEB) related deferred inflows and outflows of resources.

  - **Unavailable Revenues—**In the governmental funds, revenues not received within the City's availability period are considered unavailable and, therefore, reported as deferred inflows. For this purpose, the City considers revenues to be available if they are collected within 60 days of the end of the current fiscal period.

  - **Pension and OPEB Related—**The difference between expected and actual experience with regard to economic or demographic factors and changes to assumption in the measurement of total pension and OPEB liability, the differences between expected and actual earnings on pension plan and OPEB investments, and the change in the proportionate share of the net pension liability and OPEB liability resulting from a change in proportion are reported as deferred inflows or outflows of resources, to be recognized in expense. Contributions made subsequent to the measurement date, but prior to the reporting date, are reported as deferred outflows of resources.

- **Fund Balance**

  Fund balance classifications comprise a hierarchy based primarily on the extent to which the City is bound to honor constraints on the specific purpose for which amounts in the funds can be spent. Fund balance is reported in five components: non-spendable, restricted, committed, assigned, and unassigned.

  - **Non-Spendable**—This component of fund balance consists of amounts that cannot be spent because: (a) they are not expected to be converted to cash; or (b) they are legally or contractually required to remain intact. Examples of this classification are prepaid items and principal (corpus) of an endowment fund. On the governmental funds balance sheet, the prepaid balances reported is offset by a non-spendable fund balance classification, which indicates it does not constitute "available spendable resources" even though it is a component of current assets.

  - **Restricted**—This component of fund balance consists of amounts that are constrained either: (a) externally by third parties (creditors, grantors, contributors, or laws or regulations of other governments); or (b) by law through constitutional provisions or enabling legislation.

  - **Committed**—This component of fund balance consists of amounts that can only be used for specific purposes pursuant to constraints imposed by formal action (i.e., by ordinance) of the City Commission. These committed amounts cannot be used for any other purpose unless the City Commission removes or changes the specified use by taking the same type of action employed to constrain those amounts.

- **Assigned**—This component of fund balance consists of amounts that the City intends to use for a specific purpose as determined by the City Commission in accordance with the City's fiscal policies. In addition, residual balances in capital projects and debt service funds are considered assigned for the general purpose of the respective fund, as approved by the City Commission through the budget process.

- **Unassigned**—This classification is used for: (a) deficit unrestricted fund balances in any governmental fund; or (b) fund balances within the General Fund that are not restricted, committed, or assigned.

When both restricted and unrestricted resources are available for use, it is generally the practice of the City to use restricted resources first, then unrestricted resources as they are needed. When unrestricted resources (committed, assigned, and unassigned) are available for use in any governmental fund, it is the City's practice to use committed resources first, then assigned, and then unassigned as needed.

- **Net Position**

  Net position invested in capital assets, net of related debt, consists of capital assets, net of accumulated depreciation reduced by the outstanding balances of any borrowings used for the acquisition, construction, or improvement of those assets. Net position invested in capital assets, net of related debt excludes unspent debt proceeds. Net position is reported as restricted when there are limitations imposed on its use either through enabling legislation or through external restrictions imposed by creditors, grantors, laws, or regulations. Net position not reported as net position invested in capital assets, net of related debt or restricted net position are reported as unrestricted net position.

  When both restricted and unrestricted resources are available for use, it is the City's policy to use restricted resources first, then unrestricted resources as needed.

Accounting Estimates

The preparation of financial statements in conformity with GAAP as applied to governmental units, requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities and disclosure of contingent assets and liabilities at the date of the financial statements and the reported amounts of revenues and expenses during the reporting period. Actual results could differ from the estimates.

Leases

When the City is a lessee, the City recognizes a lease liability and an intangible right-to-use lease asset in the government-wide financial statements. At the commencement of a lease, the City initially measures the lease liability at the present value of payments expected to be made during the lease term. Subsequently, the lease liability is reduced by the principal portion of the lease payments made. The lease asset is initially measured as the initial amount of the lease liability, adjusted for lease payments made at or before the lease commencement date, plus certain initial direct costs. Subsequently, the lease asset is amortized on a straight-line basis over its useful life.

Upcoming GASB Pronouncements
The GASB has issued new accounting and financial reporting pronouncements, which will become effective for the City's 2026 fiscal year reporting period:

- GASB Statement No. 103, *Financial Reporting Model Improvement* was issued in April 2024. This Statement's objective is to improve key components of the financial reporting model to enhance its effectiveness in providing information that is essential for decision making and assessing a government's accountability. Included in the scope is the MD&A, unusual and infrequent items, presentation of the Proprietary Fund Statement of Revenues, Expenses, and Changes in Fund Net Position, major component unit information and budgetary comparison information. This Statement is effective for fiscal years beginning after June 15, 2025.

Note 2 - Stewardship, Compliance, and Accountability

Budgetary Information
The City's procedures in preparing and adopting the annual budgets are as follows:

- The City Manager is responsible for preparing a proposed operating budget for the upcoming year prior to September 30 that includes estimated revenues, proposed expenditures, and other financing sources and uses.

- Two public hearings are held to obtain taxpayer comments and suggestions. The budget is enacted through passage of a resolution.

- The City Manager is authorized to transfer budgeted amounts within any department but may not revise total departmental expenditures without the approval of the City Commission.

- The budget is prepared by fund, function, and department. The legal level of budgetary control (i.e., the level at which expenditures may not legally exceed appropriations) is the department level for the General Fund and the fund level for all other governmental funds.

- Unused appropriations lapse at the end of the year.

- Budgets are adopted on a basis consistent with GAAP.

Budgeted amounts in the accompanying financial statements are as originally adopted, or as amended by the appropriate authority.

Encumbrance accounting, under which purchase orders, contracts, and other commitments for the expenditure of monies are recorded in order to reserve a portion of the applicable appropriation, is employed throughout the fiscal year as an operating tool for budgeted funds. Encumbrances outstanding at year-end are reported as assigned, committed, or restricted fund balance in the governmental funds.

Note 3 - Cash, Cash Equivalents, and Investments

Deposits and investments as of September 30, 2025, are classified in the accompanying financial statements as follows:

Statement of Net Position	
Cash and Cash Equivalents	$ 25,197,780
Restricted:	
Cash and Cash Equivalents	6,818,253
Net Restricted Cash and Cash Equivalents	$ 32,016,033

Deposits and investments consist of the following:

Cash Deposits	$ 30,763,502
Investments	1,252,531
Total Cash and Investments	$ 32,016,033

Deposits

All of the City's cash deposits are held in banks that qualify as a public depository under the *Florida Security for Public Deposits Act* as required by Chapter 280, Florida Statutes. Under the act, all qualified public depositories are required to pledge eligible collateral having a market value equal to or greater than the average daily or monthly balance of all public deposits, times the depository's collateral pledged level. The pledging level may range from 25% to 125% depending upon the depository's financial condition and establishment period. All collateral must be deposited with an approved financial institution. In event of default by a qualified public depository, all claims for public deposits would be satisfied by the State Treasurer from the proceeds of federal deposit insurance, pledged collateral of the public depository in default and, if necessary, a pro rata assessment to the other qualified public depositories in the collateral pool. Therefore, all cash and time deposits held by banks are fully insured and collateralized.

Investments

The City's investments are summarized below, at September 30, 2025:

	Fair Value	Fair Market Value Level
Florida PRIME, at Amortized Costs	$ 1,252,531	N/A

Fair Value Hierarchy

Investments, including derivative instruments that are not hedging derivatives, are measured at fair value on a recurring basis. Recurring fair value measurements are those that GASB statements require, or permit, in the statement of net position at the end of each reporting period. Fair value measurements are categorized based on the valuation inputs used to measure an asset's fair value: Level 1 inputs are quoted prices in active markets for identical assets; Level 2 inputs are significant other observable inputs; and Level 3 inputs are significant unobservable inputs.

Florida PRIME

The City's investments in the Florida Prime Investment Pool (Florida PRIME) are similar to money market funds in which units are owned in the fund rather than the underlying investments. Florida PRIME is administered by the Florida State Board of Administration (SBA), which provides regulatory oversight. These investments are reported at amortized cost and meet the requirements of GASB Statement No. 31, as amended by GASB Statement No. 79, *Certain External Investment Pools and Pool Participants*, which establishes criteria for an external investment pool to qualify for making the election to measure all of its investments at amortized cost for financial reporting purposes. There is no limitation or restrictions on withdrawals from Florida PRIME; although in the occurrence of an event that has a material impact on liquidity or operations of the trust fund, the funds' executive director may limit contributions to or withdrawals from the trust fund for a period of 48 hours. Additional information, including the plan's audited financial statements, may be obtained from the SBA (www.sbafla.com).

Credit Risk—The City's policy limits investments of governmental and business-type funds to U.S. Treasury and agency obligations, federal instrumentalities, interest-bearing time deposit or saving accounts, repurchase agreements, money market funds, and intergovernmental investment pools. Investments in mutual funds must maintain a rating of Aam or Aam-G or better by Standard & Poor's, or the equivalent by another rating agency. Florida PRIME is rated by Standards & Poor's and has a rating at September 30, 2025, of AAAm.

Interest Rate Risk—The City's investment policy permits the investment of current operating funds with maturities of no longer than two years. Investments of non-operating funds such as bond reserves shall have a term appropriate to the need for funds and in accordance with debt covenants but not exceeding five years. Custodians are primarily bank trust departments, insurance companies, brokerage firms, the State of Florida, and SBA. The dollar weighted-average days to maturity of the Florida PRIME at September 30, 2025, is 47 days. The weighted average life of Florida PRIME at September 30, 2025, is 73 days.

Custodial Credit Risk—For an investment, custodial credit risk is the risk that in the event of failure of the counterparty, the City will not be able to recover the value of its investments or collateral securities that are in the possession of an outside party. The City generally utilizes third-party custodians to help manage custodial credit risk.

Concentration of Credit Risk—The City's investment policy requires diversification of investments in order that potential losses on individual securities do not exceed the income generated from the remainder of the portfolio. All of the City's investments are in external investment pools.

Note 4 - Restricted Assets

Restricted cash and investments at September 30, 2025, are as follows:

	Governmental Activities	Business-Type Activities
Cash and Cash Equivalents		
Debt Service Reserve and Sinking Funds	$ -	$ 232,012
Cash with Fiscal Agent	629,671	295,090
Customer Deposit	-	2,294,372
Economic Environment	809,317	-
Parks and Recreation	473,497	-
Physical Environment	2,014,397	-
Infrastructure	4,325	61,336
Other	4,236	-
Net Restricted Cash and Cash Equivalents	$ 3,935,443	$ 2,882,810

Note 5 - Inventory

Inventory at September 30, 2025, consists of the following:

	Balance
Governmental Activities	
Materials and Supplies	$ 4,961
Total	$ 4,961
Business-Type Activities	
Electric Utility Supplies	$ 1,497,159
Transformers	1,988,937
Meters	175,093
Water/Wastewater Supplies	393,127
Total	$ 4,054,316

Note 6 - Leases

The City is lessee on one reportable lease for police equipment, which was executed in 2025. The lease terms is 5 years with annual payments of $200,000. Because the amount of interest over the life of the lease is immaterial, the City has elected to record all payments completely towards principal. The following table summarizes the principal and interest requirements for the remaining term of the lease:

	Governmental Activities		
Fiscal Year Ending September 30,	**Principal Payments**	**Interest Payments**	**Total Payments**
2026	$ 200,000	$ -	$ 200,000
2027	200,000	-	200,000
2028	200,000	-	200,000
2029	200,000	-	200,000
Total Governmental	$ 800,000	$ -	$ 800,000

Note 7 - Capital Assets

The following is a summary of changes in capital assets for the governmental activities for the year ended September 30, 2025:

	Beginning Balance	Increases	(Decreases)	Ending Balance
Governmental Activities				
Capital Assets Not Being Depreciated:				
Land	$ 7,841,280	$ -	$ -	$ 7,841,280
Construction in Progress	1,216,967	542,591	(1,192,777)	566,781
Total Capital Assets Not Being Depreciated	9,058,247	542,591	(1,192,777)	8,408,061
Capital Assets Being Depreciated:				
Buildings and Improvements	16,904,239	-	-	16,904,239
Improvements Other Than Building	15,920,393	2,906,383	(38,469)	18,788,307
Infrastructure	26,911,054	-	-	26,911,054
Furniture, Fixtures, and Equipment	5,534,981	878,573	(267,722)	6,145,832
Right-to-Use Leases	-	1,000,000	-	1,000,000
Total Capital Assets Being Depreciated	65,270,667	4,784,956	(306,191)	69,749,432
Less Accumulated Depreciation:				
Building	(4,477,298)	(338,586)	-	(4,815,884)
Improvements Other Than Buildings	(4,395,500)	(724,535)	19,841	(5,100,194)
Infrastructure	(8,508,363)	(541,808)	-	(9,050,171)
Furniture, Fixtures, and Equipment	(3,625,081)	(548,720)	267,722	(3,906,079)
Right-to-Use Leases	-	(150,000)	-	(150,000)
Total Accumulated Depreciation	(21,006,242)	(2,303,649)	287,563	(23,022,328)
Total Capital Assets Being Depreciated, Net	44,264,425	2,481,307	(18,628)	46,727,104
Total Governmental Activities Capital Assets Depreciated, Net	$ 53,322,672	$ 3,023,898	$ (1,211,405)	$ 55,135,165

The following is a summary of changes in capital assets for the business-type activities for the year ended September 30, 2025:

	Beginning Balance	Increases	(Decreases)	Ending Balance
Business-Type Activities				
Capital Assets Not Being Depreciated:				
Land	$ 586,447	$ -	$ -	$ 586,447
Construction in Progress	5,293,718	6,131,052	(1,286,065)	10,138,705
Total Capital Assets Not Being Depreciated	5,880,165	6,131,052	(1,286,065)	10,725,152
Capital Assets Being Depreciated:				
Buildings and Improvements	9,990,737	-	-	9,990,737
Improvements Other Than Building	12,926,417	1,603,634	(1,217)	14,528,834
Infrastructure	54,237,343	-	-	54,237,343
Furniture, Fixtures, and Equipment	4,549,878	321,410	(60,004)	4,811,284
Total Capital Assets Being Depreciated	81,704,375	1,925,044	(61,221)	83,568,198
Less Accumulated Depreciation:				
Buildings and Improvements	(5,077,265)	(156,388)	-	(5,233,653)
Improvements Other Than Building	(4,747,164)	(612,209)	965	(5,358,408)
Infrastructure	(19,156,872)	(1,225,100)	-	(20,381,972)
Furniture, Fixtures, and Equipment	(2,867,133)	(295,231)	60,002	(3,102,362)
Total Accumulated Depreciation	(31,848,434)	(2,288,928)	60,967	(34,076,395)
Total Capital Assets Being Depreciated, Net	49,855,941	(363,884)	(254)	49,491,803
Total Business-Type Activities Capital Assets Depreciated, Net	$ 55,736,106	$ 5,767,168	$ (1,286,319)	$ 60,216,955

Depreciation expense was charged to functions of the governmental activities as follows:

Governmental Activities	
General Government	$ 375,969
Public Safety	432,177
Transportation	832,784
Economic Environment	106,250
Parks and Recreation	556,469
Total	$ 2,303,649

Depreciation expense was charged to functions of the business-type activities as follows:

Business-Type Activities	
Electric	$ 805,746
Water	271,820
Wastewater	1,038,444
Mosquito	6,187
Internal Service	166,731
Total	$ 2,288,928

Note 8 - Long-Term Liabilities

Governmental Activities

The following schedule summarizes the changes in the City's governmental long-term liabilities during the year ended September 30, 2025:

	Beginning Balance	Additions	Reductions	Ending Balance	Due Within One Year
Capital Improvement and Refunding Revenue Bonds, Series 2016	$ 10,265,475	$ -	$ (436,600)	$ 9,828,875	$ 455,100
Plus Premium	540,774	-	(24,034)	516,740	24,035
Lease Liability	-	1,000,000	(200,000)	800,000	200,000
Compensated Absences	1,638,194	297,890	(349,432)	1,586,652	271,443
Total	$ 12,444,443	$ 1,297,890	$ (1,010,066)	$ 12,732,267	$ 950,578

- **Capital Improvement Revenue and Revenue Refunding Bonds, Series 2016 – Direct Placement**
  On April 11, 2016, the City issued bonds in the amount of $16,545,000 to pay the cost of: (1) the construction of the new recreation facility at Legacy Park, including the acquisition and installation of furniture, fixtures, and equipment; (2) the construction of the City's new operations center, including acquisition and installation of furniture, fixtures, and equipment; (3) the refunding of the City's outstanding Capital Improvement and Refunding Revenue Bonds, Series 2006; and (4) to pay certain costs of issuance incurred with respect to the issue.

  The bonds are secured by a covenant to budget and pledge of the legally available non-ad valorem revenues of the City. Interest is payable semiannually on April 1 and October 1, each year at interest rates ranging from 3.00% to 5.00%. Principal payments are due annually on October 1 with a maturity date of October 1, 2046.

- **Compensated Absences**

  Compensated absences reported as governmental activities in the statement of net position are liquidated by the fund which pays the employee's payroll expenses.

  The following schedule summarizes the retirement of the governmental long-term debt by fiscal year (excluding compensated absences):

Fiscal Year Ending	Principal	Interest	Total
2026	$ 679,135	$ 337,764	$ 1,016,899
2027	708,734	314,269	1,023,003
2028	730,934	289,479	1,020,413
2029	756,834	266,150	1,022,984
2030	555,000	244,394	799,394
2031-2035	3,187,472	941,678	4,129,150
2036-2040	1,951,672	534,056	2,485,728
2041-2045	1,799,972	272,780	2,072,752
2046-2050	775,862	25,724	801,586
Total	$ 11,145,615	$ 3,226,294	$ 14,371,909

Business-Type Activities

The following schedule summarizes the changes in the City's business-type long-term liabilities during the year ended September 30, 2025:

	Beginning Balance	Additions	Reductions	Ending Balance	Due Within One Year
2009 State Revolving Fund Loan – Florida Department of Environmental Protection	$ 6,343,063	$ -	$ (305,729)	$ 6,037,334	$ 313,160
2016 Capital Improvement and Refunding Revenue Bonds	3,659,525	-	(153,400)	3,506,125	159,900
Series 2016 Plus Premium	200,014	-	(8,889)	191,125	8,889
Capital Improvement Revenue Note, Series 2019	3,275,000	-	(230,000)	3,045,000	245,000
Compensated Absences	741,816	225,689	(140,476)	827,029	156,853
Total	$ 14,219,418	$ 225,689	$ (838,494)	$ 13,606,613	$ 883,802

- **2009 State Revolving Fund Loan – Florida Department of Environmental Protection – Direct Borrowing**

  In June 2009, the City authorized a loan agreement to finance construction costs related to the wastewater control facility in the amount of $10,000,000 with additional increases in 2010 and 2011 of $10,000,000 and $550,074, respectively. The total loan was $20,550,074, of which $11,841,733 was forgiven pursuant to the loan agreement. Principal and interest are payable semiannually on November 15 and May 15 of each year until all amounts due under the agreement have been fully paid. Interest is payable at rates ranging from 2.24% to 2.67%.

  Net utility revenues of the system and excise taxes are pledged as collateral for the loan. These pledged revenues are subordinate to the Utility Acquisition Bonds, Series 1993 and the Utility Systems Utility Revenue Bonds, Series 2013.

- **Capital Improvement Revenue and Revenue Refunding Bonds, Series 2016 – Direct Placement**
  On April 11, 2016, the City issued bonds in the amount of $16,545,000 to pay the cost of: (1) the construction of the new recreation facility at Legacy Park, including the acquisition and installation of furniture, fixtures, and equipment; (2) the construction of the City's new operations center, including acquisition and installation of furniture, fixtures, and equipment; (3) the refunding of the City's outstanding Capital Improvement and Refunding Revenue Bonds, Series 2006; and (4) to pay certain costs of issuance incurred with respect to the issue.

  The bonds are secured by a covenant to budget and pledge of the legally available non-ad valorem revenues of the City. Interest is payable semiannually on April 1 and October 1, each year at interest rates ranging from 3.00% to 5.00%. Principal payments are due annually on October 1 with a maturity date of October 1, 2046.

- **Capital Improvement Revenue Note, Series 2019 – Direct Placement**
  On January 14, 2019, the City adopted Resolution R-19-03, authorizing the issuance of the Capital Improvement Revenue Note, Series 2019. The note was issued at a par amount of $4,500,000 to finance the cost of certain capital improvements related to the City's water and wastewater capital improvement projects. Revenues pledged to cover the debt service related to the note include all non-ad valorem revenues of the City. The note carries a fixed interest rate of 3.29% payable semiannually on April 1 and October 1 of each year with a maturity date of October 1, 2035.

  The following schedule summarizes the principal retirement for bonds and notes for business-type debt by fiscal year (excluding compensated absences liability):

Fiscal Year Ending	Principal	Interest	Total
2026	$ 726,949	$ 359,007	$ 1,085,956
2027	739,963	335,160	1,075,123
2028	770,563	310,507	1,081,070
2029	792,654	285,848	1,078,502
2030	813,640	261,382	1,075,022
2031-2035	4,430,888	940,100	5,370,988
2036-2040	3,103,577	389,072	3,492,649
2041-2045	1,083,816	104,016	1,187,832
2046-2050	317,534	9,038	326,572
Total	$ 12,779,584	$ 2,994,130	$ 15,773,714

Interest
During the year, the City incurred $726,073 of interest costs.

Debt Covenants
The City has covenanted to establish and collect fees from users of the Utility System (the System) (gross revenues of the System, as defined in the bond ordinance) sufficient to pay the costs of operation and maintenance of the System (as defined in the bond ordinance) plus 100% of the bond service requirements for that year. In addition, the rate covenants require the City to establish and collect fees from users of the System and excise taxes sufficient to pay the costs of operation and maintenance of the System plus 120% of the bond service requirements.

The debt purchase agreement rate covenant requires that the City establish and collect fees from users of the System sufficient to provide supplemental pledged revenues (as defined in the debt purchase agreement) equal to or exceeding 115% of the State Revolving Fund (SRF) loan debt service requirements.

The City has also covenanted to establish a special fund called the "Bond and Interest Sinking Fund", to be used exclusively for debt service payments on certain bonds.

As of September 30, 2025, the City has met its debt covenants.

Note 9 - Pledged Revenues

The City has pledged certain revenues to repay bonds and notes outstanding as of September 30, 2025. The following table reports the revenues, sometimes net of related operating expenses, pledged for each debt issue, the amounts of such revenues received in the current year, the current year principal and interest paid on the debt, the approximate percentage of each revenue which is pledged to meet the debt obligation, the date through which the revenue is pledged under the debt agreement, and the total pledged future revenues for each debt, which is the amount of the remaining principal and interest on the bonds and notes at September 30, 2025:

Pledged Revenue	Description of Bonds	Revenue Received	Principal and Interest Paid	Estimated Percentage Pledged	Outstanding Principal and Interest	Pledged Through
Non-Ad Valorem	Capital Improvement and Refunding Revenue Bonds, Series 2016	$ 13,231,747	$ 1,076,563	8%	$ 18,402,693	2047
Non-Ad Valorem	Capital Improvement Revenue Note, Series 2019	13,231,747	356,506	3%	3,625,438	2036
Net Utility Revenues	State Revolving Fund Loan - 2009	6,173,867	457,343	7%	7,317,492	2041

Non-ad valorem revenues consist of local government half-cent sales tax, franchise fees, solid waste disposal fees, occupational license taxes, local communication services tax, guaranteed entitlement funds, utility tax, mobile home license fees, alcoholic beverages license fees, fines and forfeitures, licenses and permits, certain fees and charges, and surplus utility revenues.

Note 10 - Interfund Receivables, Payables, and Transfers

The following is a summary of interfund receivables and payables at September 30, 2025:

Receivable Fund	Payable Fund	Amount
General Fund	Non-Major Govt. Funds	$ 11,249
Total		$ 11,249

The outstanding balances between funds result from the time lag between the dates that: (1) interfund goods and services are provided, or reimbursable expenditures occur; (2) transactions are recorded in the accounting system; and (3) payments between funds are made. Additionally, certain interfund loans were made to fund deficit unrestricted equity in pooled cash. All outstanding interfund balances are reported as long-term advances as of September 30, 2025.

Interfund Transfers:

	Transfers In		
Transfers (Out)	General Fund	Non-Major Governmental Funds	Total
General Fund	$ -	$ 1,087,587	$ 1,087,587
Non-Major Govt. Funds	36,087	-	36,087
Electric Utility	2,000,000	-	2,000,000
Total	$ 2,036,087	$ 1,087,587	$ 3,123,674

Transfers are normally recurring and are approved by the City Commission during the budget process. A transfer in the amount of $2,000,000 from the Electric Fund to the General Fund is in support of general government operations to the extent moneys are available after paying operating expenses and debt service on outstanding bonds. A transfer in the amount of $1,087,587 from the General Fund to the Non-Major Governmental Funds is for debt service and the City's required portion of tax incremental funding, neighborhood revitalization, and additional funding for construction projects being completed by the CRA.

Note 11 - Contingent Liabilities

Amounts received or receivable for grants are subject to audit and adjustment by grantor agencies. Any disallowed claims, including amounts already collected, may constitute a liability of the applicable funds. The amount, if any, of expenditures or expenses that may be disallowed by the grantor cannot be determined at this time, although the City expects such amounts, if any, to be immaterial.

The City is a defendant in various other lawsuits. Although the outcome of these lawsuits is not presently determinable, it is the opinion of the City's counsel that resolution of these matters will not have a material adverse effect on the financial condition of the City.

Note 12 - Restricted Net Position

Net position is restricted within governmental activities as follows:

	Governmental Activities
Law Enforcement	$ 16,333
Physical Environment	2,468,085
Economic Environment	595,593
Human Services	7,627
Parks and Recreation	570,605
Total	$ 3,658,243

The City's restricted net position includes $603,715 restricted by enabling legislation.

Note 13 - Power Purchase Agreements

Florida Power & Light Company (FPL)

Effective July 26, 2021, the City entered into an agreement for FPL to provide wholesale electric service to the Alachua Substation. The Alachua Substation was built in 1988 and has dual 138 x 69 - 12.47Y/7.2kV transformers to receive power. Load supply commenced on April 1, 2022, and the contract extends through December 31, 2029. Power from FPL is received via Gainesville Regional Utilities (GRU) and FPL transmission lines. Total purchase power payments to FPL for 2025 were $4,419,142.

Florida Municipal Power Agency (FMPA)

Effective July 26, 2021, the City entered into an agreement for FMPA to provide wholesale electric service to the Legacy Substation. Construction of the Legacy Substation was completed in 2021 with a 138 x 69 - 12.47Y/7.2kV transformer. Primary load supply commenced on April 1, 2022, and the contract extends through December 31, 2027. Power from FMPA is received via Duke Energy (Duke) transmission lines. Total purchase power payments to FMPA for 2025 were $2,195,259.

St. Lucie No. 2 Power Purchase Agreement

The City has negotiated a long-term agreement with FPL through FMPA to purchase 0.3044 megawatts of generating capacity and a corresponding amount of energy monthly from the St. Lucie No. 2 nuclear generating plant. The plant became operational in 1984. Total payments for 2025 were $167,455.

Other Power Costs

The City incurs other miscellaneous costs for the provision of purchased power, including transmission costs for energy received through FPL, Duke, and GRU transmission lines and net meter purchased power. Total other power costs for 2025 were $1,338,363.

Note 14 - Defined Benefit Pension Plan

General Information About the Florida Retirement System (FRS)

The FRS was created in Chapter 121, Florida Statutes, to provide a defined benefit pension plan for participating public employees. The FRS was amended in 1998 to add the Deferred Retirement Option Program (DROP) under the defined benefit plan and amended in 2000 to provide a defined contribution plan alternative to the defined benefit plan for FRS members effective July 1, 2002. This integrated defined contribution pension plan is the FRS Investment Plan. Chapter 112, Florida Statutes, established the Health Insurance Subsidy Plan (HIS) Program, a cost-sharing multiple-employer defined benefit pension plan, to assist retired members of any state-administered retirement system in paying the costs of health insurance.

Essentially all regular employees of the City are eligible to enroll as members of the State-administered FRS. Provisions relating to FRS are established by Chapters 121 and 122, Florida Statutes; Chapter 112 Part IV, Florida Statutes; Chapter 238, Florida Statutes; and FRS Rules, Chapter 60S, Florida Administrative Code; wherein eligibility, contributions, and benefits are defined and described in detail. Such provisions may be amended at any time by further action from the Florida Legislature. The FRS is a single retirement system administered by the Florida Department of Management Services, Division of Retirement, and consists of two cost-sharing, multiple-employer defined-benefit plans, and other non-integrated programs. An annual comprehensive financial report of the FRS, which includes its financial statements, required supplementary information, actuarial report, and other relevant information, is available from the Florida Department of Management Services' website (www.dms.myflorida.com).

The City's pension expense totaled $1,168,947 for the fiscal year ended September 30, 2025. This included $1,035,514 of expenses related to the FRS Pension Plan and $133,433 related to HIS.

FRS Pension Plan

Plan Description. The FRS Pension Plan (the Plan) is a cost-sharing multiple-employer defined benefit pension plan, with a DROP for eligible employees. The general classes of membership applicable to the City are as follows:

- *Regular Class*—Members of the FRS who do not qualify for membership in the other classes.
- *Elected Officer Class*—Members who hold specified elective offices in local government.
- *Senior Management Service Class*—Members in senior management level positions.
- *Special Risk Class*—Members who are employed in special risk careers, such as law enforcement or fire rescue, and meet the criteria to qualify for this class.

Employees enrolled in the Plan prior to July 1, 2011, vest at six years of creditable service and employees enrolled in the Plan on or after July 1, 2011, vest at eight years of creditable service. All vested members enrolled prior to July 1, 2011, are eligible for normal retirement benefits at age 62 or at any age after 30 years of service, except for members classified as special risk who are eligible for normal retirement benefits at age 55 or at any age after 25 years of service. All members enrolled in the Plan on or after July 1, 2011, once vested, are eligible for normal retirement benefits at age 65 or any time after 33 years of creditable service, except for members classified as special risk who are eligible for normal retirement benefits at age 60 or at any age after 30 years of service. Members of the Plan may include up to four years of credit for military service toward creditable service. The Plan also includes an early retirement provision; however, there is a benefit reduction for each year a member retires before his or her normal retirement date. The Plan provides retirement, disability, death benefits, and annual cost-of-living adjustments to eligible participants.

DROP, subject to provisions of Section 121.091, Florida Statutes, permits employees eligible for normal retirement under the Plan to defer receipt of monthly benefit payments while continuing employment with an FRS employer. An employee may participate in DROP for a period not to exceed 60 months after electing to participate, except that certain instructional personnel may participate for up to 96 months. During the period of DROP participation, deferred monthly benefits are held in the FRS Trust Fund and accrue interest. The net pension liability does not include amounts for DROP participants, as these members are considered retired and are not accruing additional pension benefits.

Benefits Provided. Benefits under the Plan are computed on the basis of age and/or years of service, average final compensation, and service credit. Credit for each year of service is expressed as a percentage of the average final compensation. For members initially enrolled before July 1, 2011, the average final compensation is the average of the five highest fiscal years' earnings; for members initially enrolled on or after July 1, 2011, the average final compensation is the average of the eight highest fiscal years' earnings. The total percentage value of the benefit received is determined by calculating the total

value of all service, which is based on the retirement class to which the member belonged when the service credit was earned. Members are eligible for in-line-of-duty or regular disability and survivors' benefits. The following chart shows the percentage value for each year of service credit earned:

Class, Initial Enrollment, and Retirement Age/Years of Service	Percent Value
Regular Class Members Initially Enrolled Before July 1, 2011:	
Retirement up to age 62 or up to 30 years of service	1.60
Retirement at age 63 or with 31 years of service	1.63
Retirement at age 64 or with 32 years of service	1.65
Retirement at age 65 or with 33 or more years of service	1.68
Regular Class Members Initially Enrolled on or After July 1, 2011:	
Retirement up to age 65 or up to 33 years of service	1.60
Retirement at age 66 or with 34 years of service	1.63
Retirement at age 67 or with 35 years of service	1.65
Retirement at age 68 or with 36 or more years of service	1.68
Elected Officers	3.00
Senior Management Service Class	2.00
Special Risk Regular:	
Service from December 1, 1970 through September 30, 1974	2.00
Service on and after October 1, 1974	3.00

As provided in Section 121.101, Florida Statutes, if the member is initially enrolled in the FRS before July 1, 2011, and all service credit was accrued before July 1, 2011, the annual cost-of-living adjustment is 3% per year. If the member is initially enrolled before July 1, 2011, and has service credit on or after July 1, 2011, there is an individually calculated cost-of-living adjustment. The annual cost-of-living adjustment is a proportion of 3% determined by dividing the sum of the pre-July 2011 service credit by the total service credit at retirement multiplied by 3%. Plan members initially enrolled on or after July 1, 2011, will not have a cost-of-living adjustment after retirement.

Contributions. The Florida Legislature establishes contribution rates for participating employers and employees. Contribution rates for the FRS during the City's 2024-2025 fiscal year were as follows:

	Year Ended June 30, 2025 Percent of Gross Salary		Year Ended June 30, 2026 Percent of Gross Salary	
Class	Employee	Employer[(1)]	Employee	Employer[(1)]
Regular	3.00	11.57	3.00	11.97
Elected Officers	3.00	56.62	3.00	52.51
Senior Management Service	3.00	32.46	3.00	31.18
Special Risk Regular	3.00	30.73	3.00	33.18
DROP	N/A	19.13	N/A	20.02

(1) These rates include the normal cost and unfunded actuarial liability contributions but do not include the contribution for the Retiree Health Insurance Subsidy of 2.00% and the fee of 0.06% for administration of the FRS Investment Plan and provision of education tools for both plans.

The City's contributions to the Plan totaled $1,489,929 for the fiscal year ended September 30, 2025. This excludes the HIS defined benefit pension plan contributions.

Pension Liabilities, Pension Expense, and Deferred Outflows of Resources and Deferred Inflows of Resources Related to Pensions. At September 30, 2025, the City reported a liability of $7,776,803 for its proportionate share of the net pension liability. The net pension liability was measured as of June 30, 2025, and the total pension liability used to calculate the net pension liability was determined by an actuarial valuation as of July 1, 2025. The City's proportionate share of the net pension liability was based on the City's contributions during the Plan's fiscal year relative to the contributions of all participating members in the same fiscal year. At June 30, 2025, the City's proportion was .025058063%, which was an increase of .000609364% from its proportion measured as of June 30, 2024.

At September 30, 2025, the City reported deferred outflows of resources and deferred inflows of resources related to pensions from the following sources:

Description	Deferred Outflows of Resources	Deferred Inflows of Resources
Employer Contributions After Measurement Date	$ 342,570	$ -
Difference Between Expected and Actual Experience	830,644	-
Changes of Assumptions	903,089	-
Changes in Proportion and Difference Between City's Contributions and Proportionate Share of Contributions	622,207	159,790
Net Difference Between Projected and Actual Earnings on Pension Plan Investments	-	1,298,416
Total	$ 2,698,510	$ 1,458,206

The deferred outflows of resources related to pensions, totaling $342,570, resulting from the City's contributions subsequent to the measurement date, will be recognized as a reduction of the net pension liability in the year ending September 30, 2026. Other amounts reported as deferred outflows of resources and deferred inflows of resources related to pensions will be recognized in pension expense as follows:

Fiscal Year Ending	Amount
2026	$ 1,413,423
2027	(117,302)
2028	(196,808)
2029	(201,579)
Total	$ 897,734

Actuarial Assumptions. The total pension liability in the July 1, 2025, actuarial valuation was determined using the following actuarial assumptions, applied to all periods included in the measurement:

Inflation	2.40%
Salary Increases	3.50% Average, Including Inflation
Discount Rate	6.70%
Investment Rate of Return	6.70%

Mortality rates were based on the PUB-2010 base table, projected generationally with Scale MP-2021.

The actuarial assumptions used in the July 1, 2025, valuation were based on the results of the actuarial experience study of the FRS for the period July 1, 2018 – June 30, 2023.

The long-term expected rate of return on pension plan investments was not based on historical returns but instead was based on a forward-looking capital market economic model. The allocation policy's description of each asset class was used to map the target allocation to the asset classes shown below. Each asset class assumption is based on a consistent set of underlying assumptions and includes an adjustment for the inflation assumption. The target allocation and best estimates of arithmetic and geometric real rates of return for each major asset class are summarized in the following table:

Asset Class	Annual Target Allocation [(1)]	Annual Arithmetic Return	Geometric Return	Standard Deviation
Cash	1.0%	3.2%	3.2%	1.1%
Fixed Income	29.0%	5.5%	5.4%	4.0%
Global Equity	45.0%	8.5%	6.9%	18.3%
Real Estate	12.0%	8.4%	7.1%	16.8%
Private Equity	11.0%	12.4%	8.8%	28.4%
Strategic Investments	2.0%	6.5%	6.1%	8.7%
Total	100%			
Assumed Inflation – Mean			2.4%	1.5%

(1) As Outlined in the FRS Pension Plan's Investment Policy.

Discount Rate. The discount rate used to measure the total pension liability was 6.70%. The Plan's fiduciary net position was projected to be available to make all projected future benefit payments of current active and inactive employees. Therefore, the discount rate for calculating the total pension liability is equal to the long-term expected rate of return. The discount rate was 6.70% in the July 1, 2025, valuation.

Sensitivity of the City's Proportionate Share of the Net Pension Liability to Changes in the Discount Rate. The following presents the City's proportionate share of the net pension liability calculated using the discount rate of 6.70%, as well as what the City's proportionate share of the net pension liability would be if it were calculated using a discount rate that is 1-percentage-point lower (5.70%) or 1-percentage-point higher (7.70%) than the current rate:

	1% Decrease (5.70%)	Current Discount Rate (6.70%)	1% Increase (7.70%)
City's Proportionate Share of the Net Pension Liability	$ 15,261,856	$ 7,776,803	$ 1,501,443

Pension Plan Fiduciary Net Position. Detailed information about the Plan's fiduciary net position is available in the separately-issued FRS Pension Plan and Other State Administered Systems Annual Comprehensive Financial Report. The effect of FRS on the City's net position has been determined on the same basis used by FRS.

HIS Pension Plan

Plan Description. The HIS Pension Plan (HIS Plan) is a cost-sharing multiple-employer defined benefit pension plan established under Section 112.363, Florida Statutes, and may be amended by the Florida Legislature at any time. The benefit is a monthly payment to assist retirees of State-administered retirement systems in paying their health insurance costs and is administered by the Division of Retirement within the Florida Department of Management Services.

Benefits Provided. For the fiscal year ended September 30, 2025, eligible retirees and beneficiaries received a monthly HIS payment of $7.50 for each year of creditable service completed at the time of retirement, with a minimum HIS payment of $45 and a maximum HIS payment of $225 per month, pursuant to Section 112.363, Florida Statutes. To be eligible to receive a HIS Plan benefit, a retiree under a State-administered retirement system must provide proof of health insurance coverage, which may include Medicare.

Contributions. The HIS Plan is funded by required contributions from FRS-participating employers as set by the Florida Legislature. Employer contributions are a percentage of gross compensation for all active FRS members. For the Plan fiscal years ended June 30, 2025 and 2026, respectively the contribution rates were 2.00% of payroll, pursuant to Section 112.363, Florida Statutes. The City contributed 100% of its statutorily required contributions for the current and preceding three years. HIS Plan contributions are deposited in a separate trust fund from which payments are authorized. HIS Plan benefits are not guaranteed and are subject to annual legislative appropriation. In the event the legislative appropriation or available funds fail to provide full subsidy benefits to all participants, benefits may be reduced or canceled.

The City's contributions to the HIS Plan totaled $192,184 for the fiscal year ended September 30, 2025.

Pension Liabilities, Pension Expense, and Deferred Outflows of Resources and Deferred Inflows of Resources Related to Pensions. At September 30, 2025, the City reported a net pension liability of $2,773,929 for its proportionate share of the HIS Plan's net pension liability. The net pension liability was measured as of June 30, 2025, and the total pension liability used to calculate the net pension liability was determined by an actuarial valuation as of July 1, 2024. The City's proportionate share of the net pension liability was based on the City's contributions during the Plan's fiscal year relative to the contributions of all participating members in the same fiscal year. At June 30, 2025, the City's proportion was .021641825%, which was an increase of .000581971% from its proportion measured as of June 30, 2024.

The City reported deferred outflows of resources and deferred inflows of resources related to pensions from the following sources:

Description	Deferred Outflows of Resources	Deferred Inflows of Resources
Employer Contributions After Measurement Date	$ 43,187	$ -
Difference Between Expected and Actual Experience	16,558	4,400
Changes of Assumptions	24,552	670,941
Changes in Proportion and Difference Between City's Contributions and Proportionate Share of Contributions	315,542	59,130
Net Difference Between Projected and Actual Earnings on Pension Plan Investments	-	2,309
Total	$ 399,839	$ 736,780

The deferred outflows of resources related to pensions, totaling $43,187, resulting from City contributions to the HIS Plan subsequent to the measurement date will be recognized as a reduction of the net pension liability in the fiscal year ending September 30, 2026. Other amounts reported as deferred outflows of resources and deferred inflows of resources related to pensions will be recognized in pension expense as follows:

Fiscal Year Ending	Amount
2026	$ (68,263)
2027	(110,702)
2028	(95,524)
2029	(58,837)
2030	(46,802)
Thereafter	-
Total	$ (380,128)

Actuarial Assumptions. The total pension liability in the July 1, 2025, actuarial valuation was determined using the following actuarial assumptions, applied to all periods included in the measurement:

Inflation	2.40%
Salary Increases	3.50% Average, Including Inflation

Mortality rates were based on the Generational PUB-2010 with Projected Scale MP-2021.

The actuarial assumptions used in the July 1, 2025, valuation were based on the results of the actuarial experience study of the FRS for the period July 1, 2018 – June 30, 2023.

Discount Rate. The discount rate used to measure the total pension liability was 5.20%. In general, the discount rate for calculating the total pension liability is equal to the single rate equivalent to discounting at the long-term expected rate of return for benefit payments prior to the projected depletion date. Because the HIS benefit is essentially funded on a pay-as-you-go basis, the depletion date is considered

to be immediate, and the single equivalent discount rate is equal to the municipal bond rate selected by the HIS Plan sponsor. The Bond Buyer General Obligation 20-Bond Municipal Bond Index was adopted as the applicable municipal bond index.

Sensitivity of the City's Proportionate Share of the Net Pension Liability to Changes in the Discount Rate. The following presents the City's proportionate share of the net pension liability calculated using the discount rate of 5.20%, as well as what the City's proportionate share of the net pension liability would be if it were calculated using a discount rate that is 1-percentage-point lower (4.20%) or 1-percentage-point higher (6.20%) than the current rate:

	1% Decrease (4.20%)	Current Discount Rate (5.20%)	1% Increase (6.20%)
City's Proportionate Share of the Net Pension Liability	$ 3,128,051	$ 2,773,929	$ 2,476,933

Pension Plan Fiduciary Net Position. Detailed information about the HIS Plan's fiduciary net position is available in the separately-issued FRS Pension Plan and Other State Administered Systems Annual Comprehensive Financial Report. The effect of FRS on the City's net position has been determined on the same basis used by FRS.

FRS - Defined Contribution Pension Plan

The City contributes to the FRS Investment Plan (Investment Plan), a defined contribution pension plan, for its eligible employees electing to participate in the Investment Plan. The Investment Plan is administered by the SBA and is reported in the SBA's annual financial statements and in the State of Florida Annual Comprehensive Financial Report. Service retirement benefits are based upon the value of the member's account upon retirement.

As provided in Section 121.4501, Florida Statutes, eligible FRS members may elect to participate in the Investment Plan in lieu of the FRS defined-benefit plan. City employees participating in DROP are not eligible to participate in the Investment Plan. Employer and employee contributions, including amounts contributed to individual member's accounts, are defined by law, but the ultimate benefit depends in part on the performance of investment funds. Benefit terms, including contribution requirements, for the Investment Plan are established and may be amended by the Florida Legislature. The Investment Plan is funded with the same employer and employee contribution rates that are based on salary and membership class (Regular Class, Elected County Officers, etc.), as the FRS defined benefit plan. Contributions are directed to individual member accounts, and the individual members allocate contributions and account balances among various approved investment choices. Allocations to the investment members' accounts (employer and employee) during the 2024-2025 fiscal year were as follows:

Class	Percent of Gross Compensation
FRS, Regular	8.30%
FRS, Elected County Officers	13.34%
FRS, Senior Management Service	9.67%
FRS, Special Risk Regular	16.00%

For all membership classes, employees are immediately vested in their own contributions and are vested after one year of service for employer contributions and investment earnings. If an accumulated benefit obligation for service credit originally earned under the FRS Pension Plan is transferred to the Investment Plan, the member must have the years of service required for FRS Pension Plan vesting (including the service credit represented by the transferred funds) to be vested for these funds and the earnings on the funds. Non-Vested employer contributions are placed in a suspense account for up to five years. If the employee returns to FRS-covered employment within the five-year period, the employee will regain control over their account. If the employee does not return within the five-year period, the employee will forfeit the accumulated account balance. Costs of administering the Investment Plan, including the FRS Financial Guidance Program, are funded through an employer contribution of 0.06% of payroll and by forfeited benefits of Investment Plan members. For the fiscal year ended September 30, 2025, the information for the amount of forfeitures was unavailable from the SBA; however, management believes that these amounts, if any, would be immaterial to the City.

After termination and applying to receive benefits, the member may rollover vested funds to another qualified plan, structure a periodic payment under the Investment Plan, receive a lump-sum distribution, leave the funds invested for future distribution, or any combination of these options. Disability coverage is provided; the member may either transfer the account balance to the FRS Pension Plan when approved for disability retirement to receive guaranteed lifetime monthly benefits under the FRS Pension Plan or remain in the Investment Plan and rely upon that account balance for retirement income.

The City's Investment Plan expense totaled $288,418 for the fiscal year ended September 30, 2025.

Note 15 - Other Postemployment Benefits (OPEB)

The City of Alachua's Retiree Health Care Plan (OPEB Plan) is a single-employer defined benefit postemployment heath care plan that covers eligible retired employees of the City. The OPEB Plan, which is administered by the City, allows employees who retire and meet retirement eligibility requirements under one of the City's retirement plans to continue medical, vision, and dental insurance coverage as a participant in the City's Plan. For purposes of applying Paragraph 4 under GASB Statement No. 75, the OPEB Plan does not meet the requirements for an OPEB plan administered through a trust.

The City subsidizes the premium rates paid by retirees by allowing them to participate in the OPEB Plan at reduced or blended group (implicitly subsidized) premium rates for both active and retired employees. These rates provide an implicit subsidy for retirees because, on an actuarial basis, their current and future claims are expected to result in higher costs to the OPEB Plan on average than those of active employees. The City does not offer any explicit subsidies for retiree coverage. Retirees are assumed to enroll in the Federal Medicare program for their primary coverage as soon as they are eligible. The authority for establishing and amending the funding policy rests with the City Commission. The OPEB Plan does not issue a stand-alone financial report.

Membership of the OPEB Plan consisted of the following:

Date of Actuarial Valuation	September 30, 2024
Retirees and Beneficiaries Receiving Benefits	3
Active Plan Members	141
Total	144

Changes in the Total OPEB Plan Liability

The following table shows the change in the City's OPEB Plan liability:

	Increase/ (Decrease) in Total OPEB Liability
Reporting Period Ending September 30, 2024	$ 421,047
Changes for the Year:	
Service Cost	39,086
Interest	21,908
Changes of Assumptions	29,472
Benefit Payments	(20,787)
Net Changes	69,679
Reporting Period Ending September 30, 2025	$ 490,726

As of September 30, 2025, the total OPEB Plan liability was $490,723, and assets held in trust were $0, resulting in a funded ratio of 0 percent. The portion of the total OPEB Plan liability that is due within one year is immaterial and, therefore, the entire amount has been classified with non-current liabilities. The covered payroll (annual payroll of active participating employees) was $7,743,647, and the ratio of the total OPEB Plan liability to the covered payroll was 6.34%. Covered employee payroll was projected one year forward from the valuation date of September 30, 2024, for the reporting period ended September 30, 2025.

Actuarial Assumptions and Methods

Actuarial valuations of an ongoing plan involve estimates of the value of reported amounts and assumptions about the probability of occurrence of events far into the future. Examples include assumptions about future employment, mortality, and the health care cost trend. Amounts determined regarding the funding status of a plan and the annual required contributions of the employer are subject to continual revision, as actual results are compared with past expectations and new estimates are made about the future.

Demographic assumptions employed in the actuarial valuation were the same as those employed in the July 1, 2023, actuarial valuation of the FRS Benefit Pension Plan.

The mortality rates are mandated by Chapter 2015-157, Florida Statutes for pension plans. This law mandates the use of the assumptions used in either of the two most recent valuations of the FRS. The rates are those outlined in Milliman's July 1, 2023, FRS valuation report.

Healthcare inflation rates reflect recent healthcare trend rate surveys, blended with the long-term rates from the Getzen model published by the Society of Actuaries.

The discount rate used has been updated to utilize the mandated discount rate based on the 20-year Municipal Bond Rate as of the measurement date, as required under GASB Statement No. 75.

The valuation results were calculated using the entry age cost method. This is required cost method under GASB Statement Nos. 74 and 75 standards.

On September 30, 2025, the City reported Deferred Outflows of Resources and Deferred Inflows of Resources related to OPEB from the following sources:

	Deferred Outflows of Resources	Deferred Inflows of Resources
Differences Between Expected and Actual Experience	$ 4,230	$ 38,161
Changes of Assumptions	134,276	47,019
Employer Contributions Subsequent to the Measurement Date	24,344	-
Total	$ 162,850	$ 85,180

The deferred Outflows of Resources related to OPEB, totaling $24,344, resulting from the City's contributions subsequent to the measurement date, will be recognized as a reduction of the total OPEB liability in the year ending September 30, 2026. Other amounts reported as Deferred Outflows of Resources and Deferred Inflows of Resources related to OPEB will be recognized in OPEB Expense as follows:

Year Ended September 30,	Amount
2026	$ 9,477
2027	10,492
2028	9,901
2029	5,746
2030	2,621
Thereafter	15,089
Total	$ 53,326

Sensitivity of the Total OPEB Liability to Changes in the Discount Rate

The following presents the total OPEB liability of the City, as well as what the City's total OPEB liability would be if it were calculated using a discount rate that is one percentage-point lower or one percentage-point higher than the current discount rate:

	1% Decrease 3.06%	Current Discount Rate 4.06%	1% Increase 5.06%
Total OPEB Liability	$ 528,933	$ 490,726	$ 454,546

Sensitivity of the Total OPEB Liability to Changes in the Healthcare Cost Trend Rates

The following presents the total OPEB liability of the City, as well as what the City's total OPEB liability would be if it were calculated using healthcare cost trend rates that are one percentage-point lower or one percentage-point higher than the current healthcare cost trend rates:

	1% Decrease 3.00%-6.00%	Healthcare Cost Trend 4.00%-7.00%	1% Increase 5.00%-8.00%
Total OPEB Liability	$ 427,184	$ 490,726	$ 567,335

Note 16 - Risk Management

The City is exposed to various risks of loss related to torts; theft of, damage to, and destruction of assets; errors and omissions; and natural disasters for which the City carries insurance. The City has not had any significant reduction in insurance coverage and the amounts of insurance settlements have not exceeded insurance coverage for any of the last three years. Insurance against losses is provided by Florida Municipal Insurance Trust for the following types of risk:

- **Florida Municipal Insurance Trust**
  - Workers' Compensation and Employer's Liability
  - General Liability and Automobile Liability
  - Real and Personal Property Damage
  - Automobile Physical Damage
  - Public Employees' Blanket Bond
  - Boiler Officials' Liability
  - Law Enforcement Officers' Professional Liability and Other Mandated Coverage
  - Accidental Death and Dismemberment
  - Auxiliary Reserve Policy

The City's coverage for workers' compensation is under a retrospectively related policy. Premiums are accrued based on the ultimate cost to date of the City's experience.

Note 17 - Commitments and Contingencies

As of September 30, 2025, the City had the following commitments related to significant unfinished projects:

	Expended as of September 30, 2025	Remaining Commitment
Hathcock Community Center Design	$ 49,854	$ 362,029
Police Department HVAC Replacement	48,177	78,779
Waste Water Industrial Pretreatment Program	136,883	127,117
Legacy Substation Buildout	-	159,050
Water Quality and Resiliency Improvements	7,036,507	1,127,264
Total	$ 7,271,421	$ 1,854,239

The City utilizes encumbrance accounting in its governmental funds. Encumbrances are recognized as a valid and proper charge against a budget appropriation in the year in which a purchase order, contract, or other commitment is issued. Unexpended items at year-end must be reappropriated in the subsequent year.

Note 18 – Restatements

During the year ended September 30, 2025, the City implemented GASB Statement No. 101 *Compensated Absences* (GASB 101). This statement updates the recognition and measurement guidance for compensated absences by requiring that liabilities for compensated absences be recognized for leave that

has not been used if the leave is attributable to services already rendered, the leave accumulates, and the leave is more likely than not to be used for time off or otherwise paid. The statement also requires that liabilities for compensated absences be recognized for leave that has been used but not yet paid and amends certain previously required disclosures. The restatements of beginning net position related to the implementation of GASB 101 are summarized below:

Governmental Funds	Net Position As Previously Reported	Adjustment to Update Compensated Absences for GASB 101	Fund Balance As Restated
Governmental Activities	$ 47,175,650	$ (901,180)	$ 46,274,470

Enterprise Funds	Net Position As Previously Reported	Adjustment to Update Compensated Absences for GASB 101	Net Position As Restated
Electric Fund	$ 26,068,161	$ (127,089)	$ 25,941,072
Water Fund	7,146,983	(29,424)	7,117,559
Wastewater Fund	19,345,325	(160,649)	19,184,676
Internal Service Fund	2,457,593	(116,589)	2,341,004
Business-Type Activities	55,308,846	(433,751)	54,875,095

REQUIRED SUPPLEMENTARY INFORMATION

CITY OF ALACHUA, FLORIDA
SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN
FUND BALANCE - BUDGET AND ACTUAL
GENERAL FUND
FOR THE YEAR ENDED SEPTEMBER 30, 2025

	Budgeted Amounts		Actual	Variance with
	Original	Final	Amounts	Final Budget
Revenues				
Taxes	$ 9,882,225	$ 9,882,225	$ 10,218,983	$ 336,758
Permits, Fees, and Special Assessments	1,035,000	1,035,000	969,326	(65,674)
Intergovernmental Revenues	1,213,334	1,239,254	1,522,838	283,584
Charges for Services	1,866,202	1,866,202	1,887,857	21,655
Fines and Forfeitures	47,000	47,000	66,464	19,464
Investment Income	-	-	175,324	175,324
Miscellaneous	187,200	187,200	125,763	(61,437)
Total Revenues	14,230,961	14,256,881	14,966,555	709,674
Expenditures				
Current:				
General Government:				
Legislative	159,021	160,876	160,872	4
Executive	1,185,878	1,185,878	1,083,527	102,351
Finance	1,229,351	1,236,798	1,137,418	99,380
Information Technology	540,306	540,306	418,845	121,461
Legal	321,059	395,641	365,431	30,210
Planning and Zoning	1,334,455	1,334,455	1,055,791	278,664
Other	1,823,396	1,823,396	1,514,178	309,218
Public Safety:				
Police	5,937,175	5,963,095	6,936,995	(973,900)
Protective Inspections	510,230	510,230	356,046	154,184
Physical Environment:				
Solid Waste	1,230,030	1,390,011	1,332,150	57,861
Transportation:				
Streets and Roads	3,426,503	3,426,503	2,370,544	1,055,959
Economic Environment	54,000	54,000	22,500	31,500
Parks and Recreation	1,408,092	1,426,172	1,400,677	25,495
Reserve for Contingency	400,000	138,055	-	138,055
(Total Expenditures)	(19,559,496)	(19,585,416)	(18,154,974)	1,430,442
Excess (Deficiency) of Revenues Over (Under) Expenditures	(5,328,535)	(5,328,535)	(3,188,419)	2,140,116
Other Financing Sources (Uses)				
Transfers in	-	-	2,036,087	2,036,087
Transfers (out)	(1,087,586)	(1,087,586)	(1,087,587)	(1)
Other Finance Sources - Leases	1,966,088	1,966,088	1,000,000	(966,088)
Total Other Financing Sources (Uses)	878,502	878,502	1,948,500	1,069,998
Net Change in Fund Balance	(4,450,033)	(4,450,033)	(1,239,919)	3,210,114
Fund Balance, Beginning of Year	4,450,033	4,450,033	10,497,195	6,047,162
Fund Balance, End of Year	$ -	$ -	$ 9,257,276	$ 9,257,276

Notes to Schedule

The GASB 87 requirement to record new leases entered into during the year as capital outlay expenditures resulted in total Police expenditures exceeding the final budget. However, these expenditures of $1,000,000 did not result in an actual outlay of funds, but are instead offset by other finance source revenues. Police expenditures resulting from actual outlays of funds were less than the total final budget.

REQUIRED SUPPLEMENTARY INFORMATION
SCHEDULE OF CHANGE IN OTHER POSTEMPLOYMENT BENEFIT (OPEB)
LIABILITY AND RELATED RATIOS
LAST 10 FISCAL YEARS*
CITY OF ALACHUA, FLORIDA

Reporting Period Ending Measurement Date	9/30/2025 9/30/2024	9/30/2024 9/30/2023	9/30/2023 9/30/2022	9/30/2022 9/30/2021	9/30/2021 9/30/2020	9/30/2020 9/30/2019	9/30/2019 9/30/2018	9/30/2018 9/30/2017
Changes for the Year:								
Service Cost	$ 39,086	$ 27,734	$ 38,083	$ 36,658	$ 28,250	$ 19,067	$ 19,968	$ 21,024
Interest	21,908	16,710	9,671	7,214	9,390	9,118	7,584	6,074
Differences Between Expected and Actual Experience	-	(37,308)	-	8,458	-	(40,714)	-	-
Changes of Assumptions	29,472	99,105	(70,316)	16,558	33,226	53,674	(9,227)	(9,152)
Benefit Payments	(20,787)	(15,379)	(14,306)	(4,591)	(4,271)	(7,987)	(7,361)	(6,769)
Net Change in Total OPEB Liability	69,679	90,862	(36,868)	64,297	66,595	33,158	10,964	11,177
Total OPEB Liability - Beginning	421,047	330,185	367,053	302,756	236,161	203,003	192,039	180,862
Total OPEB Liability - Ending	$ 490,726	$ 421,047	$ 330,185	$ 367,053	$ 302,756	$ 236,161	$ 203,003	$ 192,039
Covered-Employee Payroll**	$ 7,743,647	$ 7,445,814	$ 6,747,589	$ 6,488,066	$ 6,837,698	$ 6,574,710	$ 6,240,140	$ 6,000,134
Sponsor's Total OPEB Liability as Percentage of Covered-Employee Payroll	6.34%	5.65%	4.89%	5.66%	4.43%	3.59%	3.25%	3.20%

* GASB No. 75 was implemented in 2017. Until a full 10-year trend is compiled, information for those years for which it is available will be presented.
** Covered-Employee Payroll was projected one year forward from the valuation date for the reporting period ended September 30, 2025.

Notes to Schedule

Changes of Assumptions

Changes of assumptions and other inputs reflect the effects of changes in the discount rate each period.

The following are the discount rates used in each period:

Fiscal Year 2025	4.06%	Fiscal Year 2020	3.58%
Fiscal Year 2024	4.87%	Fiscal Year 2019	4.18%
Fiscal Year 2023	4.77%	Fiscal Year 2018	3.64%
Fiscal Year 2022	2.43%	Fiscal Year 2017	3.06%
Fiscal Year 2021	2.14%		

There are no assets accumulated in a trust to pay related benefits.

CITY OF ALACHUA, FLORIDA
REQUIRED SUPPLEMENTARY INFORMATION
SCHEDULE OF CITY'S PROPORTIONATE SHARE
OF THE NET PENSION LIABILITY
FLORIDA RETIREMENT SYSTEM AND HEALTH INSURANCE SUBSIDY PENSION PLANS
LAST 10 FISCAL YEARS
(UNAUDITED)

FLORIDA RETIREMENT SYSTEM PENSION PLAN

	September 30, 2025	September 30, 2024	September 30, 2023	September 30, 2022	September 30, 2021	September 30, 2020	September 30, 2019	September 30, 2018	September 30, 2017	September 30, 2016
Proportion of the FRS Net Pension Plan	0.025058063%	0.024448699%	0.022491638%	0.023788079%	0.023108466%	0.022337822%	0.020788355%	0.020641302%	0.020019883%	0.018830837%
Proportionate Share of the FRS Net Pension Plan	$ 7,776,803	$ 9,457,907	$ 8,962,206	$ 8,851,077	$ 1,745,582	$ 9,681,541	$ 7,159,220	$ 6,217,267	$ 5,921,747	$ 4,754,801
Covered Payroll*	9,528,404	8,917,108	7,727,439	7,437,315	7,092,748	6,722,238	6,241,681	5,939,507	5,642,229	5,284,260
Proportionate Share of the FRS Net Pension Liability as a Percentage of its Covered Payroll	81.62%	106.06%	115.98%	119.01%	24.61%	144.02%	114.70%	104.68%	104.95%	89.98%
FRS Plan Fiduciary Net Position as a Percentage of the Total Pension Liability	87.26%	83.70%	82.38%	82.89%	96.40%	78.85%	82.61%	84.26%	83.89%	84.88%

* The amounts shown above as reported on the date indicated, have a measurement date three months prior. Covered payroll is for the year shown.

HEALTH INSURANCE SUBSIDY PENSION PLAN

	September 30, 2025	September 30, 2024	September 30, 2023	September 30, 2022	September 30, 2021	September 30, 2020	September 30, 2019	September 30, 2018	September 30, 2017	September 30, 2016
Proportion of the HIS Net Pension Plan	0.021641825%	0.021059854%	0.019412016%	0.020408098%	0.019850710%	0.019367462%	0.018662965%	0.018194623%	0.017692579%	0.017117360%
Proportionate Share of the HIS Net Pension Plan	$ 2,773,929	$ 3,159,184	$ 3,082,887	$ 2,161,543	$ 2,434,988	$ 2,364,736	$ 2,088,199	$ 1,925,739	$ 1,891,772	$ 1,994,957
Covered Payroll*	9,528,404	8,917,108	7,727,439	7,437,315	7,092,748	6,722,238	6,241,681	5,939,507	5,642,229	5,284,260
Proportionate Share of the HIS Net Pension Liability as a Percentage of its Covered Payroll	29.11%	35.43%	39.90%	29.06%	34.33%	35.18%	33.46%	32.42%	33.53%	37.75%
HIS Plan Fiduciary Net Position as a Percentage of the Total Pension Liability	6.36%	4.80%	4.12%	4.81%	3.65%	3.00%	2.63%	2.15%	1.64%	0.97%

* The amounts shown above as reported on the date indicated, have a measurement date three months prior. Covered payroll is for the year shown.

CITY OF ALACHUA, FLORIDA
REQUIRED SUPPLEMENTARY INFORMATION
SCHEDULE OF CITY CONTRIBUTIONS
FLORIDA RETIREMENT SYSTEM AND HEALTH INSURANCE SUBSIDY PENSION PLANS
LAST 10 FISCAL YEARS

FLORIDA RETIREMENT SYSTEM PENSION PLAN

	2025	2024	2023	2022	2021	2020	2019	2018	2017	2016
Contractually Required Contribution	$ 1,489,929	$ 1,436,647	$ 1,081,992	$ 1,015,081	$ 880,333	$ 742,187	$ 644,589	$ 588,261	$ 521,167	$ 459,220
FRS Contribution in Relation to the Contractually Required Contribution	(1,489,929)	(1,436,647)	(1,081,992)	(1,015,081)	(880,333)	(742,187)	(644,589)	(588,261)	(521,167)	(459,220)
FRS Contribution Deficiency (Excess)	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Covered Payroll (FYE 9/30)	$ 9,453,283	$ 9,225,978	$ 7,908,962	$ 7,240,836	$ 7,174,623	$ 6,770,144	$ 6,434,997	$ 5,929,911	$ 5,783,990	$ 5,338,129
FRS Contributions as a Percentage of Covered Payroll	15.76%	15.57%	13.68%	14.02%	12.27%	10.96%	10.02%	9.92%	9.01%	8.60%

HEALTH INSURANCE SUBSIDY PENSION PLAN

	2025	2024	2023	2022	2021	2020	2019	2018	2017	2016
Contractually Required Contribution	$ 192,184	$ 184,477	$ 127,696	$ 123,486	$ 116,683	$ 111,606	$ 103,634	$ 98,670	$ 93,634	$ 87,737
HIS Contribution in Relation to the Contractually Required Contribution	(192,184)	(184,477)	(127,696)	(123,486)	(116,683)	(111,606)	(103,634)	(98,670)	(93,634)	(87,737)
HIS Contribution Deficiency (Excess)	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Covered Payroll (FYE 9/30)	$ 9,453,283	$ 9,225,978	$ 7,908,962	$ 7,240,836	$ 7,174,623	$ 6,770,144	$ 6,434,997	$ 5,929,911	$ 5,783,990	$ 5,338,129
HIS Contributions as a Percentage of Covered Payroll	2.03%	2.00%	1.61%	1.71%	1.63%	1.65%	1.61%	1.66%	1.62%	1.64%

CITY OF ALACHUA, FLORIDA
NOTES TO REQUIRED SUPPLEMENTARY INFORMATION
SEPTEMBER 30, 2025

Note 1 - Basis of Presentation

The budget was prepared on the modified accrual basis of accounting. The budget was adopted on a basis consistent with generally accepted accounting principles, except as noted below.

Expenditures were controlled at the department level. All annual appropriations lapse at year-end.

Note 2 - Legally Adopted Budgets

The City of Alachua, Florida legally adopted budgets for all funds with activity during the year.

Note 3 - Pension Liability

A. Changes in Benefit Terms
There were no significant changes in benefit terms during the Pension Plan's fiscal year ended June 30, 2025 or 2024.

B. Changes in Assumption

- In the July 1, 2016 actuarial valuation, the long-term expected rate of return, net of investment expense decreased from 7.60% to 7.50%.
- In the July 1, 2017 actuarial valuation, the long-term expected rate of return, net of investment expense decreased from 7.50% to 7.40%.
- In the July 1, 2018 actuarial valuation, the long-term expected rate of return, net of investment expense decreased from 7.40% to 7.20%.
- In the July 1, 2019 actuarial valuation, the long-term expected rate of return, net of investment expense decreased from 7.20% to 6.90%.
- In the July 1, 2020 actuarial valuation, the long-term expected rate of return, net of investment expense decreased from 6.90 to 6.80%.
- In the July 1, 2021 actuarial valuation, the maximum amortization period was decreased to 20 years for all current and future amortization bases.
- In the July 1, 2022 actuarial valuation, the long-term expected rate of return, net of investment expense decreased from 6.80% to 6.70%.
- In the July 1, 2023 actuarial valuation, there were no significant changes in actuarial assumptions.
- In the July 1, 2024 actuarial valuation, there were no significant changes in actuarial assumptions.
- In the July 1, 2025 actuarial valuation, there were no significant changes in actuarial assumptions.

- In the July 1, 2016 actuarial valuation, the municipal rate used to determine total pension liability decreased from 3.80% to 2.85%.

- In the July 1, 2017 actuarial valuation, the municipal rate used to determine total pension liability increased from 2.85% to 3.58%.

- In the July 1, 2018 actuarial valuation, the municipal rate used to determine total pension liability increased from 3.58% to 3.87%.

- In the July 1, 2019 actuarial valuation, the municipal rate used to determine total pension liability decreased from 3.87% to 3.50%.

- In the July 1, 2020 actuarial valuation, the municipal rate used to determine total pension liability decreased from 3.50% to 2.21%.

- In the July 1, 2021 actuarial valuation, the municipal rate used to determine total pension liability decreased from 2.21% to 2.16%.

- In the July 1, 2022 actuarial valuation, the municipal rate used to determine total pension liability increased from 2.16% to 3.54%, the demographic assumptions for the Special Risk class were updated to reflect plan changes due to HB007, HB689, and SB838, and the election assumption for vested terminated members was updated from 20% to 50% to reflect recent experience.

- In the July 1, 2023 actuarial valuation, the discount rate was modified to reflect the change in the value of the municipal bond index between Governmental Accounting Standards Board (GASB) measurement dates. Additionally, Chapter 2023-193, Laws of Florida (Senate Bill 7024), increased the level of monthly benefits from $5.00 times years of service to $7.50, with an increased minimum of $45 and maximum of $225. This change applies to all years of service for both members currently receiving benefits and members not yet receiving benefits.

- In the July 1, 2024 actuarial valuation, all demographic assumptions and methods were reviewed as part of the 2024 Experience Study. The coverage election assumptions were updated to reflect recent and anticipated future experience of HIS program participants. The discount rate was modified to reflect the change in the value of the municipal bond index between GASB measurement dates.

- In the July 1, 2025 actuarial valuation, all demographic assumptions and methods were reviewed as part of the 2024 Experience Study. Changes were adopted by the 2024 Florida Retirement System (FRS) Actuarial Assumption Conference during its meetings in October 2024. The assumption changes were updated to reflect recent and anticipated future experience of HIS program participants. Changes were adopted by the 2025 FRS Actuarial Assumption Conference during its October 2025 meeting. The discount rate was modified to reflect the change in the value of the municipal bond index between GASB measurement dates.

COMBINING AND INDIVIDUAL FUND INFORMATION AND OTHER SUPPLEMENTARY INFORMATION

DEBT SERVICE FUND

The *Debt Service Fund* accounts for the resources accumulated and payments made for the principal and interest on long-term debt of government funds.

SPECIAL REVENUE FUNDS

The *Special Revenue Funds* are used to account for specific revenues that are legally restricted to expenditure for particular purposes.

- *Community Redevelopment Fund*—is used to account for the expenditure of incremental tax funds contributed by Alachua County and the City of Alachua, Florida for the CRA district.
- *Wild Spaces Public Places Fund*—is a special revenue fund used to account for the revenues and expenditures of the half-cent discretionary sales surtax for recreation activities.
- *Infrastructure Surtax Fund*—is a special revenue fund used to account for the revenues and expenditures of the half-cent discretionary sales surtax for recreation activities.
- The *Additional Court Costs Fund*—is used to account for the revenues and expenditures of funds received from court costs assessed under Florida Statute 318.18(11)(d) for certain non-criminal traffic infractions. These revenues will be used to fund criminal justice education degree programs and training courses.
- The *Donations Fund*—is used to account for the revenues and expenditures of donated funds from private sources for the intended purpose designated by the donor.
- The *Police Explorers Fund*—is used to account for the revenues and expenditures of funds received from the Alachua Police Explorers Program.
- The *TK Basin Special Assessment Fund*—is used to account for the revenues and expenditures of funds received from a special assessment to property owners for stormwater maintenance services.
- The *Children's Trust Grant*—is used to account for the revenues and expenditures of funds received from the Children's Trust of Alachua County.
- The *Tree Bank Fund*—is used to account for revenues and expenditures related to violations of Ordinance 06-11. The revenue received will be used for tree mitigation related to development.

CAPITAL PROJECT FUNDS

The *Capital Project Funds* are used to account for the acquisition and construction of major capital facilities other than those financed by proprietary funds.

- The *Heritage Oaks Improvement Fund*—is used to account for expenditures for infrastructure improvements in the Heritage Oaks subdivision.
- *CDBG Economic Development*—is used to account for grant revenues and capital expenditures for projects approved under the Community Development Block Grant – Economic Development category.
- *CDBG Neighborhood Revitalization*—is used to account for grant revenues and capital expenditures for projects approved under the Community Development Block Grant – Neighborhood Revitalization category.

CITY OF ALACHUA, FLORIDA
COMBINING BALANCE SHEET
NON-MAJOR GOVERNMENTAL FUNDS
SEPTEMBER 30, 2025

	Debt Service Fund	Special Revenue Funds	Capital Project Funds	Total
Assets				
Cash and Cash Equivalents	$ 732,654	$ 3,682,578	$ 4,325	$ 4,419,557
Due from Other Governments	-	189,078	10,000	199,078
Inventory	-	4,961	-	4,961
Prepaid Items	-	3,160	-	3,160
Total Assets	732,654	3,879,777	14,325	4,626,756
Liabilities and Fund Balances				
Liabilities				
Accounts Payable	-	209,513	-	209,513
Accrued Liabilities	-	10,368	-	10,368
Advances from Other Funds	-	1,249	10,000	11,249
Total Liabilities	-	221,130	10,000	231,130
Fund Balances				
Non-Spendable:				
Prepaids	-	3,160	-	3,160
Inventory	-	4,961	-	4,961
Restricted for:				
Law Enforcement	-	12,941	-	12,941
Physical Environment	-	2,463,760	4,325	2,468,085
Economic Environment	-	595,593	-	595,593
Human Services	-	7,627	-	7,627
Parks and Recreation	-	570,605	-	570,605
Assigned	732,654	-	-	732,654
Total Fund Balances	732,654	3,658,647	4,325	4,395,626
Total Liabilities, Deferred Inflows of Resources, and Fund Balances	$ 732,654	$ 3,879,777	$ 14,325	$ 4,626,756

CITY OF ALACHUA, FLORIDA
COMBINING STATEMENT OF REVENUES, EXPENDITURES, AND
CHANGES IN FUND BALANCE
NON-MAJOR GOVERNMENTAL FUNDS
FOR THE YEAR ENDED SEPTEMBER 30, 2025

	Debt Service Fund	Special Revenue Funds	Capital Project Funds	Total
Revenues				
Taxes	$ -	$ 1,611,536	$ -	$ 1,611,536
Permits, Fees, and Special Assessments	-	9,585	-	9,585
Intergovernmental Revenues	-	722,158	10,000	732,158
Charges for Services	-	40,313	-	40,313
Fines and Forfeitures	-	4,376	-	4,376
Investment Income	107	44,539	-	44,646
Miscellaneous	-	86,888	-	86,888
Total Revenues	107	2,519,395	10,000	2,529,502
Expenditures				
Current:				
Public Safety	-	7,492	-	7,492
Physical Environment	-	46,302	-	46,302
Transportation	-	-	10,000	10,000
Economic Environment	-	407,804	-	407,804
Parks and Recreation	-	64,922	-	64,922
Debt Service:				
Principal	436,600	-	-	436,600
Interest	360,881	-	-	360,881
Capital Outlay	-	920,179	-	920,179
(Total Expenditures)	(797,481)	(1,446,699)	(10,000)	(2,254,180)
Excess (Deficiency) of Revenues Over (Under) Expenditures	(797,374)	1,072,696	-	275,322
Other Financing Sources (Uses)				
Transfers in	796,657	290,930	-	1,087,587
Transfers (out)	-	-	(36,087)	(36,087)
Total Other Financing Sources (Uses)	796,657	290,930	(36,087)	1,051,500
Net Change in Fund Balance	(717)	1,363,626	(36,087)	1,326,822
Fund Balance, Beginning of Year	733,371	2,295,021	40,412	3,068,804
Fund Balance, End of Year	$ 732,654	$ 3,658,647	$ 4,325	$ 4,395,626

CITY OF ALACHUA, FLORIDA
COMBINING BALANCE SHEET
NON-MAJOR SPECIAL REVENUE FUNDS
SEPTEMBER 30, 2025

	Community Redevelopment	Wild Spaces Public Places	Infrastructure Surtax	Additional Court Costs	Donations	Police Explorers	TK Basin Special Assessment	Children's Trust Grant	Tree Bank	Total
Assets										
Cash and Cash Equivalents	$ 809,317	$ 473,497	$ 1,997,521	$ 4,045	$ 4,236	$ 9,115	$ 16,876	$ 7,627	$ 360,344	$ 3,682,578
Due from Other Governments	956	94,061	94,061	-	-	-	-	-	-	189,078
Inventory	4,961	-	-	-	-	-	-	-	-	4,961
Prepaid Items	3,160	-	-	-	-	-	-	-	-	3,160
Total Assets	818,394	567,558	2,091,582	4,045	4,236	9,115	16,876	7,627	360,344	3,879,777
Liabilities and Fund Balances										
Liabilities										
Accounts Payable	203,063	1,189	5,042	219	-	-	-	-	-	209,513
Accrued Liabilities	10,368	-	-	-	-	-	-	-	-	10,368
Advances from Other Funds	1,249	-	-	-	-	-	-	-	-	1,249
Total Liabilities	214,680	1,189	5,042	219	-	-	-	-	-	221,130
Fund Balances										
Non-Spendable:										
Prepaids	3,160	-	-	-	-	-	-	-	-	3,160
Inventory	4,961	-	-	-	-	-	-	-	-	4,961
Restricted for:										
Law Enforcement	-	-	-	3,826	-	9,115	-	-	-	12,941
Economic Environment	595,593	-	-	-	-	-	-	-	-	595,593
Physical Environment	-	-	2,086,540	-	-	-	16,876	-	360,344	2,463,760
Human Services	-	-	-	-	-	-	-	7,627	-	7,627
Parks and Recreation	-	566,369	-	-	4,236	-	-	-	-	570,605
Total Fund Balances	603,714	566,369	2,086,540	3,826	4,236	9,115	16,876	7,627	360,344	3,658,647
Total Liabilities and Fund Balances	$ 818,394	$ 567,558	$ 2,091,582	$ 4,045	$ 4,236	$ 9,115	$ 16,876	$ 7,627	$ 360,344	$ 3,879,777

CITY OF ALACHUA, FLORIDA
COMBINING STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES
NON-MAJOR SPECIAL REVENUE FUNDS
FOR THE YEAR ENDED SEPTEMBER 30, 2025

	Community Redevelopment	Wild Spaces Public Places	Infrastructure Surtax	Additional Court Costs	Donations	Police Explorers	TK Basin Special Assessment	Children's Trust Grant	Tree Bank	Total
Revenues										
Taxes	$ -	$ 805,768	$ 805,768	$ -	$ -	$ -	$ -	$ -	$ -	$ 1,611,536
Permits, Fees, and Special Assessments	-	-	-	-	-	-	9,585	-	-	9,585
Intergovernmental Revenues	388,825	333,333	-	-	-	-	-	-	-	722,158
Charges for Service	-	-	-	-	-	-	-	-	40,313	40,313
Fines and Forfeitures	-	-	-	4,376	-	-	-	-	-	4,376
Investment Income	10,824	3,445	24,398	110	109	-	331	-	5,322	44,539
Miscellaneous	71,888	-	-	-	15,000	-	-	-	-	86,888
Total Revenues	471,537	1,142,546	830,166	4,486	15,109	-	9,916	-	45,635	2,519,395
Expenditures										
Current:										
Economic Environment	407,804	-	-	-	-	-	-	-	-	407,804
Public Safety	-	-	-	7,492	-	-	-	-	-	7,492
Physical Environment	-	-	-	-	-	-	13,261	-	33,041	46,302
Parks and Recreation	-	52,547	-	-	12,375	-	-	-	-	64,922
Capital Outlay	407,268	456,665	56,246	-	-	-	-	-	-	920,179
Total (Expenditures)	(815,072)	(509,212)	(56,246)	(7,492)	(12,375)	-	(13,261)	-	(33,041)	(1,446,699)
Excess (Deficiency) of Revenues Over (Under) Expenditures	(343,535)	633,334	773,920	(3,006)	2,734	-	(3,345)	-	12,594	1,072,696
Other Financing Sources (Uses)										
Transfers in	290,930	-	-	-	-	-	-	-	-	290,930
Total Other Financing Sources (Uses)	290,930	-	-	-	-	-	-	-	-	290,930
Net Change in Fund Balances	(52,605)	633,334	773,920	(3,006)	2,734	-	(3,345)	-	12,594	1,363,626
Fund Balance, Beginning of Year	656,319	(66,965)	1,312,620	6,832	1,502	9,115	20,221	7,627	347,750	2,295,021
Fund Balance, End of Year	$ 603,714	$ 566,369	$ 2,086,540	$ 3,826	$ 4,236	$ 9,115	$ 16,876	$ 7,627	$ 360,344	$ 3,658,647

CITY OF ALACHUA, FLORIDA
COMBINING BALANCE SHEET
NON-MAJOR CAPITAL PROJECTS FUNDS
SEPTEMBER 30, 2025

	Heritage Oaks Improvement	CDBG Economic Development	CDBG Neighborhood Revitalization	Total
Assets				
Cash and Cash Equivalents	$ 4,325	$ -	$ -	$ 4,325
Due from Other Governments	-	10,000	-	10,000
Total Assets	4,325	10,000	-	14,325
Fund Balances				
Liabilities				
Advances from Other Funds	-	10,000	-	10,000
Total Liabilities	-	10,000	-	10,000
Fund Balances				
Restricted for:				
Physical Environment	4,325	-	-	4,325
Total Fund Balances	4,325	-	-	4,325
Total Liabilities and Fund Balances	$ 4,325	$ 10,000	$ -	$ 14,325

CITY OF ALACHUA, FLORIDA
COMBINING STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
NON-MAJOR CAPITAL PROJECTS FUNDS
FOR THE YEAR ENDED SEPTEMBER 30, 2025

	Heritage Oaks Improvement	CDBG Economic Development	CDBG Neighborhood Revitalization	Total
Revenues				
Intergovernmental Revenues	$ -	$ 10,000	$ -	$ 10,000
Total Revenues	-	10,000	-	10,000
Expenditures				
Transportation	-	10,000	-	10,000
(Total Expenditures)	-	(10,000)	-	(10,000)
Other Financing Sources (Uses)				
Transfers (out)	-	-	(36,087)	(36,087)
Total Other Financing Sources (Uses)	-	-	(36,087)	(36,087)
Net Change in Fund Balances	-	-	(36,087)	(36,087)
Fund Balance, Beginning of Year	4,325	-	36,087	40,412
Fund Balance, End of Year	$ 4,325	$ -	$ -	$ 4,325

CITY OF ALACHUA, FLORIDA
SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES
BUDGET AND ACTUAL
DEBT SERVICE FUND
FOR THE YEAR ENDED SEPTEMBER 30, 2025

	Final Budget	Actual Amounts	Variance With Final Budget Positive (Negative)
Revenues			
Investment Income	$ -	$ 107	$ 107
Total Revenues	-	107	107
Expenditures			
Debt Service:			
Principal	436,600	436,600	-
Interest and Fiscal Charges	361,057	360,881	176
(Total Expenditures)	(797,657)	(797,481)	176
Excess (Deficiency) of Revenues Over (Under) Expenditures	(797,657)	(797,374)	283
Other Financing Sources (Uses)			
Transfers in	796,657	796,657	-
Total Other Financing Sources (Uses)	796,657	796,657	-
Net Change in Fund Balance	(1,000)	(717)	283
Fund Balance, Beginning of Year	1,000	733,371	732,371
Fund Balance, End of Year	$ -	$ 732,654	$ 732,654

CITY OF ALACHUA, FLORIDA
SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES
BUDGET AND ACTUAL
SPECIAL REVENUE FUNDS - NON-MAJOR
FOR THE YEAR ENDED SEPTEMBER 30, 2025

	Wild Spaces Public Places			Additional Court Costs		
	Final Budget	Actual	Variance With Final Budget	Final Budget	Actual	Variance With Final Budget
Revenues						
Taxes	$ 763,714	$ 805,768	$ 42,054	$ -	$ -	$ -
Intergovernmental Revenues	-	333,333	333,333	-	-	-
Fines and Forfeitures	-	-	-	4,900	4,376	(524)
Investment Income	1,000	3,445	2,445	100	110	10
Miscellaneous	-	-	-	-	-	-
Total Revenues	764,714	1,142,546	377,832	5,000	4,486	(514)
Expenditures						
Current:						
Public Safety	-	-	-	9,000	7,492	1,508
Parks and Recreation	114,000	52,547	61,453	-	-	-
Capital Outlay	843,946	456,665	387,281	-	-	-
(Total Expenditures)	(957,946)	(509,212)	448,734	(9,000)	(7,492)	1,508
Excess (Deficiency) of Revenues Over (Under) Expenditures	(193,232)	633,334	826,566	(4,000)	(3,006)	994
Net Change in Fund Balance	(193,232)	633,334	826,566	(4,000)	(3,006)	994
Fund Balance, Beginning of Year	193,232	(66,965)	(260,197)	4,000	6,832	2,832
Fund Balance, End of Year	$ -	$ 566,369	$ 566,369	$ -	$ 3,826	$ 3,826

Donations			Police Explorers		
Final Budget	Actual	Variance With Final Budget	Final Budget	Actual	Variance With Final Budget
$ -	$ -	$ -	$ -	$ -	$ -
-	-	-	-	-	-
-	-	-	-	-	-
-	109	109	-	-	-
15,000	15,000	-	-	-	-
15,000	15,109	109	-	-	-
-	-	-	4,315	-	4,315
16,465	12,375	4,090	-	-	-
-	-	-	-	-	-
(16,465)	(12,375)	4,090	(4,315)	-	4,315
(1,465)	2,734	4,199	(4,315)	-	4,315
(1,465)	2,734	4,199	(4,315)	-	4,315
1,465	1,502	37	4,315	9,115	4,800
$ -	$ 4,236	$ 4,236	$ -	$ 9,115	$ 9,115

CITY OF ALACHUA, FLORIDA
SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES
BUDGET AND ACTUAL
SPECIAL REVENUE FUNDS - NON-MAJOR
FOR THE YEAR ENDED SEPTEMBER 30, 2025
(Continued)

	TK Basin Special Assessment			Children's Trust Grant		
	Final Budget	Actual	Variance With Final Budget	Final Budget	Actual	Variance With Final Budget
Revenues						
Permits, Fees, and Special Assessments	$ 9,800	$ 9,585	$ (215)	$ -	$ -	$ -
Intergovernmental Revenues	-	-	-	-	-	-
Miscellaneous Income	-	-	-	-	-	-
Investment Income	250	331	81	-	-	-
Total Revenues	10,050	9,916	(134)	-	-	-
Expenditures						
Current:						
Economic Environment	-	-	-	-	-	-
Physical Environment	17,000	13,261	3,739	-	-	-
Human Services	-	-	-	-	-	-
Capital Outlay	-	-	-	-	-	-
Reserve for Contingency	10,000	-	10,000	-	-	-
(Total Expenditures)	(27,000)	(13,261)	13,739	-	-	-
Excess (Deficiency) of Revenues Over (Under) Expenditures	(16,950)	(3,345)	13,605	-	-	-
Other Financing Sources (Uses)						
Transfers in	-	-	-	-	-	-
Total Other Financing Sources (Uses)	-	-	-	-	-	-
Net Change in Fund Balance	(16,950)	(3,345)	13,605	-	-	-
Fund Balance, Beginning of Year	16,950	20,221	3,271	-	7,627	7,627
Fund Balance, End of Year	$ -	$ 16,876	$ 16,876	$ -	$ 7,627	$ 7,627

Tree Bank			Community Redevelopment Fund		
Final Budget	Actual	Variance With Final Budget	Final Budget	Actual	Variance With Final Budget
$ -	$ -	$ -	$ -	$ -	$ -
-	40,313	40,313	372,487	388,825	16,338
-	-	-	-	10,824	10,824
3,000	5,322	2,322	80,300	71,888	(8,412)
3,000	45,635	42,635	452,787	471,537	18,750
-	-	-	483,049	407,804	75,245
350,444	33,041	317,403	-	-	-
-	-	-	-	-	-
-	-	-	588,650	407,268	181,382
-	-	-	20,000	-	20,000
(350,444)	(33,041)	317,403	(1,091,699)	(815,072)	276,627
(347,444)	12,594	360,038	(638,912)	(343,535)	295,377
-	-	-	290,929	290,930	1
-	-	-	290,929	290,930	1
(347,444)	12,594	360,038	(347,983)	(52,605)	295,378
347,444	347,750	306	347,983	656,319	308,336
$ -	$ 360,344	$ 360,344	$ -	$ 603,714	$ 603,714

CITY OF ALACHUA, FLORIDA
SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES
BUDGET AND ACTUAL
SPECIAL REVENUE FUNDS - NON-MAJOR
FOR THE YEAR ENDED SEPTEMBER 30, 2025
(Concluded)

	Infrastructure Surtax		
	Final Budget	Actual	Variance With Final Budget
Revenues			
Taxes	$ 763,714	$ 805,768	$ 42,054
Intergovernmental Revenues	333,333	-	(333,333)
Investment Income	14,000	24,398	10,398
Total Revenues	1,111,047	830,166	(280,881)
Expenditures			
Capital Outlay	2,383,047	56,246	2,326,801
(Total Expenditures)	(2,383,047)	(56,246)	2,326,801
Excess (Deficiency) of Revenues Over (Under) Expenditures	(1,272,000)	773,920	2,045,920
Net Change in Fund Balance	(1,272,000)	773,920	2,045,920
Fund Balance, Beginning of Year	1,272,000	1,312,620	40,620
Fund Balance, End of Year	$ -	$ 2,086,540	$ 2,086,540

CITY OF ALACHUA, FLORIDA
SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES
BUDGET AND ACTUAL
CAPITAL PROJECTS FUNDS - NON-MAJOR
FOR THE YEAR ENDED SEPTEMBER 30, 2025

	Heritage Oaks Improvement			CDBG Economic Development		
	Final Budget	Actual	Variance With Final Budget	Final Budget	Actual	Variance With Final Budget
Revenues						
Intergovernmental Revenues	$ -	$ -	$ -	$ -	$ 10,000	$ 10,000
Total Revenues	-	-	-	-	10,000	10,000
Expenditures						
Physical Environment	4,326	-	4,326	-	-	-
Transportation	-	-	-	-	10,000	(10,000)
(Total Expenditures)	(4,326)	-	4,326	-	(10,000)	(10,000)
Excess (Deficiency) of Revenues Over (Under) Expenditures	(4,326)	-	4,326	-	-	-
Net Change in Fund Balance	(4,326)	-	4,326	-	-	-
Fund Balance, Beginning of Year	4,326	4,325	(1)	-	-	-
Fund Balance, End of Year	$ -	$ 4,325	$ 4,325	$ -	$ -	$ -

CITY OF ALACHUA, FLORIDA
SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES
BUDGET AND ACTUAL
CAPITAL PROJECTS FUNDS - NON-MAJOR
FOR THE YEAR ENDED SEPTEMBER 30, 2025

	CDBG Neighborhood Revitalization		
	Final Budget	Actual	Variance With Final Budget
Other Financing Sources (Uses)			
Transfers (out)	$ (36,088)	$ (36,087)	$ 1
Total Other Financing Sources (Uses)	(36,088)	(36,087)	1
Net Change in Fund Balance	(36,088)	(36,087)	1
Fund Balance, Beginning of Year	36,088	36,087	(1)
Fund Balance, End of Year	$ -	$ -	$ -

STATISTICAL SECTION
(unaudited)

This part of the City of Alachua, Florida's annual comprehensive financial report presents detailed information as a context for understanding what the information in the financial statements and note disclosures says about the City's overall financial health.

Contents	Page
Financial Trends Information	
These schedules contain trend information to help the reader understand how the City's financial performance and well-being have changed over time.	79
Revenue Capacity Information	
These schedules contain information to help the reader assess the factors affecting the City's most significant local revenue source, which is property taxes.	89
Debt Capacity Information	
These schedules present information to help the reader assess the affordability of the City's current levels of outstanding debt and the City's ability to issue additional debt in the future. The City has no legal debt margin, thus it is not reported in these schedules.	94
Demographic and Economic Information	
These schedules offer demographic and economic indicators to help the reader understand the environment within which the City's financial activities take place and to help make comparisons over time and with other governments.	101
Operating Information	
These schedules contain information about the City's operations and resources to help the reader understand how the City's financial information relates to the services the City provides and the activities it performs.	104

Sources: *Unless otherwise noted, the information in these schedules is derived from the annual financial reports for the relevant year. The City implemented GASB Statement No. 34 in 2003; schedules presenting government-wide information include information beginning in that year.*

FINANCIAL TRENDS INFORMATION

Schedule 1
CITY OF ALACHUA, FLORIDA
NET POSITION BY COMPONENT
LAST TEN FISCAL YEARS
(accrual basis of accounting)

	Fiscal Year			
	2016	2017	2018	2019
Governmental Activities				
Net Investment in Capital Assets	$ 19,616,277	22,463,590	23,893,386	31,404,781
Restricted	697,533	965,855	1,118,805	720,643
Unrestricted	1,596,788	34,697	1,170,134	(228,560)
Total governmental activities net position	$ 21,910,598	23,464,142	26,182,325	31,896,864
Business-type Activities				
Net Investment in Capital Assets	$ 26,925,962	27,105,739	27,305,901	30,545,539
Restricted	803,328	829,815	845,867	766,948
Unrestricted	7,524,704	8,213,058	10,039,192	8,850,939
Total business-type activities net position	$ 35,253,994	36,148,612	38,190,960	40,163,426
Primary Government				
Net Investment in Capital Assets	$ 46,542,239	49,569,329	51,199,287	61,950,320
Restricted	1,500,861	1,795,670	1,964,672	1,487,591
Unrestricted	9,121,492	8,247,755	11,209,326	8,622,379
Total primary government net position	$ 57,164,592	59,612,754	64,373,285	72,060,290

Fiscal Year					
2020	2021	2022	2023	2024	2025
38,811,346	39,709,937	39,845,824	40,727,323	42,890,476	43,768,267
824,515	877,524	1,067,693	1,734,624	2,399,562	3,658,243
(1,331,158)	(292,015)	1,365,613	2,458,477	1,885,612	967,701
38,304,703	40,295,446	42,279,130	44,920,424	47,175,650	48,394,211
32,375,147	36,157,170	36,263,333	37,275,117	42,757,851	45,918,263
497,822	0	0	0	0	0
8,714,790	7,501,011	9,599,477	11,497,338	12,550,995	15,667,510
41,587,759	43,658,181	45,862,810	48,772,455	55,308,846	61,585,773
71,186,493	75,867,107	76,109,157	78,002,440	85,648,327	89,686,530
1,322,337	877,524	1,067,693	1,734,624	2,399,562	3,658,243
7,383,632	7,208,996	10,965,090	13,955,815	14,436,607	16,635,211
79,892,462	83,953,627	88,141,940	93,692,879	102,484,496	109,979,984

Schedule 2
CITY OF ALACHUA, FLORIDA
CHANGES IN NET POSITION
LAST TEN FISCAL YEARS
(accrual basis of accounting)

	Fiscal Year			
	2016	**2017**	**2018**	**2019**
Expenses				
Governmental activities:				
General government	$ 3,028,258	3,486,727	3,599,652	3,929,844
Public safety	3,610,483	4,085,731	3,654,092	4,005,543
Physical environment	828,282	724,084	728,897	697,179
Transportation	918,754	982,780	1,009,907	1,146,987
Economic environment	239,226	237,578	347,468	361,475
Parks and recreation	741,416	730,895	1,113,466	1,240,993
Human Services	0	0	0	0
Interest on long-term debt	567,472	472,693	458,943	441,643
Total governmental activities expenses	9,933,891	10,720,488	10,912,425	11,823,664
Business-type Activities				
Electric	11,250,351	10,487,281	10,421,132	10,993,671
Water and sewer	3,403,639	3,974,417	3,861,470	4,376,020
Mosquito control	43,026	33,859	43,389	64,968
Total business-type activities	14,697,016	14,495,557	14,325,991	15,434,659
Total primary government expenses	24,630,907	25,216,045	25,238,416	27,258,323
Program Revenues				
Governmental activities:				
Charges for services:				
General government	398,171	356,558	424,864	465,209
Public safety	294,121	334,904	320,734	460,845
Physical environment	864,936	805,619	796,313	811,177
Transportation	23,104	33,871	34,790	40,108
Economic environment	0	0	0	0
Parks and recreation	30,654	34,865	73,653	113,726
Human Services	0	0	0	0
Operating grants and contributions	266,003	300,985	243,010	399,811
Capital grants and contributions	1,032,140	763,611	1,864,531	5,292,668
Total governmental activities program revenues	$ 2,909,129	2,630,413	3,757,895	7,583,544
Business-type activities:				
Charges for services:				
Electric	$ 15,129,466	13,736,261	14,066,610	14,098,831
Water and sewer	3,969,605	3,852,329	4,089,464	4,158,288
Mosquito control	57,991	58,909	59,831	60,487
Operating grants and contributions	0	0	0	75,407
Capital grants and contributions	0	0	350,000	768,000
Total business-type activities program revenues	19,157,062	17,647,499	18,565,905	19,161,013
Total primary government program revenues	22,066,191	20,277,912	22,323,800	26,744,557
Net (Expense) Revenue				
Governmental activities	(7,024,762)	(8,090,075)	(7,154,530)	(4,240,120)
Business-type activities	4,460,046	3,151,942	4,239,914	3,726,354
Total primary government net expense	$ (2,564,716)	(4,938,133)	(2,914,616)	(513,766)

Fiscal Year					
2020	2021	2022	2023	2024	2025
4,312,382	4,279,253	4,390,990	5,104,557	5,726,684	5,568,939
4,448,401	3,808,353	4,596,139	5,625,838	5,954,156	5,821,703
709,120	739,350	751,599	1,100,907	1,118,274	1,378,452
1,132,041	1,319,813	1,374,633	1,574,783	1,693,097	1,766,538
348,111	366,847	466,375	502,830	448,591	501,969
1,354,105	1,545,586	1,632,577	1,911,392	1,825,706	2,012,783
51,787	129,547	86,665	79,110	65,222	0
425,762	409,116	391,626	369,497	347,544	325,932
12,781,709	12,597,865	13,690,604	16,268,914	17,179,274	17,376,316
10,973,016	11,363,594	15,257,771	11,414,410	11,234,221	12,606,675
4,496,164	4,716,240	4,906,437	5,212,628	5,016,452	5,768,276
41,531	46,369	47,856	51,278	58,559	87,571
15,510,711	16,126,203	20,212,064	16,678,316	16,309,232	18,462,522
28,292,420	28,724,068	33,902,668	32,947,230	33,488,506	35,838,838
499,375	528,747	691,202	662,254	595,543	590,590
557,469	760,854	853,988	896,118	1,079,414	868,506
819,832	831,301	844,814	1,183,392	1,215,622	1,285,159
41,157	45,230	46,463	47,723	50,504	51,978
0	0	0	0	0	0
48,268	172,483	336,928	157,276	254,335	172,103
0	0	0	0	0	0
277,541	508,954	258,650	320,283	367,362	590,959
7,004,740	1,207,760	1,455,383	1,430,620	1,779,443	875,438
9,248,382	4,055,329	4,487,428	4,697,666	5,342,223	4,434,733
14,454,678	14,899,859	18,612,142	14,788,541	14,054,132	16,092,860
4,366,496	5,146,692	5,384,942	5,893,278	7,526,827	7,643,887
60,786	61,889	62,142	63,654	64,989	68,382
6,266	15,000	0	0	0	0
0	138,665	341,422	722,280	2,945,157	3,151,849
18,888,226	20,262,105	24,400,648	21,467,753	24,591,105	26,956,978
28,136,608	24,317,434	28,888,076	26,165,419	29,933,328	31,391,711
(3,533,327)	(8,542,536)	(9,203,176)	(11,571,248)	(11,837,051)	(12,941,583)
3,377,515	4,135,902	4,188,584	4,789,437	8,281,873	8,494,456
(155,812)	(4,406,634)	(5,014,592)	(6,781,811)	(3,555,178)	(4,447,127)

Schedule 2 *(Concluded)*
CITY OF ALACHUA, FLORIDA
CHANGES IN NET POSITION
LAST TEN FISCAL YEARS
(accrual basis of accounting)

	2016	2017	2018	2019
General Revenues and Other Changes in Net Position				
Governmental activities:				
Taxes				
Property taxes	$ 3,982,499	4,171,075	4,090,645	4,280,381
Utility taxes	1,387,113	1,423,860	1,450,979	1,506,043
Discretionary Sales Surtax	0	368,655	605,530	609,820
Communications services taxes	338,750	311,859	323,331	332,749
Local option gas tax	0	0	0	0
Business license tax	48,398	48,649	49,970	51,497
Franchise fees	0	0	0	0
Intergovernmental revenue	743,242	801,244	823,041	853,502
Unrestricted investment earnings	25,692	32,812	58,385	114,730
Miscellaneous	194,070	103,364	97,195	140,609
Capital asset transfers	0	0	0	0
Gain on disposal of capital assets	0	0	0	0
Special item	(123,628)	0	0	0
Transfers	2,200,859	2,382,101	2,362,597	2,065,328
Total governmental activities	8,796,995	9,643,619	9,861,673	9,954,659
Business-type activities:				
Unrestricted investment earnings	7,166	23,498	99,537	187,324
Miscellaneous	74,219	101,279	58,336	124,115
Capital asset transfers	0	0	0	0
Gain on disposal of capital assets	0	0	0	0
Special item	0	0	0	0
Transfers	(2,200,859)	(2,382,101)	(2,362,597)	(2,065,328)
Total business-type activities	(2,119,474)	(2,257,324)	(2,204,724)	(1,753,889)
Total primary government	$ 6,677,521	7,386,295	7,656,949	8,200,770
Change in Net Position				
Governmental activities	$ 1,772,233	1,553,544	2,707,143	5,714,539
Business-type activities	2,340,572	894,618	2,035,190	1,972,465
Total primary government	$ 4,112,805	2,448,162	4,742,333	7,687,004

Fiscal Year					
2020	2021	2022	2023	2024	2025
4,489,384	4,726,998	5,079,266	5,585,088	7,028,964	7,770,157
1,481,057	1,608,171	1,670,498	1,742,543	1,608,058	1,699,060
571,527	684,556	774,727	1,273,912	1,576,194	1,611,536
361,901	321,121	313,796	327,756	326,359	341,018
0	0	0	0	0	0
47,733	39,549	48,153	42,317	48,714	50,121
0	0	0	0	0	0
790,075	1,019,001	1,189,151	1,202,264	1,171,086	1,158,878
30,281	5,407	10,524	107,924	224,893	219,970
101,531	57,535	100,045	1,930,738	108,009	210,584
0	0	0	0	0	0
0	0	0	0	0	0
0	0	0	0	0	0
2,067,677	2,071,641	2,000,000	2,000,000	2,000,000	2,000,000
9,941,166	10,533,979	11,186,160	14,212,542	14,092,277	15,061,324
58,977	6,161	12,051	118,924	223,443	214,464
55,518	0	3,994	1,284	31,075	1,758
0	0	0	0	0	0
0	0	0	0	0	0
0	0	0	0	0	0
(2,067,677)	(2,071,641)	(2,000,000)	(2,000,000)	(2,000,000)	(2,000,000)
(1,953,182)	(2,065,480)	(1,983,955)	(1,879,792)	(1,745,482)	(1,783,778)
7,987,984	8,468,499	9,202,205	12,332,750	12,346,795	13,277,546
6,407,839	1,991,443	1,982,984	2,641,294	2,255,226	2,119,741
1,424,333	2,070,422	2,204,629	2,909,645	6,536,391	6,710,678
7,832,172	4,061,865	4,187,613	5,550,939	8,791,617	8,830,419

Schedule 3
CITY OF ALACHUA, FLORIDA
FUND BALANCES, GOVERNMENTAL FUNDS
LAST TEN FISCAL YEARS
(modified accrual basis of accounting)

	Fiscal Year			
	2016	2017	2018	2019
General Fund				
Nonspendable	$ 1,128,744	627,675	750,470	3,104,103
Restricted	26,167	10,448	3,693	12,824
Assigned	2,050,825	306,543	2,354,747	1,228,534
Unassigned	2,931,335	3,813,331	2,774,649	2,705,928
Reserved	0	0	0	0
Unreserved	0	0	0	0
Total general fund	$ 6,137,071	4,757,997	5,883,559	7,051,389
All Other Governmental Funds				
Nonspendable	$ 12,226	21,826	5,693	597
Restricted	4,635,975	955,407	1,115,112	707,819
Assigned	697,959	559,861	494,228	491,462
Unassigned	(667,489)	(300,000)	(95,699)	(2,802,715)
Reserved	0	0	0	0
Unreserved, reported in:				
Special revenue funds	0	0	0	0
Debt service funds	0	0	0	0
Capital projects funds	0	0	0	0
Total all other governmental funds	$ 4,678,671	1,237,094	1,519,334	(1,602,837)

Fiscal Year					
2020	2021	2022	2023	2024	2025
3,022,285	1,634,204	918,680	334,093	408,054	135,909
12,427	0	0	0	3,390	3,392
1,597,253	1,454,295	2,087,212	3,359,902	4,450,033	3,682,843
2,516,089	3,888,829	4,905,716	6,519,909	5,635,718	5,435,132
0	0	0	0	0	0
0	0	0	0	0	0
7,148,054	6,977,328	7,911,608	10,213,904	10,497,195	9,257,276
589	5,613	5,784	5,898	6,226	8,121
812,088	878,224	1,067,693	1,734,624	2,396,172	3,654,851
502,343	537,640	717,979	725,835	733,371	732,654
(2,539,356)	(1,098,942)	(301,593)	0	(66,965)	0
0	0	0	0	0	0
0	0	0	0	0	0
0	0	0	0	0	0
0	0	0	0	0	0
(1,224,336)	322,535	1,489,863	2,466,357	3,068,804	4,395,626

Schedule 4
CITY OF ALACHUA, FLORIDA
CHANGES IN FUND BALANCES, GOVERNMENTAL FUNDS
LAST TEN FISCAL YEARS
(modified accrual basis of accounting)

	Fiscal Year			
	2016	**2017**	**2018**	**2019**
Revenues				
Taxes	$ 6,004,417	6,574,325	6,771,785	7,039,344
Permits, fees, and special assessments	491,381	491,187	536,096	564,860
Intergovernmental revenues	1,796,689	1,594,494	1,241,335	3,723,450
Charges for services	1,067,509	982,949	1,060,719	1,217,916
Fines and forfeitures	34,312	64,531	29,230	78,810
Interest	25,692	32,812	58,385	114,730
Miscellaneous	192,843	107,699	89,425	137,858
Total revenues	9,612,843	9,847,997	9,786,975	12,876,968
Expenditures				
General government	2,741,395	3,064,460	3,156,600	3,332,416
Public safety	3,283,396	3,555,867	3,133,453	3,261,173
Physical environment	828,228	724,030	728,843	697,125
Transportation	566,945	563,055	562,857	667,209
Economic environment	197,743	186,235	294,475	300,062
Human Services	0	0	0	0
Parks and recreation	640,079	592,608	793,078	876,510
Debt service:				
Principal	418,711	482,911	534,888	464,197
Interest and fiscal charges	474,815	486,444	489,477	471,882
Capital outlay	4,339,117	7,395,139	1,048,099	6,826,063
Total expenditures	13,490,429	17,050,749	10,741,770	16,896,637
Excess (deficiency) of revenues over (under) expenditures	(3,877,586)	(7,202,752)	(954,795)	(4,019,669)
Other Financing Sources (Uses)				
Proceeds from the sale of capital assets	0	0	0	0
Proceeds from borrowing	13,207,453	0	0	0
Payments to refunding bond escrow agent	(7,100,000)	0	0	0
Insurance proceeds	0	0	0	0
Transfers in	3,437,126	5,478,044	3,398,431	3,015,805
Transfers out	(1,236,267)	(3,095,943)	(1,035,834)	(950,476)
Issuance of leases	0	0	0	0
Total other financing sources (uses)	8,308,312	2,382,101	2,362,597	2,065,329
Net change in fund balances	$ 4,430,726	(4,820,651)	1,407,802	(1,954,340)
Debt service as a percentage of noncapital expenditures	9.8%	10.0%	10.6%	9.3%

Source: City of Alachua Financial Reports

Note:
A) Section 108, Series 2001A loan refinanced in FY 2015 and paid off in FY2021.
B) Capital Improvement Revenue and Revenue Refunding Bonds, Series 2016 issued in FY 2016. Issue refunded $7.1 million of outstanding Capital Improvement and Refunding Revenue Bonds, Series 2006.

Fiscal Year					
2020	2021	2022	2023	2024	2025
7,197,160	7,661,926	8,201,819	9,307,638	10,947,312	11,830,519
581,834	797,763	1,005,843	1,057,984	1,071,191	978,911
8,201,739	2,908,312	2,495,080	1,769,540	2,345,295	2,254,996
1,312,746	1,459,927	1,735,312	1,859,938	2,051,809	1,928,170
40,987	46,308	56,253	48,080	82,030	70,840
30,283	5,407	10,524	107,924	224,893	219,970
47,637	47,324	86,681	1,962,732	119,843	212,651
17,412,386	12,926,967	13,591,512	16,113,836	16,842,373	17,496,057
3,604,814	4,131,805	3,951,708	4,170,933	5,065,538	5,400,682
3,513,424	3,771,476	4,216,129	4,556,215	5,485,617	5,651,012
709,066	739,296	751,545	1,100,853	1,118,274	1,378,452
592,393	684,572	699,970	775,977	873,827	958,380
233,817	315,730	410,344	336,762	411,851	430,304
51,787	129,547	86,665	79,110	65,222	0
954,871	1,136,982	1,176,277	1,455,210	1,369,849	1,458,072
479,892	515,433	324,918	497,251	418,100	636,600
456,514	440,173	422,102	404,245	382,034	360,881
8,408,319	1,757,449	1,450,246	1,458,490	2,766,323	4,134,771
19,004,897	13,622,463	13,489,904	14,835,046	17,956,635	20,409,154
(1,592,511)	(695,496)	101,608	1,278,790	(1,114,262)	(2,913,097)
0	0	0	0	0	0
0	0	0	0	0	0
0	0	0	0	0	0
0	0	0	0	0	0
3,033,621	3,048,523	3,248,809	3,035,007	3,073,523	3,123,674
(965,944)	(976,882)	(1,248,809)	(1,035,007)	(1,073,523)	(1,123,674)
0	0	0	0	0	1,000,000
2,067,677	2,071,641	2,000,000	2,000,000	2,000,000	3,000,000
475,166	1,376,145	2,101,608	3,278,790	885,738	86,903
8.8%	8.1%	6.2%	6.7%	5.3%	6.1%

REVENUE CAPACITY INFORMATION

Schedule 5
CITY OF ALACHUA
ASSESSED VALUE AND ACTUAL VALUE OF TAXABLE PROPERTY
LAST TEN FISCAL YEARS

Fiscal Year Ended September 30	Residential Property	Commercial Property	Agricultural Property	Industrial Property
2016	$ 298,701,155	$ 107,851,700	$ 57,903,000	$ 120,895,840
2017	309,304,486	113,985,346	53,879,730	121,952,410
2018	335,714,108	103,460,140	54,743,787	176,570,660
2019	357,724,814	106,719,620	60,071,970	179,366,290
2020	375,232,012	117,826,179	58,052,873	176,592,913
2021	384,017,832	121,199,899	59,666,304	194,476,724
2022	409,264,640	129,231,583	61,894,175	210,246,042
2023	460,164,061	147,124,615	62,321,063	223,287,162
2024	524,832,029	157,032,950	62,289,395	259,996,967
2025	583,504,189	173,984,349	71,388,620	290,558,139

Source: Alachua County Property Appraiser

Non-Taxable Real Property	Personal and Centrally Assessed Property	Less: Tax Exempt Property	Total Taxable Assessed Value	Total Direct Tax Rate
$ 287,466,114	$ 100,745,527	$ 285,472,955	$ 688,090,381	5.9900
291,778,105	107,092,736	286,363,129	711,629,684	5.9900
306,847,540	107,354,328	302,079,280	782,611,283	5.3900
323,835,410	110,932,918	318,382,990	820,268,032	5.3900
329,621,158	124,683,997	325,488,330	856,520,802	5.3900
349,185,630	129,653,433	331,380,488	906,819,334	5.3900
357,686,564	142,274,830	335,026,671	975,571,163	5.3900
369,369,192	148,544,616	342,036,425	1,068,774,284	5.3900
390,213,187	178,706,392	355,072,495	1,217,998,425	5.9500
386,884,507	196,053,017	351,372,027	1,351,000,794	5.9500

Schedule 6
CITY OF ALACHUA, FLORIDA
DIRECT AND OVERLAPPING PROPERTY TAX RATES
LAST TEN FISCAL YEARS
(rate per $1,000 of assessed value)

	Direct			Overlapping							
Fiscal Year Ended Sept. 30,	Basic Rate	General Obligation Debt Service	Total City	Alachua BOCC	Alachua BOCC GO Debt	Alachua County Library District	Library Debt Service	Alachua County Children's Trust	School Board	Suwannee River Water Management District	St. Johns River Water Management District
2016	5.9900	0.0000	5.9900	8.7950	0.1595	1.4538	0.0900	0.0000	8.3420	0.4104	0.3023
2017	5.9900	0.0000	5.9900	8.9290	0.0000	1.3371	0.0750	0.0000	7.9360	0.4093	0.2885
2018	5.3900	0.0000	5.3900	8.4648	0.0000	1.2655	0.0000	0.0000	7.6250	0.4027	0.2724
2019	5.3900	0.0000	5.3900	8.2829	0.0000	1.2303	0.0000	0.0000	7.2640	0.3948	0.2562
2020	5.3900	0.0000	5.3900	8.2729	0.0000	1.1825	0.0000	0.5000	7.1440	0.3840	0.2414
2021	5.3900	0.0000	5.3900	7.8935	0.0000	1.1289	0.0000	0.5000	6.9150	0.3696	0.2287
2022	5.3900	0.0000	5.3900	7.8662	0.0000	1.0856	0.0000	0.5000	6.8430	0.3615	0.2189
2023	5.3900	0.0000	5.3900	7.7662	0.0000	1.0565	0.0000	0.4612	6.4980	0.3368	0.1974
2024	5.9500	0.0000	5.9500	7.6414	0.0000	1.0339	0.0000	0.4612	6.4320	0.3113	0.1793
2025	5.9500	0.0000	5.9500	7.6180	0.0000	1.0000	0.0000	0.4500	6.2610	0.2936	0.1793

Source: Alachua County Property Appraiser

Schedule 7
CITY OF ALACHUA, FLORIDA
PRINCIPAL PROPERTY TAX PAYERS
CURRENT YEAR AND NINE YEARS PRIOR

	Fiscal Year 2025			Fiscal Year 2016		
Taxpayer	Taxable Assessed Value	Rank	Percentage of Total City Taxable Assessed Value	Taxable Assessed Value	Rank	Percentage of Total City Taxable Assessed Value
Alachua Government Services (Resilience)	$ 96,937,198	1	7.18%			
Wal-Mart Stores East LP	76,388,685	2	5.65%	$ 60,019,210	1	8.73%
Dolgencorp, Inc.	56,825,353	3	4.21%	49,602,200	2	7.21%
Regeneration Technologies, Inc.	38,821,628	4	2.87%	23,981,160	4	3.49%
Baugh Southeast Cooperative, Inc. (Sysco)	36,175,393	5	2.68%	30,330,400	3	4.41%
Alachua Development, LLC	25,812,043	6	1.91%	11,223,400	6	1.63%
Waco Properties, Inc.	18,776,450	7	1.39%	10,775,100	7	1.57%
Alachua Copeland Park Investments LLC	13,932,125	8	1.03%			
Alachua Highpoint LLC	12,791,005	9	0.95%			
CEGM Alachua LLC	10,493,248	10	0.78%			
SNH Medical Office Properties				16,463,560	5	2.39%
South Redistribution Center Inc.				7,407,470	8	1.08%
Lowes Home Centers, Inc.				7,398,150	9	1.08%
MAS Holding Company, Inc.				5,125,000	10	0.75%
	$ 386,953,128		28.64%	$ 222,325,650		32.34%

Source: Alachua County Tax Collector

Schedule 8
CITY OF ALACHUA, FLORIDA
PROPERTY TAX LEVIES AND COLLECTIONS
LAST TEN FISCAL YEARS

Fiscal Year Ended September 30	Taxes Levied for the Fiscal Year	Collected within the Fiscal Year of the Levy		Collections in Subsequent Years	Total Collections to Date	
		Amount	Percentage of Levy		Amount	Percentage of Levy
2016	$ 4,130,829	$ 3,975,018	96.2%	$ 7,481	$ 3,982,499	96.4%
2017	4,262,662	4,164,772	97.7%	6,303	4,171,075	97.9%
2018	4,230,837	4,085,398	96.6%	5,247	4,090,645	96.7%
2019	4,404,414	4,296,687	97.6%	(16,306)	4,280,381	97.2%
2020	4,539,399	4,475,397	98.6%	13,987	4,489,384	98.9%
2021	4,892,610	4,719,365	96.5%	7,636	4,727,001	96.6%
2022	5,274,051	5,066,133	96.1%	13,135	5,079,268	96.3%
2023	5,785,556	5,584,523	96.5%	565	5,585,088	96.5%
2024	7,213,157	7,026,942	97.4%	2,023	7,028,965	97.4%
2025	7,981,458	7,770,343	97.4%	(186)	7,770,157	97.4%

Sources: City of Alachua Financial System Data
Department of Revenue
Alachua County Property Appraiser
Alachua County Tax Collector

DEBT CAPACITY INFORMATION

Schedule 9
CITY OF ALACHUA, FLORIDA
RATIOS OF OUTSTANDING DEBT BY TYPE
LAST TEN FISCAL YEARS

	Governmental Activities				
Fiscal Year	Gen. Govt. Revenue Bonds	Gen. Govt. Participation Certificates	Sales Tax Revenue Notes	Financing Loans	Capital Leases
2016	$ 12,937,326	$ 875,000	$ -	$ 1,140,370	$ 180,085
2017	12,839,292	725,000	0	971,501	90,043
2018	12,622,858	560,000	0	467,389	0
2019	12,399,024	385,000	0	377,995	0
2020	12,171,488	200,000	0	286,601	0
2021	11,925,453	0	0	193,168	0
2022	11,672,019	0	0	97,651	0
2023	11,248,384	0	0	0	0
2024	10,806,249	0	0	0	0
2025	10,345,615	0	0	0	800,000

Note: Details regarding the City's outstanding debt can be found in the notes to the financial statements.

Business-Type Activities							
Utility Acquisition Bonds	Utility Refunding Bonds	Utility Revenue Bonds	Financing Loans	Capital Leases	Total Primary Government	Percentage of Personal Income	Per Capita
$ 290,000	$ 2,750,000	$ 4,611,853	$ 8,229,683	$ -	$ 31,014,317	7.91%	$ 3,135
200,000	2,085,000	4,576,964	8,086,990	0	29,574,790	7.36%	2,977
105,000	1,405,000	4,500,471	7,917,275	0	27,577,993	6.51%	2,716
0	710,000	4,421,382	12,220,079	0	30,513,479	6.95%	2,963
0	0	4,340,996	11,995,158	0	28,994,243	5.57%	2,769
0	0	4,254,106	11,327,436	0	27,709,054	5.45%	2,576
0	0	4,164,617	10,637,957	0	26,483,483	4.82%	2,442
0	0	4,015,328	10,136,566	0	25,400,278	4.53%	2,306
0	0	3,859,539	9,618,063	0	24,283,851	3.97%	2,150
0	0	3,697,250	9,082,334	0	23,925,199	3.58%	2,107

Schedule 10
CITY OF ALACHUA, FLORIDA
DIRECT AND OVERLAPPING GOVERNMENTAL ACTIVITIES DEBT
AS OF SEPTEMBER 30, 2025

Governmental Unit	Debt Outstanding	Estimated Percentage Applicable	Estimated Share of Overlapping Debt
Direct:			
Capital Improvement Revenue and Revenue Refunding Bonds, 2016	$ 9,828,875	100.00%	$ 9,828,875
Plus Premium	516,740	100.00%	516,740
Leases Payables	800,000	100.00%	800,000
Total direct debt	11,145,615		11,145,615
Overlapping:			
Alachua County Board of County Commissioners:			
Capital Improvement Revenue Note, 2015A	419,000	5.81%	24,361
Public Improvement Revenue Refunding Note, 2015B	2,972,000	5.81%	172,797
Public Improvement Revenue Refunding Note, 2016	4,010,000	5.81%	233,148
Public Improvement Revenue Note, 2017	372,000	5.81%	21,629
Local Option Gas Tax Revenue Note, 2018	3,595,000	5.81%	209,019
Capital Improvement Revenue Note, 2020A	1,950,000	5.81%	113,376
Capital Improvement Revenue Note, 2020C	7,140,000	5.81%	415,131
Tourist Development Tax Revenue Note, 2021AB	29,535,000	5.81%	1,717,213
Capital Improvement Revenue Note, 2022	31,465,000	5.81%	1,829,427
Capital Improvement Revenue Note, 2023	7,480,000	5.81%	434,899
Public Improvement Revenue Note, 2025	85,500,000	5.81%	4,971,110
Finance Purchases	1,152,436	5.81%	67,005
Leases Payables	5,552,167	5.81%	322,812
Subscription Payables	3,500,937	5.81%	203,550
School Board of Alachua County:			
Certificates of Participation	72,376,065	5.04%	3,647,785
Qualified School Construction Bonds	11,211,997	5.04%	565,089
Build America Bonds	1,535,291	5.04%	77,379
Total overlapping debt	269,766,893		15,025,730
Total direct and overlapping debt	$ 280,912,508		$ 26,171,345

Sources: City of Alachua Finance Department and the Alachua County Finance Department.

Notes:

(1) Overlapping governments are those that coincide, at least in part, with the geographic boundaries of the City. This schedule estimates the portion of the outstanding debt of those overlapping governments that is borne by the residents and the businesses of Alachua. This process recognizes that, when considering the City's ability to issue and repay long-term debt, the entire debt burden borne by the residents and businesses should be taken into account. However, this does not imply that every taxpayer is a resident and, therefore, responsible for repaying the debt of each overlapping government.

(2) Ratio of assessed valuation of taxable property in overlapping unit to that within the City of Alachua.

Schedule 11
CITY OF ALACHUA, FLORIDA
PLEDGED-REVENUE COVERAGE
GENERAL GOVERNMENT DEBT
LAST TEN FISCAL YEARS

		Section 108 Loan Debt Service	
Fiscal Year	Pledged Revenue	Principal	Interest
2016	$ 1,133,662	$ 140,000	$ 16,405
2017	1,190,516	150,000	15,242
2018	1,235,434	165,000	13,848
2019	1,310,196	175,000	11,654
2020	1,272,267	185,000	8,363
2021	1,428,992	200,000	3,917
2022	0	0	0
2023	0	0	0
2024	0	0	0
2025	0	0	0

		Series 2006 Capital Improvement Debt Service	
Fiscal Year	Pledged Revenue	Principal	Interest
2016	$ 6,402,248	$ 110,000	$ 304,448
2017	0	0	0
2018	0	0	0
2019	0	0	0
2020	0	0	0
2021	0	0	0
2022	0	0	0
2023	0	0	0
2024	0	0	0
2025	0	0	0

Notes:
(1) Pledged revenue for the Section 108 Loan consists of Half Cent Sales Tax, Franchise Fees, and Guaranteed Entitlement Revenue.

(2) Original Section 108 Loan Series 2001A was refinanced by HUD in FY 2014-2015 and paid off in FY 2021.

(3) Pledged revenue for the Series 2006 bonds consists of various non ad valorem revenue. This issue was refunded in FY 2016 by the covenant-to-budget Series 2016 Capital Improvement and Revenue Refunding bonds.

Schedule 12
CITY OF ALACHUA, FLORIDA
PLEDGED-REVENUE COVERAGE
SALES TAX REVENUE NOTES
LAST TEN FISCAL YEARS

Fiscal Year	Sales Tax Revenue	Sales Tax Rev Note-1995 Debt Service		Sales Tax Rev Note-1999A Debt Service		Coverage
		Principal	Interest	Principal	Interest	
2016	$ 0	$ 0	$ 0	$ 0	$ 0	0.00
2017	0	0	0	0	0	0.00
2018	0	0	0	0	0	0.00
2019	0	0	0	0	0	0.00
2020	0	0	0	0	0	0.00
2021	0	0	0	0	0	0.00
2022	0	0	0	0	0	0.00
2023	0	0	0	0	0	0.00
2024	0	0	0	0	0	0.00
2025	0	0	0	0	0	0.00

Fiscal Year	Sales Tax Revenue	Sales Tax Rev Note-1999B Debt Service		Sales Tax Rev Note-2000 Debt Service		Coverage
		Principal	Interest	Principal	Interest	
2016	$ 0	$ 0	$ 0	$ 0	$ 0	0.00
2017	0	0	0	0	0	0.00
2018	0	0	0	0	0	0.00
2019	0	0	0	0	0	0.00
2020	0	0	0	0	0	0.00
2021	0	0	0	0	0	0.00
2022	0	0	0	0	0	0.00
2023	0	0	0	0	0	0.00
2024	0	0	0	0	0	0.00
2025	0	0	0	0	0	0.00

Notes:
(1) The Sales Tax 1995 and 2000 were paid off in Fiscal Year 2006 with proceeds from Series 06 Capital Improvement/ Refunding Bonds.

(2) The Sales Tax 1999A and 1999B were paid off in Fiscal Year 2001 with proceeds from Section 108 Loan.

Schedule 13
CITY OF ALACHUA, FLORIDA
PLEDGED-REVENUE COVERAGE
TAX INCREMENT REVENUE NOTES
LAST TEN FISCAL YEARS

Fiscal Year	Tax Increment Revenue	Debt Service Requirements			
		Principal	Interest	Total	Coverage
2016	$ 446,504	$ 83,668	$ 15,612	$ 99,280	4.50
2017	461,807	85,535	13,744	99,279	4.65
2018	442,610	87,445	11,835	99,280	4.46
2019	459,275	89,397	9,882	99,279	4.63
2020	466,184	91,392	7,887	99,279	4.70
2021	470,975	93,433	5,847	99,280	4.74
2022	490,008	95,518	3,761	99,279	4.94
2023	549,266	97,651	1,629	99,280	5.53
2024	603,666	0	0	0	0.00
2025	663,418	0	0	0	0.00

Notes:

(1) The Tax Increment Revenue Notes are backed by the property tax revenue produced by the property tax rate of the City of Alachua and Alachua County applied to the increase in taxable assessed values above the base year taxable assessed valued multiplied by 95%.

(2) 2013 Redevelopment Note was paid of Fiscal Year 2023.

Schedule 14
CITY OF ALACHUA, FLORIDA
PLEDGED-REVENUE COVERAGE
UTILITY SYSTEM BONDS
LAST TEN FISCAL YEARS

Net Debt Service Requirements

Fiscal Year	Net Utility Revenue Available	Excise Taxes	Revenue Available for Debt Service	Total Debt	Coverage
2016	$ 3,949,967	$ 1,725,863	$ 5,675,830	$ 1,142,493	4.97
2017	3,042,563	1,735,719	4,778,282	1,158,811	4.12
2018	3,587,827	1,774,310	5,362,137	1,184,685	4.53
2019	3,137,138	1,838,792	4,975,930	1,214,577	4.10
2020	3,711,173	1,842,958	5,554,131	1,132,122	4.91
2021	4,003,398	1,929,292	5,932,690	1,059,513	5.60
2022	3,958,469	1,984,294	5,942,880	990,900	6.00
2023	3,473,484	2,070,299	5,543,783	785,803	7.05
2024	5,920,122	1,934,417	7,854,539	788,710	9.96
2025	8,710,678	2,040,078	10,750,756	791,202	13.59

Source: City of Alachua Financial Statements (Combining Statements of Revenues, Expenses, and Changes In Fund Net Position).

DEMOGRAPHIC AND ECONOMIC INFORMATION

Schedule 15
CITY OF ALACHUA, FLORIDA
DEMOGRAPHIC AND ECONOMIC STATISTICS
LAST TEN FISCAL YEARS

Year	City Population	Gainesville MSA Population	Per Capita Personal Income	Total Personal Income	Unemployment Rate
2016	9,892	277,163	$ 39,650	$ 392,217,800	4.40%
2017	9,936	280,708	40,444	401,851,584	4.50%
2018	10,155	280,715	41,718	423,646,290	3.40%
2019	10,298	285,072	42,663	439,343,574	2.50%
2020	10,470	289,857	49,689	520,243,830	4.30%
2021	10,756	328,517	47,302	508,780,312	5.20%
2022	10,844	351,001	50,623	548,955,812	2.40%
2023	11,015	357,446	50,892	560,575,380	3.00%
2024	11,296	361,661	54,166	611,859,136	3.50%
2025	11,353	364,471	58,873	668,385,169	4.50%

Notes:
A) Per Capita Personal Income figures were based on Gainesville Metropolitan Statistical Area through 2024 until information was discontinued. 2025 Per Capita Personal Income figures are based on Alachua County data provided by the Federal Reserve Bank of St. Louis (FRED).

B) Unemployment rate figures are based on data for the Gainesville Metropolitan Statistical Area provided by Federal Reserve Bank of St. Louis (FRED).

C) Population estimate as published by the University of Florida Bureau of Economic and Business Research (BEBR).

Schedule 16
CITY OF ALACHUA, FLORIDA
PRINCIPAL EMPLOYERS
CURRENT YEAR AND NINE YEARS PRIOR

		Fiscal Year 2025		
Employer	**Type of Business**	**Number of Employees**	**Rank**	**% of Total**
Walmart Distribution Center	Retail	744	1	23.79%
Dollar General Distribution Center	Retail	699	2	22.35%
School Board of Alachua County	Public Education	314	3	10.04%
Regeneration Technologies, Inc.	Orthopedic/Cardio Implants	300	4	9.59%
Publix Supermarkets	Retail	246	5	7.86%
Sandvik Mining & Construction USA, LLC	Manufacturing	210	6	6.71%
JonesEdmunds	Engineering	175	7	5.59%
City of Alachua	City Government	153	8	4.89%
Baugh Southeast Cooperative, Inc. (Sysco)	Retail	151	9	4.83%
Lowe's	Retail	136	10	4.35%
	Total City Employment	3,128		

Source: Individual Employers

Employer	Type of Business	Fiscal Year 2016 Number of Employees	Rank	% of Total
Walmart Distribution Center	Retail	738	1	25.20%
Dollar General Distribution Center	Retail	600	2	20.49%
Regeneration Technologies, Inc.	Orthopedic/Cardio Implants	518	3	17.69%
School Board of Alachua County	Public Education	304	4	10.38%
State of Florida	State Government	151	5	5.16%
Lowe's	Retail	140	6	4.78%
Baugh Southeast Cooperative, Inc.	Retail	132	7	4.51%
Sandvik Mining & Construction USA, LLC	Manufacturing	128	8	4.37%
City of Alachua	City Government	114	9	3.89%
Greenway Health (Vitera)	Healthcare Management	103	10	3.52%
	Total City Employment	2,928		

Source: Individual Employers

OPERATING INFORMATION

Schedule 17
CITY OF ALACHUA, FLORIDA
FULL-TIME EQUIVALENT CITY GOVERNMENT EMPLOYEES
BY FUNCTION/PROGRAM
LAST TEN FISCAL YEARS

Program	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
General Administration	13.00	12.00	13.00	13.00	13.00	13.00	15.00	15.00	15.00	16.00
Culture and Recreation	7.00	5.00	6.00	7.00	8.00	8.00	8.00	12.00	10.00	10.00
Finance/Administrative Services	20.00	25.00	26.00	26.00	27.00	28.00	29.00	26.00	30.00	30.00
Police	31.50	32.50	34.50	34.50	36.50	36.50	38.50	41.50	41.50	43.50
Community Development and Planning	10.50	11.00	13.00	13.00	13.00	13.00	12.00	13.00	14.00	14.00
Public Services	38.00	38.00	40.00	40.00	41.00	43.00	48.00	50.00	53.00	59.00
Total	120.00	123.50	132.50	133.50	138.50	141.50	150.50	157.50	163.50	172.50

Source: City of Alachua Annual Budget

Notes:
A) Community Development and Planning includes Compliance and Risk Management - 3.5 FTE in FY 2016.
B) Purchasing, IT, and Facilities consolidated under Finance & Administrative Services during FY 2016.
C) FTE for Electric System Planner added to Public Services during FY 2016.
D) Recreation maintenance staff consolidated with Facilities in FY 2017, transferred back to Culture Recreation in FY2023 and reassigned to Facilities again in FY2024- 3 FTE.
E) Safety Specialist transferred to Human Resources from Compliance and Risk Management in FY 2022.

Schedule 18
CITY OF ALACHUA, FLORIDA
OPERATING INDICATORS BY FUNCTION/PROGRAM
LAST TEN FISCAL YEARS

Function/Program	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
Public Safety:										
Arrests	217	247	320	304	228	183	343	242	402	373
Traffic citations issued	2,196	1,889	1,144	1,813	1,567	1,861	1,682	1,192	1,444	1,346
Planning and Development:										
New local business tax receipts issued	58	42	49	54	35	41	47	60	47	41
Building permits issued	605	531	948	668	716	641	952	1,095	1,038	1,004
Culture and Recreation:										
Participants in Summer Recreation Program	0	0	42	165	62	194	190	177	144	146
Electric Utility:										
Number of residential customers	3,866	3,855	3,828	3,881	3,901	3,988	4,034	4,046	4,210	4,503
Kilowatts per hour sold-residential	44,908,136	49,536,179	43,899,437	45,432,789	44,486,790	46,932,453	47,876,451	45,066,429	49,224,047	51,166,850
Number of commercial customers	850	833	939	1,086	1,102	1,134	1,157	1,158	1,163	1,174
Kilowatts per hour sold-commercial	76,684,358	88,739,370	85,042,289	86,828,532	77,724,048	86,999,274	96,251,278	98,827,071	104,229,140	98,738,570
Water Utility:										
Number of residential customers	3,455	3,435	3,481	3,532	3,569	3,676	3,756	3,833	4,010	4,304
Gallons sold	195,392,511	239,218,578	190,649,990	203,401,990	210,642,294	201,998,290	215,566,410	215,908,840	234,132,650	242,591,469
Number of commercial customers	544	524	526	534	547	570	573	572	597	615
Gallons sold	183,371,258	151,993,571	185,630,701	192,225,666	184,659,250	196,476,140	212,258,580	215,379,015	231,003,762	230,310,677
Wastewater Utility:										
Number of customers	2,977	2,953	2,984	3,035	3,073	3,133	3,211	3,271	3,445	3,766
Gallons of wastewater billed to customers	239,973,349	271,199,248	266,929,170	281,685,710	271,043,085	285,272,510	305,450,040	311,847,795	334,420,510	325,534,118
Reclaimed Water:										
Number of customers	1	1	1	1	1	1	1	1	1	1
Gallons of wastewater billed to customers	220,200	58,655,900	177,262,500	173,520,740	25,575	31,930	6,102,000	0	0	0
Solid Waste:										
Number of customers	3,532	3,554	3,604	3,685	3,695	3,774	3,834	3,891	4,059	4,348

Source: Various City Departments

Notes:
(A) Reclaimed Water became available for sale in Fiscal Year 2014.

Schedule 19
CITY OF ALACHUA, FLORIDA
CAPITAL ASSET STATISTICS BY FUNCTION/PROGRAM
LAST TEN FISCAL YEARS

Function/Program	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
Public Safety:										
Police:										
Police stations	1	1	1	1	1	1	1	1	1	1
Police sub-stations	1	1	1	1	1	1	1	1	1	1
Fire:										
Fire stations	1	1	1	1	1	1	1	1	1	0
Public Services:										
Streets (miles)	48.00	49.10	49.97	52.00	52.00	56.00	56.00	56.00	56.00	56.00
Culture and Recreation:										
Parks	6	7	7	7	7	7	7	7	7	7
Tennis courts	2	2	2	2	2	2	2	2	2	2
Ball fields	11	11	11	11	11	11	11	11	11	11
Community centers	3	3	3	3	3	3	3	3	3	3
Skate park	1	1	1	1	1	1	1	1	1	1
Spray pool	1	1	1	1	1	1	1	1	1	1
Electric Utility:										
Substations	1	1	1	1	1	1	2	2	2	2
Water Utility:										
Wells	3	3	3	3	3	3	3	3	3	3
Wastewater Utility:										
Treatment capacity (millions of gallons per day)	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5

Source: Various City Departments

Notes:
(A) Fire Station 21 moved to new facility owned by Alachua County Fire Rescue in 2025.

OTHER INDEPENDENT AUDITOR'S REPORTS

CITY OF ALACHUA, FLORIDA
SCHEDULE OF EXPENDITURES OF FEDERAL AWARDS
FOR THE YEAR ENDED SEPTEMBER 30, 2025

Federal and State Grantor/Pass-Through Grantor/Program Title	Federal Assistance Listing No.	Grant/Contract Number	Expenditures
Federal Awards			
U.S. Department of Housing and Urban Redevelopment			
Passed-Through Florida Department of Economic Opportunity:			
Community Development Block Grant - Neighborhood Revitalization	14.228	H2593	$ 10,000
Total U.S. Department of Housing and Urban Redevelopment			10,000
U.S. Department of Justice			
Passed-Through Florida Department of Law Enforcement:			
Law Enforcement Equipment	16.738	C-6N206	25,920
Total U.S. Department of Housing and Urban Redevelopment			25,920
U.S. Department of Treasury			
Passed-Through Florida Division of Emergency Management:			
COVID-19 American Rescue Plan			
Coronavirus State and Local Fiscal Recovery Funds	21.027	Y5000	2,979,039
Total U.S. Department of Treasury			2,979,039
U.S. Department of Homeland Security			
Passed-Through Florida Division of Emergency Management:			
Disaster Grants - Public Assistance			
(Presidentially Declared Disasters):			
Public Assistance - Hurricane Helene	97.036	DR4828	363,135
Public Assistance - Hurricane Milton	97.036	DR4834	84,523
Total U.S. Department of Treasury			447,658
Total Expenditures of Federal Awards			$ 3,462,617

CITY OF ALACHUA, FLORIDA
NOTES TO THE SCHEDULE OF EXPENDITURES OF FEDERAL AWARDS

Note 1 - General

The accompanying schedule of expenditures of federal awards presents the activity of all federal awards of the City of Alachua, Florida (the City).

The City reporting entity is defined in Note 1 to the City's basic financial statements for the year ended September 30, 2025. All federal awards received directly from federal agencies, as well as federal awards passed through other governmental agencies, are included in the schedule.

Note 2 - Basis of Accounting

The accompanying schedule of expenditures of federal awards is presented using the same basis of accounting as the fund in which the grant is recorded, generally the accrual or modified accrual basis, as described in Note 1 to the City's financial statements.

Note 3 - De Minimis Indirect Cost Rate Election

The City did not elect to use the 15% de minimis indirect cost rate as covered in § 200.414, *Indirect* (F&A) *costs,* of the Uniform Guidance.

SCHEDULE OF FINDINGS AND QUESTIONED COSTS
FOR THE YEAR ENDED SEPTEMBER 30, 2025
CITY OF ALACHUA, FLORIDA

1. Summary of Audit Results

Financial Statements

I. Type of Audit Report Issued on Financial Statements
Unmodified Opinion

II. Significant Deficiency and/or Material Weaknesses in Internal Control
Audit disclosed no significant deficiencies in internal control over financial reporting.

III. Non-Compliance Material to Auditee Financial Statements
Audit disclosed no material instances of non-compliance.

Federal Programs

IV. Significant Deficiencies and/or Material Weaknesses in Internal Control Over Major Federal Programs
Audit disclosed no significant deficiencies and/or material weaknesses in internal control over major federal programs that are required to be reported in the schedule of findings and questioned costs.

V. Type of Audit Report Issued on Compliance with Requirements Applicable to Major Federal Programs
Unmodified Opinion

VI. Audit Findings Relative to Major Federal Programs
The audit disclosed no findings required to be reported.

VII. Programs Tested as Major Federal Programs Included
- **Federal Programs**

	Assistance Listing No.
Coronavirus State and Local Fiscal Recovery Funds	21.027

VIII. Dollar Threshold Used to Distinguish Between Type A and Type B Federal Programs
- **Federal Programs**
  $1,000,000

IX. Low-Risk Auditee
The City did not qualify as a low-risk auditee.

X. Financial Statement Findings
No matters are reported.

XI. Federal Awards Findings and Questioned Costs
No matters are reported.

PURVIS GRAY

INDEPENDENT AUDITOR'S REPORT ON COMPLIANCE FOR EACH MAJOR PROGRAM AND ON INTERNAL CONTROL OVER COMPLIANCE REQUIRED BY THE UNIFORM GUIDANCE

Honorable Mayor, City Commissioners, and
City Manager
Alachua, Florida

Report on Compliance for Each Major Federal Program

Opinion on Each Major Federal Program

We have audited the City of Alachua, Florida's (the City) compliance with the types of compliance requirements identified as subject to audit in the OMB *Compliance Supplement* the could have a direct and material effect on each of the City's major federal programs for the year ended September 30, 2025. The City's major federal programs are identified in the summary of auditor's results section of the accompanying schedule of findings and questioned costs.

In our opinion, the City has complied, in all material respects, with the types of compliance requirements referred to above that could have a material effect on each of its major federal programs for the year ended September 30, 2025.

Basis for Opinion on Each Major Federal Program

We conducted our audit of compliance in accordance with auditing standards generally accepted in the United States of America, the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States, and the audit requirements of Title 2 U.S. *Code of Federal Regulations* Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards* (Uniform Guidance). Our responsibilities under those standards and the Uniform Guidance are further described in the Auditor's Responsibilities for the Audit of Compliance section of our report.

We are required to be independent of the City and meet our other ethical responsibilities, in accordance with relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion on compliance for each major federal program. Our audit does not provide a legal determination of the City's compliance with the compliance requirements referred to above.

Responsibilities of Management for Compliance

Management is responsible for compliance with the requirements referred to above and for the design, implementation, and maintenance of effective internal control over compliance with the requirements of laws, statutes, regulations, rules, and provisions of contracts or grant agreements applicable to the City's federal programs.

Honorable Mayor, City Commissioners, and
City Manager
Alachua, Florida

INDEPENDENT AUDITOR'S REPORT ON COMPLIANCE FOR EACH MAJOR PROGRAM AND ON INTERNAL CONTROL OVER COMPLIANCE REQUIRED BY THE UNIFORM GUIDANCE

Auditor's Responsibilities for the Audit of Compliance

Our objectives are to obtain reasonable assurance about whether material non-compliance with the compliance requirements referred to above occurred, whether due to fraud or error, and express an opinion on the City's compliance based on our audit. Reasonable assurance is a high level of assurance but is not absolute assurance and, therefore, is not a guarantee that an audit conducted in accordance with generally accepted auditing standards, *Government Auditing Standards*, and the Uniform Guidance will always detect material non-compliance when it exists. The risk of not detecting material non-compliance resulting from fraud is higher than for that resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Non-compliance with the compliance requirements referred to above is considered material if there is a substantial likelihood that, individually or in the aggregate, it would influence the judgment made by a reasonable user of the report on compliance about the City's compliance with the requirements of each major federal program as a whole.

In performing an audit in accordance with generally accepted auditing standards, *Government Auditing Standards*, and the Uniform Guidance, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material non-compliance, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the City's compliance with the compliance requirements referred to above and performing such other procedures as we considered necessary in the circumstances.
- Obtain an understanding of the City's internal control over compliance relevant to the audit in order to design audit procedures that are appropriate in the circumstances and to test and report on internal control over compliance in accordance with the Uniform Guidance, but not for the purpose of expressing an opinion on the effectiveness of the City's internal control over compliance. Accordingly, no such opinion is expressed.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and any significant deficiencies and material weaknesses in internal control over compliance that we identified during the audit.

Report on Internal Control Over Compliance

A *deficiency in internal control over compliance* exists when the design or operation of a control over compliance does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, non-compliance with a type of compliance requirement of a federal program on a timely basis. A *material weakness in internal control* over compliance is a deficiency, or a combination of deficiencies, in internal control over compliance, such that there is a reasonable possibility that material non-compliance with a type of compliance requirement of a federal program will not be prevented, or detected and corrected, on a timely basis. A *significant deficiency in internal control over compliance* is a deficiency, or a combination of deficiencies, in internal control over compliance with

Honorable Mayor, City Commissioners, and
City Manager
Alachua, Florida

INDEPENDENT AUDITOR'S REPORT ON COMPLIANCE FOR EACH MAJOR PROGRAM AND ON INTERNAL CONTROL OVER COMPLIANCE REQUIRED BY THE UNIFORM GUIDANCE

a type of compliance requirement of a federal program that is less severe than a material weakness in internal control over compliance, yet important enough to merit attention by those charged with governance.

Our consideration of internal control over compliance was for the limited purpose described in the Auditor's Responsibilities for the Audit of Compliance section above and was not designed to identify all deficiencies in internal control over compliance that might be material weaknesses or significant deficiencies in internal control over compliance. Given these limitations, during our audit we did not identify any deficiencies in internal control over compliance that we consider to be material weaknesses, as defined above. However, material weaknesses or significant deficiencies in internal control over compliance may exist that were not identified.

Our audit was not designed for the purpose of expressing an opinion on the effectiveness of internal control over compliance. Accordingly, no such opinion is expressed.

The purpose of this report on internal control over compliance is solely to describe the scope of our testing of internal control over compliance and the results of that testing based on the requirements of the Uniform Guidance. Accordingly, this report is not suitable for any other purpose.

Purvis Gray

March 31, 2026
Gainesville, Florida

INDEPENDENT AUDITOR'S REPORT ON INTERNAL CONTROL OVER FINANCIAL REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH *GOVERNMENT AUDITING STANDARDS*

Honorable Mayor, City Commissioners, and
City Manager
Alachua, Florida

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards,* issued by the Comptroller General of the United States, the financial statements of the governmental activities, the business-type activities, each major fund, and the aggregate remaining fund information of the City of Alachua, Florida (the City) as of and for the year ended September 30, 2025, and the related notes to the financial statements, which collectively comprise the City's basic financial statements and have issued our report thereon dated March 31, 2026.

Report on Internal Control Over Financial Reporting

In planning and performing our audit of the financial statements, we considered the City's internal control over financial reporting (internal control) as a basis for designing the audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the City's internal control. Accordingly, we do not express an opinion on the effectiveness of the City's internal control.

A *deficiency in internal control* exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, misstatements on a timely basis. A *material weakness* is a deficiency, or a combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the City's financial statements will not be prevented, or detected and corrected, on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses or significant deficiencies may exist that were not identified.

Honorable Mayor, City Commissioners, and
City Manager
Alachua, Florida

INDEPENDENT AUDITOR'S REPORT ON INTERNAL CONTROL OVER FINANCIAL REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH *GOVERNMENT AUDITING STANDARDS*

Report on Compliance and Other Matters

As part of obtaining reasonable assurance about whether the City's financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts and grant agreements, non-compliance with which could have a direct and material effect on the financial statements. However, providing an opinion on compliance with those provisions was not an objective of our audit and, accordingly, we do not express such an opinion. The results of our tests disclosed no instances of non-compliance or other matters that are required to be reported under *Government Auditing Standards.*

Purpose of this Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the City's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the City's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

Purvis Gray

March 31, 2026
Gainesville, Florida

PURVIS GRAY

INDEPENDENT ACCOUNTANT'S REPORT ON COMPLIANCE
WITH SECTION 218.415, FLORIDA STATUTES – INVESTMENT OF PUBLIC FUNDS

Honorable Mayor, City Commissioners, and
City Manager
Alachua, Florida

We have examined the City of Alachua, Florida's (the City) compliance with Section 218.415, Florida Statutes, during the fiscal year ended September 30, 2025. City management is responsible for the City's compliance with those requirements. Our responsibility is to express an opinion on the City's compliance based on our examination.

Our examination was conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants. Those standards require that we plan and perform the examination to obtain reasonable assurance about whether the City complied, in all material respects, with the requirements referenced above. An examination involves performing procedures to obtain evidence about whether the City complied with the specified requirements. The nature, timing, and extent of the procedures selected depend on our judgment, including an assessment of the risks of material non-compliance, whether due to fraud or error. We believe that the evidence we obtained is sufficient and appropriate to provide a reasonable basis for our opinion.

We are required to be independent and to meet our other ethical responsibilities in accordance with relevant ethical requirements relating to the engagement.

Our examination does not provide a legal determination of the City's compliance with specified requirements.

In our opinion, the City complied, in all material respects, with the aforementioned requirements for the year ended September 30, 2025.

This report is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, federal and other granting agencies, the City Commissioners, and management and is not intended to be and should not be used by anyone other than these specified parties.

Purvis Gray

March 31, 2026
Gainesville, Florida

MANAGEMENT LETTER

Honorable Mayor, City Commissioners, and
City Manager
Alachua, Florida

Report on the Financial Statements
We have audited the financial statements of the City of Alachua, Florida (the City) as of and for the fiscal year ended September 30, 2025, and have issued our report thereon dated March 31, 2026.

Auditor's Responsibility
We conducted our audit in accordance with auditing standards generally accepted in the United States of America; the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States; the audit requirements of Title 2 U.S. *Code of Federal Regulations* Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards* (Uniform Guidance); and Chapter 10.550, *Rules of the Auditor General.*

Other Reporting Requirements
We have issued our Independent Auditor's Report on Internal Control Over Financial Reporting and on Compliance and Other Matters Based on an Audit of the Financial Statements Performed in Accordance with *Government Auditing Standards*; Independent Auditor's Report on Compliance for Each Major Federal Program and Report on Internal Control Over Compliance; Schedule of Findings and Questioned Costs; and Independent Accountant's Report on an examination conducted in accordance with the American Institute of Certified Public Accountants Professional Standards, AT-C Section 315, regarding compliance requirements in accordance with Chapter 10.550, *Rules of the Auditor General*. Disclosures in those reports and schedule, which are dated March 31, 2026, should be considered in conjunction with this management letter.

Prior Audit Findings
Section 10.554(1)(i)1., *Rules of the Auditor General,* requires that we determine whether or not corrective actions have been taken to address findings and recommendations made in the preceding financial audit report. There were no such findings in the preceding audit report.

Official Title and Legal Authority
Section 10.554(1)(i)4., *Rules of the Auditor General*, requires that the name or official title and legal authority for the primary government and each component unit of the reporting entity be disclosed in this management letter, unless disclosed in the notes to the financial statements. These disclosures can be found in Note 1 to the financial statements.

Honorable Mayor, City Commissioners, and
City Manager
Alachua, Florida

MANAGEMENT LETTER

Financial Condition and Management

- Sections 10.554(1)(i)5.a. and 10.556(7), *Rules of the Auditor General,* require us to apply appropriate procedures and communicate the results of our determination as to whether or not the City met one or more of the conditions described in Section 218.503(1), Florida Statutes, and to identify the specific condition(s) met. In connection with our audit, we determined that the City did not meet any of the conditions described in Section 218.503(1), Florida Statutes.

  Pursuant to Sections 10.554(1)(i)5.b. and 10.556(8), *Rules of the Auditor General*, we applied financial condition assessment procedures for the City. It is management's responsibility to monitor the City's financial condition, and our financial condition assessment was based in part on representations made by management and review of financial information provided by same.

- Section 10.554(1)(i)2., *Rules of the Auditor General*, requires that we communicate any recommendations to improve financial management. In connection with our audit, we did not have any such recommendations.

Property Assessed Clean Energy (PACE) Programs

As required by Section 10.554(1)(i)6.a., *Rules of the Auditor General*, the City must state whether a PACE program authorized pursuant to Section 163.081 or Section 163.082, Florida Statutes, did/did not operate within the City's geographical boundaries during the fiscal year under audit, and provide contact information for any such programs. Management affirms the following program administrators operated PACE programs within the City's geographic boundaries during the year ended September 30, 2025:

- Ygrene Energy Fund Florida LLC
  6303 Blue Lagoon Drive
  Suite 400
  Miami, Florida 33126
  Customer.care@ygrene.com
  866-634-1358

- Florida PACE Funding Agency
  6650 Professional Parkway
  Suite 102
  Sarasota, Florida 34240
  Info@FloridaPACE.gov
  850-400-7223

Special District Component Units

Section 10.554(1)(i)5.c., *Rules of the Auditor General*, requires, if appropriate, that we communicate the failure of a special district that is a component unit of a county, municipality, or special district, to provide the financial information necessary for proper reporting of the component unit within the audited financial statements of the county, municipality, or special district in accordance with Section 218.39(3)(b), Florida Statutes. In connection with our audit, we did not note any special district component units that failed to provide the necessary information for proper reporting in accordance with Section 218.39(3)(b), Florida Statutes.

Honorable Mayor, City Commissioners, and
City Manager
Alachua, Florida

MANAGEMENT LETTER

Specific Information
The required reporting items in accordance with Section 218.39(3)(c), Florida Statutes for the City of Alachua Community Redevelopment Agency (the CRA) have been reported in the separately-issued audited financial statements of the CRA.

Additional Matters
Section 10.554(1)(i)3., *Rules of the Auditor General*, requires us to communicate non-compliance with provisions of contracts or grant agreements, or fraud, waste, or abuse, that has occurred, or is likely to have occurred, that has an effect on the financial statements that is less than material but warrants the attention of those charged with governance. In connection with our audit, we did not note any such findings.

Purpose of this Letter
Our management letter is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, federal and other granting agencies, the City Commissioners, and applicable management, and is not intended to be and should not be used by anyone other than these specified parties.

We wish to take this opportunity to thank you and your staff for the cooperation and courtesies extended to us during the course of our audit. Please let us know if you have any questions or comments concerning this letter, our accompanying reports, or other matters.

Purvis Gray

March 31, 2026
Gainesville, Florida

PURVIS GRAY

COMMUNICATION WITH THOSE CHARGED WITH GOVERNANCE

Honorable Mayor and City Council
City of Alachua, Florida

We have audited the financial statements of the governmental activities, the business-type activities, each major fund, and the aggregate remaining fund information of the City of Alachua, Florida (the City) for the year ended September 30, 2025. Professional standards require that we provide you with information about our responsibilities under generally accepted auditing standards, *Government Auditing Standards,* and the Uniform Guidance, as well as certain information related to the planned scope and timing of our audit. We have communicated such information in our engagement letter to you dated August 12, 2021, and in our required auditor's communication letter to you dated September 22, 2025. Professional standards also require that we communicate to you the following information related to our audit.

Qualitative Aspects of Accounting Practices

Accounting Polices
Management is responsible for the selection and use of appropriate accounting policies. The significant accounting policies used by the City are described in Note 1 to the financial statements. No new accounting policies were adopted and application of existing policies was not changed during 2025, except as follows:

- During the year ended September 30, 2025, Governmental Accounting Standards Board Statement No. 101, *Compensated Absences*, became effective. This statement updates the recognition and measurement guidance for compensated absences by requiring that liabilities for compensated absences be recognized for leave that has not been used if the leave is attributable to services already rendered, the leave accumulates, and the leave is more likely than not to be used for time off or otherwise paid. The statement also requires that liabilities for compensated absences be recognized for leave that has been used but not yet paid and amends certain previously required disclosures.

We noted no transactions entered into by the City during the year for which there is a lack of authoritative guidance or consensus. All significant transactions have been recognized in the financial statements in the proper period.

Accounting Estimates
Accounting estimates are an integral part of the financial statements prepared by management and are based on management's knowledge and experience about past and current events and assumptions about future events. Certain accounting estimates are particularly sensitive because of their

significance to the financial statements and because of the possibility that future events affecting them may differ significantly from those expected. The most sensitive estimates affecting the financial statements were:

- **Unbilled Revenue Receivable and Revenues**
  Management's estimate of the unbilled revenue receivable on the statement of net position consists of actual cycle billings that are billed subsequent to year-end for consumption prior to September 30, 2025, multiplied by the average percentage of the cycle bills applicable to fiscal year 2025.
- **Other Postemployment Benefit (OPEB) Obligations**
  The OPEB liability represents the estimated cost to fund the health insurance costs of employees of the City after they retire. This estimate is based on an actuarial study performed by a qualified actuary. The OPEB liability, deferred inflows, and deferred outflows are allocated between the governmental and business-type activities. There are underlying assumptions in the actuarial study, which if changed, could significantly affect the amount reported.
- **Net Pension Liability, Pension Related Deferred Outflows and Inflows of Resources, and Pension Expense**
  The City's share of the net pension liability, deferred outflows, deferred inflows, and pension expense of the Florida Retirement System's Pension and Health Insurance Subsidy plans are estimates based on actuarial studies performed by a qualified actuary retained by the Florida Division of Retirement.

We evaluated the methods, assumptions, and data used to develop these estimates in determining that they are reasonable in relation to the financial statements taken as a whole.

The financial statement disclosures are neutral, consistent, and clear.

Difficulties Encountered in Performing the Audit
We encountered no significant difficulties in dealing with management in performing and completing our audit.

Corrected and Uncorrected Misstatements
Professional standards require us to accumulate all known and likely misstatements identified during the audit, other than those that are trivial, and communicate them to the appropriate level of management. There were no such misstatements noted during the audit.

We have assisted management with adjusting entries to record liabilities, deferred inflows, deferred outflows and expenses related to the City's Other Postemployment Benefits (OPEB) plan and the City's share of the Florida Retirement System's Pension and Health Insurance Subsidy plans. These adjustments were proposed as a result of our assistance with the calculation of pension and OPEB activity and are not considered audit adjustments detected as a result of audit procedures.

Disagreements with Management
For purposes of this letter, a disagreement with management is a financial accounting, reporting, or auditing matter, whether or not resolved to our satisfaction, that could be significant to the financial statements or the auditor's report. We are pleased to report that no such disagreements arose during the course of our audit.

Management Representations
We have requested certain representations from management that are included in the management representation letter dated March 31, 2026.

Honorable Mayor and City Council
City of Alachua, Florida

Management Consultations with Other Independent Accountants
In some cases, management may decide to consult with other accountants about auditing and accounting matters, similar to obtaining a "second opinion" on certain situations. If a consultation involves application of an accounting principle to the City's financial statements or a determination of the type of auditor's opinion that may be expressed in those statements, our professional standards require the consulting accountant to check with us to determine that the consultant has all the relevant facts. To our knowledge, there were no such consultations with other accountants.

Other Audit Findings or Issues
We generally discuss a variety of matters, including the application of accounting principles and auditing standards, with management each year prior to retention as the City's auditors. However, these discussions occurred in the normal course of our professional relationship and our responses were not a condition to our retention.

Other Matters
We applied certain limited procedures to the management's discussion and analysis, budgetary comparison information, schedule of change in OPEB benefit and related ratios, schedule of proportionate share of the net pension liability, and schedule of contributions, which are required supplementary information (RSI) that supplements the basic financial statements. Our procedures consisted of inquiries of management regarding the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We did not audit the RSI and do not express an opinion or provide any assurance on the RSI.

We were engaged to report on the combining and individual non-major fund financial statements and budgetary schedules, and the schedule of expenditures of federal awards (supplementary information), which accompany the financial statements but are not RSI. With respect to this supplementary information, we made certain inquiries of management and evaluated the form, content, and methods of preparing the information to determine that the information complies with accounting principles generally accepted in the United States of America, the method of preparing it has not changed from the prior period, and the information is appropriate and complete in relation to our audit of the financial statements. We compared and reconciled the supplementary information to the underlying accounting records used to prepare the financial statements or to the financial statements themselves.

We were not engaged to report on the introductory section and statistical section, which accompany the financial statements but are not RSI. Such information has not been subjected to the auditing procedures applied in the audit of the basic financial statements and, accordingly, we do not express an opinion or provide any assurance on it.

Restriction on Use
This information is intended solely for the use of the City Council and management of the City and is not intended to be, and should not be, used by anyone other than these specified parties.

Purvis Gray

March 31, 2026
Gainesville, Florida

Commission Agenda **Item**

MEETING DATE: April 6, 2026
SUBJECT: BSA .NET Conversion
PREPARED BY: Robert Bonetti
RECOMMENDED ACTION:
1) Authorize the issuance of a Purchase Order to BS&A Software LLC in the amount of $170,910.00.
2) Authorize the City Manager to execute any necessary documents to proceed with the BS&A Conversion to Cloud.

Summary

On October 27, 2025 this item was brought before the City Commission. However, issues concerning the vendor and terms were raised at that time.

As the result of a bid process in search of an Enterprise Resource Planning (ERP) software system, a contract was entered into with Bellefeuil, Szur & Associates (BS&A) in January of 2016. Throughout the summer of 2016, the City worked on migrating the City's various departments into the Software system prior to start-up. This system came online on October 1, 2016 and has been utilized since that time.

In April of 2023, Bellefeuil, Szur & Associates became BS&A Software, LLC as a result of a private equity investment.

By implementing the conversion of our current ERP system to the cloud version, the City will gain access to additional features, eliminate in-house data storage needs and reduce staff service maintenance time. Additionally, moving to the cloud version of our current ERP system practically eliminates the possibility of data conversion errors and extends the life of our ERP system without the need to bid out and procure a new system at a much higher cost to the City.

Despite pricing increases at the beginning of the calendar year, this agreement will remain with an initial annual fee of $54,610. This fee would be offset by any unused portion of any current system annual fees and is limited to a 5% annual increase. Likewise, project management and implementation planning fees are still $32,100. Actual implementation and training are estimated and will not exceed $61,200 with travel expenses not to exceed $23,000.

Staff recommends moving forward with the BS&A.Net Cloud Conversion.

FINANCIAL IMPACT

$170,910

ADDITIONAL FINANCIAL INFORMATION

ATTACHMENTS

1. 2016 BS&A Contract
2. BS&A SAAS Agreement
3. BS&A SAAS Addendum

SOFTWARE LICENSE AND SERVICES AGREEMENT

This Software License and Services Agreement that includes attached Exhibits ("Agreement") is between Bellefeuil, Szur & Associates, Inc. ("BSA"), a Michigan corporation and the City of Alachua, Florida ("Customer"), effective the date of the signature of the last Party to sign the Agreement ("Effective Date"). Each party to the Agreement is referred to as a "Party" and the parties, collectively, are referred to as "Parties."

This Agreement sets the terms and conditions under which BSA will furnish certain licensed software and certain services described herein to Customer.

SECTION A – SOFTWARE LICENSE

1. **License Grant.**
   - **1.1.** Upon the Effective Date, subject to the terms of this Agreement and Customer's ongoing compliance therewith, BSA hereby grants to Customer a perpetual, non-exclusive, non-transferable, and non-assignable license to install and use the BSA Software Products for Customer's internal business purposes only (and not, for example, as a data center, reseller, or service bureau for third parties), only on servers owned by Customer and located at Customer's facilities, and otherwise in accordance with this Agreement. "BSA Software Product(s)" means, the: (i) BSA software products set forth in **Schedule 1 to Exhibit A**; (ii) related interfaces and customizations; (iii) BSA manuals, BSA official specifications, and BSA user guides provided in or with BSA software products set forth in **Schedule 1 to Exhibit A** ("Documentation"); and (iv) all modifications to the BSA software products set forth in **Schedule 1 to Exhibit A**, including, but not limited to, fixes, new versions, new releases, updates, upgrades, corrections, patches, work-arounds (collectively, "Modifications"). For the avoidance of doubt, Documentation does not include advertising, other general statements about products, or statements by sales or other staff members. Customer may make and keep (securely) one archival copy of each BSA Software Product solely for use as backup.
   - **1.2.** Customer will not sublicense, modify, adapt, translate, or otherwise transfer, reverse compile, disassemble or otherwise reverse engineer BSA Software Products or any portion thereof without prior written consent of the BSA. Without limiting the foregoing, the BSA Software Products may not be modified by anyone other than BSA. If Customer modifies the BSA Software Products without BSA's prior written consent, any BSA obligation to provide support services on, and the warranty for, the BSA Software Products will be void. All rights not expressly granted are reserved.
2. **License Fees.** Customer agrees to pay BSA, and BSA agrees to accept from Customer as payment in full for the license granted herein, the software fees set forth in **Schedule 1 to Exhibit A**. .
3. **Limited Software Warranty.**
   - **3.1.** BSA warrants and represents for a period of one (1) year from the installation of BSA Software Product that: (i) such BSA Software Product will perform substantially in the same manner as official demonstration versions and in accordance with BSA's authorized online tutorials and videos that may have been made available as part of the sales and negotiation process leading up to this Agreement; and (ii) the BSA Software Product shall conform to the Documentation and be free of material defects in workmanship and materials. Any claim under this Limited Software Warranty must be made within one (1) year from the installation of the applicable BSA Software Product. Customer's exclusive remedy in the event of a breach of this warranty shall be to have BSA use reasonable efforts to repair or replace the non-conforming BSA Software Product so as to render it conforming to the warranty, or in the event that is not possible to render it conforming with reasonable efforts, to receive a refund of the amount paid for the BSA Software Product.
   - **3.2.** THE FOREGOING LIMITED SOFTWARE WARRANTY IS IN LIEU OF ALL OTHER REPRESENTATIONS OR WARRANTIES RELATING IN ANY WAY TO THE BSA SOFTWARE PRODUCTS, INCLUDING, *BUT NOT LIMITED TO,* THEIR FEATURES, ATTRIBUTES, FUNCTIONALITY, AND PERFORMANCE. THE FOREGOING LIMITED SOFTWARE WARRANTY IS IN LIEU OF ALL SUCH REPRESENTATIONS OR WARRANTIES WHETHER EXPRESS OR IMPLIED, INCLUDING, BUT NOT LIMITED TO, ANY IMPLIED WARRANTIES OR REPRESENTATIONS OF MERCHANTABILITY, MERCHANTABLE QUALITY AND FITNESS FOR A PARTICULAR PURPOSE AND THOSE ARISING BY STATUE OR OTHERWISE IN LAW OR FROM THE COURSE OF DEALING OR USAGE OF TRADE. BSA DOES NOT REPRESENT OR WARRANT THAT THE BSA SOFTWARE PRODUCTS WILL MEET ANY OR ALL OF CUSTOMER'S PARTICULAR REQUIREMENTS, THAT THE OPERATION OF THE BSA SOFTWARE PRODUCTS WILL OPERATE ERROR-FREE OR UNINTERRUPTED, OR THAT ALL PROGRAMMING ERRORS IN THE BSA SOFTWARE PRODUCT(S) CAN BE FOUND IN ORDER TO BE CORRECTED.

4. **Ownership of BSA Software Products/Proprietary Information.**
   4.1. BSA shall retain ownership of, including all intellectual property rights in and to, the BSA Software Products. Customer agrees not to challenge such rights and hereby assigns any and all copyrights and other intellectual property rights in and to the BSA Software Products to BSA and agrees to execute any and all documents necessary to effect the purposes of this paragraph. "Intellectual property rights" means all trademarks, copyrights, patents, trade secrets, moral rights, know-how, and all other proprietary rights.

SECTION B – PROFESSIONAL SERVICES

5. **Professional Services.** BSA shall provide the services ("Professional Services") set forth in **Schedule 2 to Exhibit A** and **Exhibit D** (Statement of Work), for the prices indicated, provided Customer fulfills its obligations set forth in this Agreement. The Parties may enter into future Statements of Work, which shall become part of this Agreement.
6. **Change Orders.** If Customer requires the performance of professional services not covered by the existing Agreement, or requires a change to the existing Professional Services, Customer shall deliver to BSA's Project Manager a written change order and specify in such change order the proposed work with sufficient detail to enable BSA to evaluate it ("Change Order"). BSA may, at its discretion, prescribe the format of the Change Order. BSA shall provide the Customer with an evaluation of the Change Order, which may include a written proposal containing the following: (i) implementation plans; (ii) the timeframe for performance; and (iii) the estimated price for such performance. Upon execution, all Change Orders shall be governed by the terms and conditions of this Agreement, unless mutually agreed upon otherwise in writing. Customer acknowledges that such Change Orders may affect the implementation schedule and Go-Live Dates.
7. **License and Ownership.**
   7.1. All rights, including all intellectual property rights, in and to work product delivered as a result of Professional Services under this Agreement shall be owned by BSA. For the avoidance of doubt, work product that constitutes a BSA Software Product or portion thereof shall be governed by Section A including Section 1.1 thereof.
   7.2. Subject to Section 7.1 and Customer's compliance with this Agreement (including payment in full), BSA grants to Customer a perpetual, non-exclusive, non-transferable, and non-assignable license to use the work product and the intellectual property rights therein for Customer's internal business purposes only.
8. **Cancellation.** In the event Customer cancels or reschedules Professional Services, and without prejudice to BSA's other rights and remedies, Customer is liable to BSA for: (i) all expenses incurred by BSA on Customer's behalf; and (ii) daily fees associated with the canceled Professional Services (in accordance with the daily fee rate), if less than one-month's advance notice is given regarding the need to cancel or reschedule and BSA cannot reasonably reassign its affected human resources to other projects where comparable skills are required.
9. **Limited Professional Services Warranty.**
   9.1. BSA warrants that its Professional Services will be performed in a professional and workmanlike manner, materially in accordance with the Statement of Work attached as Exhibit D. In the event of a breach of the foregoing warranty and a claim in accordance with the next sentence, BSA's sole obligation and Customer's exclusive remedy with respect to such claim will be to have BSA re-perform the portion of the Professional Services with respect to which the warranty has been breached, to bring it into compliance with such warranty. Any claim for breach of the foregoing warranty must be made by notice to BSA within thirty (30) days of performance of the portion of the Professional Services with respect to which the claim is made, or said claim shall be deemed waived.
   9.2. THE FOREGOING LIMITED PROFESSIONAL SERVICES WARRANTY IS IN LIEU OF ALL OTHER REPRESENTATIONS OR WARRANTIES RELATING TO THE PROFESSIONAL SERVICES, EXPRESS OR IMPLIED INCLUDING, BUT NOT LIMITED TO, ANY IMPLIED WARRANTIES OR REPRESENTATIONS OF MERCHANTABILITY, MERCHANTABLE QUALITY AND FITNESS FOR A PARTICULAR PURPOSE, AND THOSE ARISING BY STATUTE OR OTHERWISE IN LAW, OR FROM THE COURSE OF DEALING OR USAGE OF TRADE.

SECTION C – MAINTENANCE AND SUPPORT

10. **Maintenance and Support Generally.**
    10.1. For a one-year period, commencing on October 1, 2016, and subject to Customer's compliance with the Agreement, BSA will provide, at no charge to Customer, "Maintenance and Support," meaning the following: (i) Modifications (such as patches, corrections, and updates) as are generally provided as part of Annual Maintenance and Support by BSA to BSA customers; and (ii) technical support, as further described in Section 11, during BSA's normal business hours.
    10.2. Commencing October 1, 2017, Maintenance and Support will be provided on an annual basis, subject to compliance with the terms of the Agreement and payment of the annual Maintenance and Support fees outlined in **Exhibit B**.

Maintenance and Support will be renewed annually unless either Party notifies the other at least sixty (60) days prior to the anniversary of installation of its intent to terminate.

10.3. BSA guarantees that the Maintenance and Support annual fee set forth in **Exhibit B** will not change for two (2) years from the date of the installation of the BSA Software Products. After that date, BSA reserves the right each year to increase the fee over the previous year by no more than an amount that is proportionate to the increase (measured from the beginning of such previous year) in the Consumer Price Index as set forth by the U.S. Department of Labor, Bureau of Labor Statistics, Consumer Price Index – All Urban Consumers – U.S. City Average (the "Annual Renewal Fee").

11. Support.

11.1. With respect to Errors following expiration of the Limited Software Warranty, BSA's sole obligation and Customer's sole remedy are set forth in this section 11. Subject to Customer's compliance with the terms of the Agreement and purchase of Maintenance and Support, BSA shall use commercially reasonable efforts, commensurate with the severity level, to achieve its support response and resolution targets with respect to Errors as set forth in **Exhibit C**. An "Error" means a verifiable and reproducible failure of a BSA Software Product to operate in accordance with the Documentation) under conditions of normal use and where the Error is directly attributable to the BSA Software Product as updated with current Modifications. If the customer modifies the BSA Software Products without BSA's written consent, BSA's obligation to provide support services on the BSA Software Products will be void.

11.2. Support does not include the following: (i) installation or implementation of the BSA Software Products; (ii) onsite training/support, remote training, application design, and other consulting services; (iii) support of an operating system, hardware, or support outside of BSA's normal business hours; (iv) support or support time due to a cause external to the BSA Software Products adversely affecting their operability or serviceability, which shall include but not be limited to water, fire, wind, lightning, other natural calamities, transportation, misuse, abuse, or neglect; (v) repair of the BSA Software Products modified in any way other than modifications made by BSA or its agents; (vi) support of any other third-party vendors' software, such as operating system software, network software, database managers, word processors, etc.; and (vii) support of the BSA Software Products that have not incorporated current Modifications. All such excluded Maintenance and Support Services performed by BSA at Customer's request shall be invoiced to Customer on a time and materials basis, plus reasonable expenses associated therewith.

11.3. Notwithstanding anything to the contrary, in order to maintain the integrity and proper operation of the Software, Customer agrees to use commercially reasonable efforts to implement, in the manner instructed by BSA, all Modifications in a timely manner. Customer's failure to implement any Modifications may limit or restrict the ability of Customer to implement future Modifications. Customer shall provide prompt notice of any Errors discovered by Customer, or otherwise brought to the attention of Customer. Proper notice may include, without limitation, prompt telephonic and written (either via e-mail or postal mail) notice to BSA of any purported Error. If requested by BSA, Customer agrees to provide written documentation of Errors to substantiate those Errors and to otherwise assist BSA in the detection and correction of said Errors. BSA will use its commercial reasonable judgment to determine if an Error exists.

11.4. Customer acknowledges and agrees that BSA and product vendors may require online access to the BSA's system in order for BSA to provide Maintenance and Support Services hereunder. Accordingly, Customershall provide a connection to the Internet to facilitate BSA's remote access to BSA's system. BSA shall provide remote connection software, which may require installation of a software component on a workstation or server computer.

SECTION D – GENERAL TERMS AND CONDITIONS

12. Customer Assistance. Customer acknowledges that the implementation of the BSA Software Products is a cooperative process requiring time and resources of Customer personnel. Customer shall, and shall cause Customer personnel to, use all reasonable efforts to cooperate with and assist BSA as may be reasonably required to meet the project deadlines and other milestones agreed to by the Parties for implementation. BSA shall not be liable for failure to meet such deadlines and milestones when such failure is due to force majeure (as defined in Paragraph 1. above) or to the failure by Customer personnel to provide such cooperation and assistance (either through action or omission).

13. BSA Proprietary Information.

13.1. Customer acknowledges that the information associated with or contained in the BSA Software Products and information used in the performance of Professional Services include trade secrets and other confidential and proprietary information of BSA (the "Proprietary Information").

13.2. The Customer shall maintain in confidence and not disclose Proprietary Information, directly or indirectly, to any third party without BSA's prior written consent. Customer shall safeguard the Proprietary Information to the same extent that it safeguards its own most confidential materials or data, but in no event shall the standard implemented be less than industry standard. Proprietary Information shall be used by Customer solely to fulfill its obligations under this

Agreement. Customer shall limit its dissemination of such Proprietary Information to employees within the Customer's business organization who are directly involved with the performance of this Agreement and have a need to use such Proprietary Information. Customer shall be responsible for all disclosures by any person receiving Proprietary Information, by or through it, as if Customer itself disseminated such information.

13.3. Proprietary Information shall not include any information that: (a) is or becomes publicly known through no wrongful act or breach of any obligation of confidentiality by Customer; (b) was lawfully known to Customer prior to the time it was disclosed to or learned by Customer in connection with this Agreement, provided that such information is not known to Customer solely because of its prior business relationship with BSA; (c) was received by Customer from a third party that is not under an obligation of confidentiality to BSA; or (d) is independently developed by Customer for a party other than BSA without the use of any Proprietary Information. The following circumstances shall not cause Proprietary Information to fall within any of exceptions (a) through (d) above: (i) a portion of such Proprietary Information is embraced by more general information said to be in the public domain or previously known to, or subsequently disclosed to, the Customer; or (ii) it is a combination derivable from separate sources of public information, none of which discloses the combination itself.

13.4. If Customer is required, or anticipates that it will be required, to disclose any Confidential Information pursuant to a court order or to a government authority, Customer shall, at its earliest opportunity, provide written notice to BSA so as to give BSA a reasonable opportunity to secure a protective order or take other actions as appropriate. Customer shall at all times, cooperate with BSA so as to minimize any disclosure to the extent allowed by applicable law.

14. **Limitation on Liability and Damages.** BSA'S ENTIRE LIABILITY AND RESPONSIBILITY FOR ANY AND ALL CLAIMS, DAMAGES, OR LOSSES ARISING FROM THE BSA SOFTWARE PRODUCTS (INCLUDING BUT NOT LIMITED TO THEIR USE, OPERATION, AND/OR FAILURE TO OPERATE), PROFESSIONAL SERVICES, MAINTENANCE AND SUPPORT, ANY THIRD-PARTY PERFORMANCE OR LACK THEREOF, OR OTHERWISE ARISING OUT OF OR RELATING TO THIS AGREEMENT, SHALL BE ABSOLUTELY LIMITED TO DIRECT DAMAGES NOT IN EXCESS OF THE PURCHASE PRICE OF BSA SOFTWARE PRODUCTS PLUS, TO THE EXTENT APPLICABLE, THE PURCHASE PRICE OF ANY PROFESSIONAL SERVICE SET FORTH IN THIS AGREEMENT THAT GIVES RISE TO THE CLAIM. NOTWITHSTANDING ANY PROVISION CONTAINED HEREIN, BSA SHALL NOT BE LIABLE FOR ANY INDIRECT, CONSEQUENTIAL, SPECIAL, INCIDENTAL, OR CONTINGENT DAMAGES OR EXPENSES, WHETHER IN CONTRACT, TORT (INCLUDING NEGLIGENCE) OR OTHERWISE, ARISING IN ANY WAY OUT OF THIS AGREEMENT, BSA SOFTWARE PRODUCTS, ANY THIRD-PARTY PERFORMANCE, OR LACK THEREOF, OR BSA'S PERFORMANCE, OR LACK THEREOF, UNDER THIS AGREEMENT, INCLUDING, WITHOUT LIMITING THE GENERALITY OF THE FOREGOING, LOSS OF REVENUE, PROFIT, OR USE. TO THE EXTENT THAT APPLICABLE LAW DOES NOT PERMIT THE LIMITATIONS SET FORTH HEREIN, THE LIABILITY AND DAMAGES SHALL BE LIMITED AND RESTRICTED TO THE EXTENT PERMITTED BY LAW.
15. Customer is solely responsible for its data, its database, and for maintaining suitable back-ups of the data and database to prevent data loss in the event of any hardware or software malfunction. Customer covenants and agrees to undertake all necessary measures to protect and secure its data, including implementation of technical, administrative and physical protections. BSA SHALL HAVE NO RESPONSIBILITY OR LIABILITY FOR DATA LOSS REGARDLESS OF THE REASONS FOR SAID LOSS.
16. **Additional Disclaimer**. SUPPLIER PROVIDES NO WARRANTY FOR ANY THIRD-PARTY SOFTWARE AND/OR HARDWARE. EXCEPT AS SET FORTH IN THIS AGREEMENT, SUPPLER WILL NOT BE RESPONSIBLE FOR ANY THIRD-PARTY SOFTWARE, THIRD-PARTY SERVICES AND/OR HARDWARE.
17. **Indemnification for Intellectual Property Infringement.** If a claim is made or an action is brought alleging that a BSA Software Product infringes on a U.S. patent, or any copyright, trademark, trade secret or other proprietary right, BSA will defend Customer against such claim and will pay resulting costs and damages finally awarded, provided that: (a) Customer promptly notifies BSA in writing of the claim; (b) BSA has sole control of the defense and all related settlement negotiations; (c) Customer reasonably cooperates in such defense at no expense to BSA; and (d) Customer remains in compliance with the Agreement and has continued to purchase Maintenance and Support Services. The obligations of BSA under this Section are conditioned on Customer's agreement that if the applicable BSA Software Product, in whole or in part, or the use or operation thereof, becomes, or in the opinion of BSA is likely to become, the subject of such a claim, BSA may at its expense either procure the right for Customer to continue using the BSA Software Product or, at the option of BSA, replace or modify the same so that it becomes non-infringing (provided such replacement or modification maintains the same material functionality and does not adversely affect Customer's use of the Update as contemplated hereunder).
18. **No Intended Third-Party Beneficiaries.** This Agreement is entered into solely for the benefit of BSA and Customer. No third party will be deemed a beneficiary of this Agreement, and no third party will have the right to make any claim or assert any right under this Agreement.
19. **Termination.** Without prejudice to other rights and remedies, and except as otherwise provided in this Agreement, either Party may terminate this Agreement for the other Party's material breach upon failure to cure such breach after thirty (30) days' written notice identifying with specificity the nature of the breach. Upon termination of this Agreement: (a) Customer shall promptly pay all amounts payable to BSA for Services rendered up to the date of termination; and (b) Customer shall

return or destroy, at the direction of the BSA, BSA's Proprietary Information in its possession. The termination of this Agreement will not discharge or otherwise affect any pre-termination obligations of either Party existing under this Agreement at the time of termination. Sections 1.2, 4.1, 7.1, 13 through 16, 18, 20 through 29, and the provisions of this Agreement, which by their nature extend beyond the termination of this Agreement, will survive termination of the Agreement. No action arising out of this Agreement, regardless of the form of action, may be brought by Customer more than one (1) year after the date the action occurred.

20. **Payment Terms**. Customer shall pay BSA for all amounts in accordance with this Agreement and **Exhibit A**.
21. **Governing Law and Venue.** This Agreement shall be governed by, and construed in accordance with, the laws of the state of Michigan, without regard to its choice of law rules. BSA and the Customer agree that the exclusive venue for any legal or equitable action shall be the Courts of the County of Alachua, State of Florida.
22. **Entire Agreement.** This Agreement represents the entire agreement of Customer and BSA with respect to the subject matter hereof, and supersedes any prior agreements, understandings, and representations, whether written, oral, expressed or implied. Customer hereby acknowledges that in entering into this Agreement, it did not rely on any information not explicitly set forth in this Agreement.
23. **Export.** Customer will comply with all applicable laws, including applicable export control laws that prohibit export or diversion of certain products and technology to certain countries or individuals, including foreign nationals in the United States. Customer undertakes to determine any export licensing requirements and to comply with such obligations. The BSA Software Products are deemed to be commercial computer software as defined in FAR 12.212 and subject to restricted rights as defined in FAR Section 52.227-19 "Commercial Computer Software-Restricted Rights" and DFARS 227.7202, "Rights in Commercial Computer Software or Commercial Computer Software Documentation", as applicable, and any successor regulations. Any use, modification, reproduction release, performance, display, or disclosure of BSA's Software Products by the U.S. Government shall be solely in accordance with the terms of this Agreement.
24. **Severability.** If any term or provision of this Agreement, or the application thereof, to any extent, be held invalid or unenforceable, the remainder of this Agreement or the application of such term or provision to persons or circumstances, other than those as to which it is held invalid or unenforceable, will not be affected thereby, and each term and provision of this Agreement will be valid and enforced to the fullest extent permitted by law.
25. **Successors and Assigns.** This Agreement shall be binding upon the successors, permitted assigns, representatives, and heirs of the Parties hereto. For avoidance of doubt, any expanded use by Customer of the Program, for example, in the event of desired shared services, shall require the consent of BSA.
26. **Force Majeure.** "Force Majeure" is defined as an event beyond the reasonable control of a Party, including governmental action, war, riot or civil commotion, fire, natural disaster, problematic weather, lack of availability of Customer provided technology, labor disputes, restraints affecting shipping or credit, delay of carriers or any other cause that could not, with reasonable diligence, be foreseen, controlled or prevented by the Party. Neither Party shall be liable for delays in performing its obligations under this Agreement to the extent that the delay is caused by Force Majeure.
27. **Notice.** All notices, requests, demands, and determinations under the Agreement (other than routine operational communications), shall be in writing and shall be deemed duly given: (i) when delivered by hand; (ii) one (1) business day after being given to a nationally recognized overnight delivery service for next-business-day delivery, all fees prepaid; (iii) when sent by confirmed facsimile with a copy sent by another means specified in this provision; or (iv) six (6) calendar days after the day of mailing, when mailed by United States mail, *via* registered or certified mail, return receipt requested, postage prepaid, and in each case addressed as shall be set forth below. A Party may from time-to-time change its address or designee for notification purposes by giving the other prior written notice of the new address or designee and the date upon which it will become effective.

If to BSA:

BSA Software

14965 Abbey Lane

Bath, MI 48808

Attn: Contracts Manager

Telephone: 517-641-8900

If to Customer:
Traci Gresham, City Manager
City of Alachua

PO Box 9
Alachua, FL 32615
Telephone No.: 386-418-6100
Email: tr_gresham@cityofalachua.org

28. **Independent Contractor.** This is not an agreement of partnership or employment of BSA or any of BSA's employees by Customer. BSA is an independent contractor for all purposes under this Agreement.
29. The text of the Agreement without any Exhibits and Schedules shall control over any inconsistent text in any of the Exhibits or Schedules.
30. **Contract Documents and Order of Precedence.** The text of the Agreement without any Exhibits and Schedules shall control over any inconsistent text in any of the Exhibits or Schedules. This Agreement includes the following Exhibits and Schedules:

    Exhibit A – Payment Terms Generally
        Schedule 1 to Exhibit A - License/Interface/Customization Fees
        Schedule 2 to Exhibit A – Professional Services Fees
    Exhibit B – Maintenance and Support Fees
    Exhibit C – Support Call Process
    Exhibit D – Statement of Work

IN WITNESS THEREOF, the Parties hereto have executed this Agreement as of the dates set forth below.

BSA SOFTWARE, INC.

By: Steve Rennell

Name: Steve Rennell

Title: Account Executive

Date: January 19, 2016

City of Alachua

By: Traci Gresham

Name: Traci Gresham

Title: City Manager

Date: 1/20/16

EXHIBIT A

Payment Terms

1. Customer shall pay BSA within thirty (30) days of invoice. Payments not received within fifteen (15) days of the due date shall be subject to a one and one-half percent (1.5%) per month interest charge (or, if lower, the highest amount chargeable at law) assessed against the unpaid balance from the date due until the date payment is received
2. Any amount not subject to good faith dispute and not paid within thirty (30) days of the date of each invoice shall, without prejudice to other rights and remedies, be subject to an interest charge equal to the lesser of 1.5% monthly or the maximum interest charge permissible under applicable law, payable on demand. Any charges not disputed by Customer in good faith will be deemed approved and accepted by Customer. For purposes of this Agreement, a good faith dispute regarding amounts owed exists only if Customer provides in writing at least ten (10) days prior to due date of payment on the invoice, notification of such dispute, the specific portion of the invoice in dispute, and the specific grounds of the dispute (which must be asserted in good faith), and Customer pays in timely fashion such portions that are not subject to such dispute.
3. BSA shall invoice Customer $59,690 upon Effective Date for BSA's Project Management/Implementation Planning Fees and Data Conversion fees as set forth in Schedule 2.
4. BSA shall invoice Customer $77,835 at start of On-Site Implementation and Training. Such amount equals BSA's software license fees as set forth in Schedule 1.
5. BSA shall invoice Customer $90,855 at completion of On-Site Implementation and Training. Such amount equals On-Site Implementation and Training costs, Customization and Interface costs, and travel expenses, as set forth in Schedule 2.

Schedule 1 to Exhibit A

License/Interface/Customization Fees

License fees:

General Ledger	$5,875
Accounts Payable	$4,980
Cash Receipting	$4,980
Miscellaneous Receivables	$4,980
Fixed Assets	$4,980
Payroll	$6,450
Human Resources	$5,875
Purchase Order	$4,980
Inventory Management	$4,980
Work Order	$4,980
Utility Billing	$14,370
Building Department	$6,290
Business License	$4,115
AccessMyGov/Internet Services	$0
AccessMyGov/Building Department	$0
Subtotal	$77,835

Customization Fees:

Custom Property File Import	$1,500
License & Customization Total	**$79,335**

Schedule 2 to Exhibit A

Professional Services Fees

Conversion Services

Data Conversion	$35,190
Project Management & Implementation	$24,500
Total	$59,690

Training Services

Training	$58,000
Travel Expenses	$31,355
Total	$89,355

Conversion & Training Total	**$149,045**

EXHIBIT B

Maintenance and Support Fees

General Ledger	$1,180
Accounts Payable	$1,000
Cash Receipting	$1,000
Miscellaneous Receivables	$1,000
Fixed Assets	$1,000
Payroll	$1,290
Human Resources	$1,180
Inventory Management	$1,000
Work Order	$1,000
Utility Billing	$2,875
Building Department	$1,260
Business License	$820
AccessMyGov/Internet Services	$1,500
AccessMyGov/Building Department	$1,410
Grand Total	**$18,515**

Note: Maintenance and support fees are provided at no cost in year one as identified in section 10.1. Above maintenance fees will be invoiced after October 1, 2017.

EXHIBIT C

Support Call Process

BSA's standard hours for telephone support are from 8:30 a.m. to 5:00 p.m. (EST), Monday through Friday.

You can lodge a support request in three ways: (i) **Contact Customer Support** option located within the Help menu of all of our applications (ii) our toll-free support line (1-855-BSA-SOFT) or via email.

BSA targets less than thirty (30) minutes for initial response ("Initial Response Target").

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Customer service requests fall into four main categories:

A. **Technical.** Questions or usage issues relating to I.T. functionality, future hardware purchases, and configuration. BSA tries to resolve these issues within BSA's Initial Response Target or as soon thereafter as reasonably possible.

B. **Questions/Support.** General questions regarding functionality, use, and set-up of the applications. BSA tries to resolve these issues within BSA's Initial Response Target or as soon thereafter as reasonably possible.

C. **Requests.** Customer requests for future enhancements to the applications. Key product management personnel meet with development staff on a regular basis to discuss the desirability and priority of such requests. BSA tries to resolve these issues within BSA's Initial Response Target or as soon thereafter as reasonably possible.

D. **Issues/Bugs.** Errors fall into three (3) subcategories:

   i. **Critical.** Cases where an Error has rendered the application or a material component unusable or not usable without substantial inconvenience causing material and detrimental consequences to business -- with no viable Customer workaround or alternative. The targeted resolution time for critical issues is less than one (1) day.

   ii. **Moderate.** Cases where an Error causes inconvenience and added burden, but the application is still usable by Customer. The targeted resolution time for all moderate issues is within two (2) weeks, which is within our standard update cycle.

   iii. **Minimal.** Cases that are mostly cosmetic in nature, and do not impede functionality in any significant way. These issues are assigned a priority level at our regular meetings, and resolution times are based on the specified priority.

Remote Support Process

Some support calls may require further analysis of Customer's database or set-up to diagnose a problem or to assist Customer with a question. BSA's remote support tools share Customer's desktop *via* the Internet to provide Customer with virtual on-site support. BSA's support team is able to quickly connect remotely to Customer's desktop and view its setup, diagnose problems, or assist Customer with screen navigation.

EXHIBIT D

Sample Statement of Work

Statement of Work

Statement of Work

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1. Contact List

This section provides the list of key contacts for both BS&A Software and **Customer**:

BS&A Contacts

Name	*Email*	*Phone*
Steve Rennell – Account Executive	srennell@bsasoftware.com	(517) 641-8900
TBD - Financial Management Product Manager		(517) 641-8900

Customer Contacts

Name	*Email*	*Phone*
Rob Bonetti Finance Director	rbonetti@cityofalachua.org	386-418-6100
Donna Smith - Purchasing	do_smith@cityofalachua.org	386-418-6100

2. Key Data from Proposal

Cost Summary

Application and Annual Service Fee prices based on an approximate population of 9,300; utility billing count of 4,789. Software is licensed for use only by municipality identified on the cover page. If used for additional entities or agencies, please contact BS&A for appropriate pricing.

Prices subject to change if the actual count is significantly different than the estimated count.

Applications, New Purchase	
General Ledger .NET	**$5,875**
Accounts Payable .NET	**$4,980**
Cash Receipting .NET	**$4,980**
Miscellaneous Receivables .NET	**$4,980**
Fixed Assets .NET	**$4,980**
Payroll .NET	**$6,450**
Human Resources .NET	**$5,875**
Purchase Order .NET	**$4,980**
Inventory Management .NET	**$4,980**
Work Order .NET	**$4,980**
Utility Billing .NET	**$14,370**
Building Department .NET	**$6,290**
Business License .NET	**$4,115**
AccessMyGov/Internet Services (1st year free; annual service fee thereafter)	**$0**
AccessMyGov/Building Department (1st year free; annual service fee thereafter)	**$0**
Subtotal	**$77,835**

Data Conversions	
Convert existing ADG data to BS&A format:	
General Ledger (COA, balances, budget, 10 years transaction history)	**$2,720**
Accounts Payable (vendor information, invoices, checks, 10 years transaction history)	**$2,305**
Inventory Management (inventory items and quantities)	**$2,305**
Purchase Orders (closed purchase orders)	**$2,305**
Utility Billing (accounts, services, deposits, rates, meters, services, billing and payment history)	**$12,630**
Convert existing EnerGov data to BS&A format:	

Building Department (per database)		**$4,945**
Database Setup:		
Payroll (Manual Entry or Import of Employee Master File/Setup/YTD as of a Specified Date)		**$4,480**
Human Resources (Position/status history, Positions, License types)		**$1,000**
Fixed Assets (Setup of Assets, Entry of Value, Accumulated Depreciation)		**$1,000**
Business Licensing (set-up of existing records held)		**$1,500**
	Subtotal	**$35,190**

No conversion to be performed for:

Open Purchase Order – Open purchase orders will be manually entered as part of training
Miscellaneous Receivables
Work Order
Cash Receipting

Custom Import

Custom import from third-party software to populate Building Department database with parcels, properties, and current owners.	**$1,500**

Project Management and Implementation Planning

Services include:

- *Analyzing customer processes to ensure all critical components are addressed.*
- *Creating and managing the project schedule in accordance with the customer's existing processes and needs.*
- *Planning and scheduling training around any planned process changes included in the project plan.*
- *Modifying the project schedule as needed to accommodate any changes to the scope and requirements of the project that are discovered.*
- *Providing a central contact between the customer's project leaders, developers, trainers, IT staff, conversion staff, and other resources required throughout the transition period.*
- *Installing the software and providing IT consultation for network, server, and workstation configuration and requirements.*
- *Reviewing and addressing the specifications for needed customizations to meet customer needs (when applicable).*

$24,500

Implementation and Training

- *$1,000/day; days quoted are estimates; you are billed for actual days used*

Services include:

- *Setting up users and user security rights for each application*
- *Performing final process and procedure review*
- *Configuring custom settings in each application to fit the needs of the customer*
- *Setting up application integration and workflow methods*
- *Onsite verification of converted data for balancing and auditing purposes*
- *Training and Go-Live*

Software Setup	Days: 4		**$4,000**
General Ledger .NET	Days: 2		**$2,000**
Accounts Payable .NET	Days: 2		**$2,000**
Cash Receipting .NET	Days: 2		**$2,000**
Miscellaneous Receivables .NET	Days: 1		**$1,000**
Fixed Assets .NET	Days: 1		**$1,000**
Payroll .NET	Days: 8		**$8,000**
Human Resources .NET	Days: 2		**$2,000**
Purchase Order .NET	Days: 3		**$3,000**
Inventory Management .NET	Days: 3		**$3,000**
Work Order .NET	Days: 2		**$2,000**
Utility Billing .NET	Days: 16		**$16,000**
Building Department .NET	Days: 8		**$8,000**
Business License .NET	Days: 2		**$2,000**
AccessMyGov/Building Department	Days: 2		**$2,000**
	Total: 58	Subtotal	**$58,000**

Cost Totals

Not including Annual Service Fees

Applications	$77,835
Data Conversions	$35,190
Custom Import	$1,500
Project Management and Implementation Planning	$24,500
Implementation and Training	$58,000
Total Proposed	**$197,025**
Travel Expenses	**$31,355**

Grand Total (with Travel Expenses) $228,380

Payment Schedule

1st Payment:	**$59,690** to be invoiced upon execution of this agreement.
2nd Payment:	**$77,835** to be invoiced at start of training, estimated 6 to 9 months after signing.
3rd Payment:	**$90,855** to be invoiced upon completion of training estimated, 9 to 12 months after signing.

Annual Service Fees, New Purchases

Unlimited service and support during your first year with the program are included in your purchase price. Thereafter, Service Fees are billed annually. BS&A Software reserves the right to increase the Annual Service Fee by no more than the yearly Consumers Price Index (CPI).

General Ledger .NET	$1,180
Accounts Payable .NET	$1,000
Cash Receipting .NET	$1,000
Miscellaneous Receivables .NET	$1,000
Fixed Assets .NET	$1,000
Payroll .NET	$1,290
Human Resources .NET	$1,180
Purchase Order .NET	$1,000
Inventory Management .NET	$1,000
Work Order .NET	$1,000
Utility Billing .NET	$2,875
Building Department .NET	$1,260
Business License .NET	$820
AccessMyGov/Internet Services	$1,500
AccessMyGov/Building Department	$1,410
Total Annual Service, New Purchases	**$18,515**

3. Activities and Deliverables

This section describes specific activities and deliverables that will be provided by BS&A Software to fulfill the obligations set out in the proposal. Each subsection includes the detailed requirements for: Data Conversion, Process Definition, and Cutover.

3.1 GL/Budgeting

Establish BS&A Databases

1. Extract preliminary data with corroborating reports
2. Confirm fiscal year end and desired GL format
3. Preliminary conversion development – Chart of Accounts, Budget & Balances, Transaction History
4. Preliminary conversion QC and documentation
5. Preliminary conversion data review
6. Extract final data with corroborating reports
7. Convert final data
8. QC final BS&A database and documentation
9. Build GL banks and assign GL cash accounts
10. Set up due to/due from rules
11. Verify final BS&A database at cutover

Establish BS&A Process

1. Review current GL process
    a. Chart of Accounts analysis
    b. Budget process and timing
    c. Bank reconciliation process and timing
    d. Pooled cash environments
    e. Funds with differing FYEs
    f. Project accounting
    g. Grant accounting
2. Review BS&A application functionality
3. Define BS&A process and training requirements
4. Establish Online Financial Services processes and training requirements
5. Document BS&A process
6. Verify final BS&A process at cutover

3.2 Accounts Payable

Establish BS&A Databases

1. Extract preliminary data with corroborating reports
2. Confirm fiscal year end and desired GL format
3. Preliminary conversion development – Vendors, Transaction History
4. Preliminary conversion QC and documentation
5. Preliminary conversion data review
6. Extract final data with corroborating reports
7. Convert final data
    a. If no conversion, import vendors list
8. QC final BS&A database and documentation
    a. Verify 1099 vendors are marked
9. Verify final BS&A database at cutover

Establish BS&A Process

1. Review current AP process
    a. Invoice entry process and timing
    b. Approval process

    c. Check run process and timing
2. Review BS&A application functionality
3. Define BS&A process and training requirements
4. Establish Online Financial Services processes and training requirements
5. Document BS&A process
6. Verify final BS&A process at cutover

3.3 Cash Receipting

Establish BS&A Databases

1. No Conversion
2. Set-up Receipt Items and Tender Types

Establish BS&A Process

1. Review current CR process
    a. Number of receipting stations
    b. Confirm receipting hardware requirements
    c. Any required application interfaces
2. Review BS&A application functionality
3. Define BS&A process and training requirements
4. Document BS&A process
5. Verify final BS&A process at cutover

3.4 Payroll

Establish BS&A Databases

1. Extract preliminary data with corroborating reports
2. Preliminary conversion development – Employees, Paycodes, Expenses & Deductions
3. Preliminary conversion QC and documentation
4. Preliminary conversion data review
5. Extract final data with corroborating reports
6. Convert final data
7. QC final BS&A database and documentation
8. Verify final BS&A database at cutover

Establish BS&A Process

1. Review current Payroll process
2. Review BS&A application functionality
3. Define BS&A process and training requirements
4. Document BS&A process
5. Verify final BS&A process at cutover
6. Run Parallel Payroll Cycle

3.5 Human Resources

Establish BS&A Databases

1. Extract preliminary data with corroborating reports
2. Preliminary conversion development – Position/Status History, Positions, License Types
3. Preliminary conversion QC and documentation
4. Preliminary conversion data review
5. Extract final data with corroborating reports
6. Convert final data

7. QC final BS&A database and documentation
8. Verify final BS&A database at cutover

Establish BS&A Process

1. Review current Human Resources process
2. Review BS&A application functionality
3. Define BS&A process and training requirements
4. Document BS&A process
5. Verify final BS&A process at cutover

3.6 Miscellaneous Receivables

Establish BS&A Databases

1. No Conversion
2. Set-up Billing Items

Establish BS&A Process

1. Review current Miscellaneous Invoicing process
2. Review BS&A application functionality
3. Define BS&A process and training requirements
4. Document BS&A process
5. Verify final BS&A process at cutover

3.7 Fixed Assets

Establish BS&A Databases

1. Extract Asset Data
2. Convert final data
3. Verify final BS&A database at cutover

Establish BS&A Process

1. Review current Fixed Assets process
2. Review BS&A application functionality
3. Define BS&A process and training requirements
4. Document BS&A process
5. Verify final BS&A process at cutover

3.8 Utility Billing

Establish BS&A Databases

1. Extract preliminary data with corroborating reports
2. Preliminary conversion development – Accounts, Meters, Billing Items, Billing History
3. Preliminary conversion QC and documentation
4. Preliminary conversion data review
5. Extract final data with corroborating reports
6. Convert final data
7. QC final BS&A database and documentation
8. Verify final BS&A database at cutover

Establish BS&A Process

1. Review current Utility Billing process
2. Review BS&A application functionality

3. Define BS&A process and training requirements
4. Document BS&A process
5. Verify final BS&A process at cutover
6. Run Parallel Billing Cycle

3.9 Work Order

Establish BS&A Databases

1. No Conversion

Establish BS&A Process

1. Review current Work Order process
2. Review BS&A application functionality
3. Define BS&A process and training requirements
4. Document BS&A process
5. Verify final BS&A process at cutover

3.10 Purchase Order

Establish BS&A Databases

1. Convert Closed Purchase Orders
2. Set-up Purchase Order Approval Process

Establish BS&A Process

1. Review current Purchase Order process
2. Review BS&A application functionality
3. Define BS&A process and training requirements
4. Document BS&A process
5. Verify final BS&A process at cutover
6. Re-enter open Purchase Orders during training

3.11 Inventory

Establish BS&A Databases

1. Extract Inventory Data
2. Convert final data
3. Verify final BS&A database at cutover

Establish BS&A Process

1. Review current Inventory processed
2. Review BS&A application functionality
3. Define BS&A process and training requirements
4. Document BS&A process
5. Verify final BS&A process at cutover

3.12 Building Department & Field Inspection

Establish BS&A Databases

1. Extract preliminary data with corroborating reports

2. Preliminary conversion development – Properties, Permits, Enforcements
3. Preliminary conversion QC and documentation
4. Preliminary conversion data review
5. Extract final data with corroborating reports
6. Convert final data
7. QC final BS&A database and documentation
8. Verify final BS&A database at cutover

Establish BS&A Process

1. Review current Permit & Enforcement processes
2. Review BS&A application functionality
3. Define BS&A process and training requirements
4. Document BS&A process
6. Verify final BS&A process at cutover

3.13 Business License/Tax

Establish BS&A Databases

1. Extract preliminary data with corroborating reports
2. Preliminary conversion development – Businesses, Licenses, Invoices, Payments & History
3. Preliminary conversion QC and documentation
4. Preliminary conversion data review
5. Extract final data with corroborating reports
6. Convert final data
7. QC final BS&A database and documentation
8. Verify final BS&A database at cutover

Establish BS&A Process

1. Review current Local Business Tax Receipt processe
2. Review BS&A application functionality
3. Define BS&A process and training requirements
4. Document BS&A process
6. Verify final BS&A process at cutover

3.13 AccessMyGov - Internet Services, Employee Self Service

Establish BS&A Process

1. Create Preliminary Web Site
2. Connect Preliminary Web Site to BS&A Databases
3. Verify Operation of Preliminary Web Site
4. Review BS&A application functionality
5. Define BS&A process and training requirements
6. Document BS&A process
7. Verify final BS&A process at cutover

4. Delivery Method

This section describes the method that BS&A Software will use to deliver this project to the City of Basehor, KS. This method is described in terms of the generalized approach and as a detailed schedule.

4.1 Generalized Approach

BS&A Software will use the following four-phase approach to fulfill the needs of City of Basehor, KS:

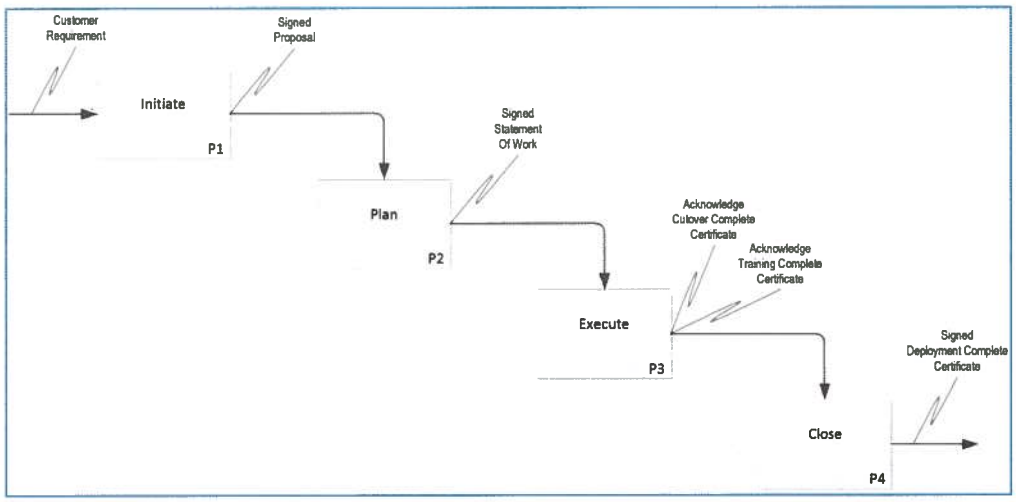
Phase 1 – Initiate
This phase encompasses the work necessary to achieve a signed proposal. (This phase is usually completed with the signed proposal).

Phase 2 – Plan
This phase follows the signed proposal and produces the detailed description for the work to be undertaken and the schedule for the work, and is presented in the Statement of Work (this document).

Phase 3 – Execute
This phase encompasses all of the activity necessary to bring into operation the applications provided by BS&A Software and the associated training.

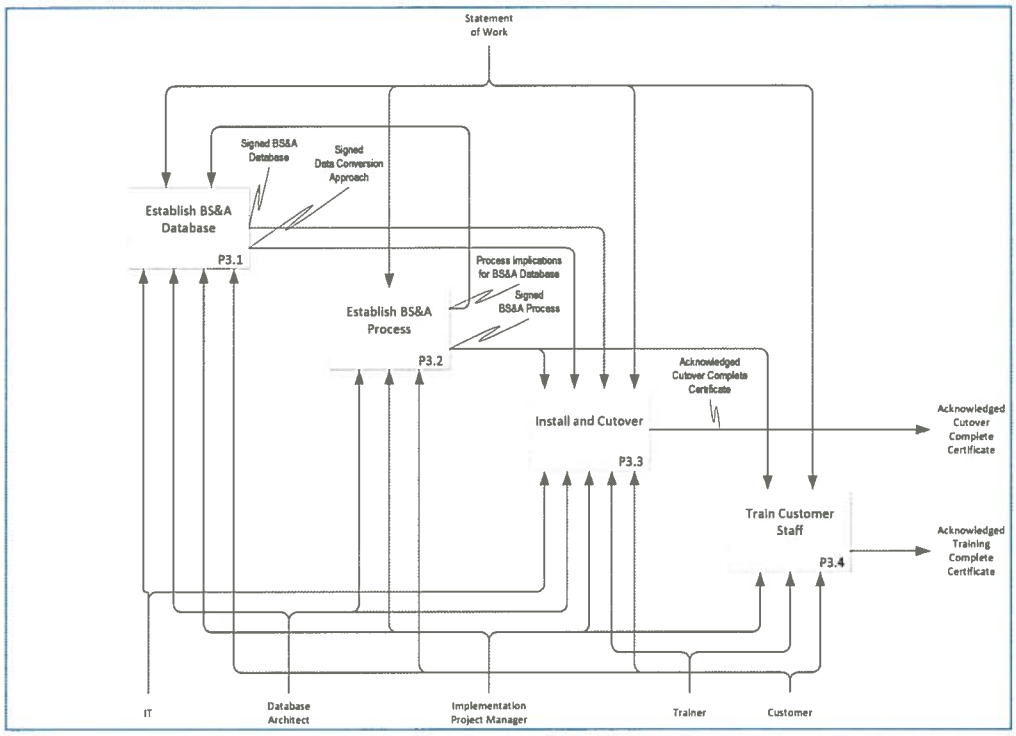
Phase 4 – Close
This phase provides a formal conclusion of the project and the handover to BS&A's support team.

Figure 1: Delivery Process Overview



This diagram shows the general approach that BS&A Software will follow to deliver this project.

Figure 2: Delivery Process - Execute Phase



This diagram shows the activities within the Execute phase of the project, which are:

- Establish BS&A database(s)
- Establish BS&A process(s)
- Install and cutover
- Train customer staff

The details for each activity can be provided if required.

4.2 Estimated Schedule

Following is the tentative, estimated schedule based on approval of the project by 1/30/16. During the Kick-off Meeting, a finalized project schedule will be reviewed and approved by both BS&A and City Project teams.

Task	Responsible Parties	Start Date	End Date
Initiation Activities			
Conduct Kick-off Meeting	**BS&A** and City	2/18/16	2/18/16
Review Project Scope and Project Management Process	**BS&A**	2/18/16	2/18/16
Establish Project Meeting Schedule	**BS&A** and City	2/18/16	2/18/16
Assemble BS&A Project Team	**BS&A**	2/18/16	2/18/16
Assemble City Project Team	**City**	2/18/16	2/18/16
Create Initial Project Timeline	**BS&A** & City	2/18/16	2/18/16
IT and Data Conversion Activities			
Meet with City IT Staff to review Hardware Configurations	**BS&A** and City	2/28/16	2/28/16
Extract Preliminary Data from current System	BS&A and **City**	3/7/16	3/7/16
Conduct Data Mapping and Develop Data Conversion Routines	**BS&A**	3/7/16	4/30/16
Conduct Review of Converted Data with City	**BS&A** and City	5/15/15	5/15/16
Install Programs	**BS&A**	5/15/16	5/15/16
Knowledge Transfer			
Conduct On-site Process Review Meeting	BS&A and **City**	5/30/16	5/31/16
Conduct Analysis of Current Forms	**BS&A** and City	5/30/16	5/30/16
Conduct Review of Required Reports	**BS&A** and City	5/30/16	5/30/16
Develop Best Practices Recommendation	**BS&A**	5/31/16	5/31/16
Approve Recommendations	**City**	5/31/16	5/31/16
Implementation			
Create Forms	**BS&A**	6/1/16	6/3/16
Create Reports	**BS&A**	6/6/16	6/7/16
Conduct Final Data Extraction	**City**	6/30/16	6/30/16

Convert Final Data	**BS&A**	7/1/16	7/1/16
On-site Set-up for Users and Configuration Items	**BS&A**	7/5/16	7/8/16
Training			
On-site Training	**BS&A and City**	7/8/16	9/8/16
Post-Project Activities			
Conduct Post Project Review & Assessment	**BS&A and City**	10/8/16	10/8/16

5. Project Management Process

This section describes the following project management procedures that will be used to support the delivery of this project:

- Organization
- Change Control
- RAID Management (Risk, Action, Issue, Decision)

5.1 Organization – Roles and Responsibilities

This subsection describes the organization that BS&A Software will use to support the delivery of this project.

Project Specific Roles

BS&A Software will use the following roles during the project:

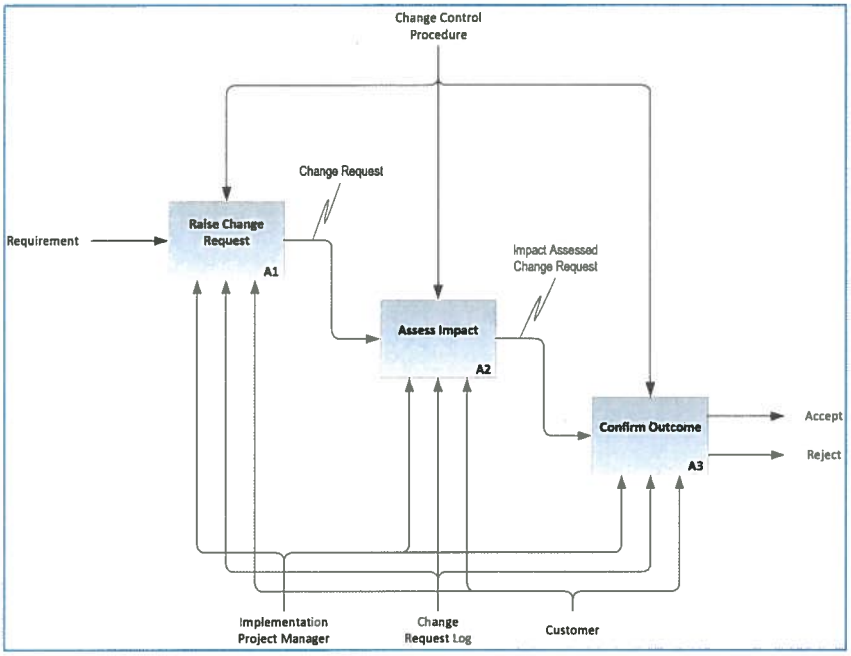
- **Project Management and Implementation Planning Director**
  - Has overall accountability for the project and provides a point of escalation for the customer.
- **Project Manager**
  - Has day-to-day accountability for the project.
  - Manages and coordinates all activities and resources associated with the project
  - Produces and maintains the Project Plan
  - Responsible for and leads the work associated with the development of the customer's new processes.
- **Database Technician**
  - Responsible for and leads the work associated with the development of the customer's new databases.
- **Implementation and Training Representative**
  - Responsible for and leads the cutover and delivery of the training.
- **IT**
  - Assists with the extraction of test and production data from the customer's existing applications.
  - Responsible for the installation of the BS&A applications on the customer's production environment.
- **Subject Matter Experts**
  - May assist as required.

Note: there may be a number of people fulfilling each role.

5.2 Change Control

This subsection describes the Change Control procedure that BS&A Software will use to support the delivery of projects.

Figure 3: Change Control Procedure



This diagram shows the Change Control Procedure and activities as follows:

- Raise change request
- Assess impact
- Confirm outcome

The details of these activities are available in the Project Management Procedures document.

6. Review and Approval

There will be various review points during the project (see Project Schedule Dates) when a formal review of progress will be marked by the confirmation of, and agreement to, specific deliverables.

You will receive a confirmation email at the completion of each of the following milestones in the implementation process. A return email will serve as your approval:

- **Statement of Work.** At this point, we will ask you to acknowledge that you have received the Statement of Work and that it represents the agreed-upon scope of the project.
- **BS&A Database and Conversion Approach.** At this point, we will ask you to acknowledge that you have received the BS&A Database and Conversion Approach, and that it represents an acceptable conversion plan for Cutover.
- **Cutover Complete.** At this point, we will ask you to acknowledge that the Project Management and Implementation Planning Team has provided an agreed-upon BS&A Database and Conversion Approach.
- **Training Complete.** At this point, we will ask you to acknowledge that the Implementation and Training Team has delivered training consistent with the Statement of Work, or that some days were left unused and should not be billed.
- **Deployment Complete.** At this point, we will ask you to acknowledge that BS&A has provided deliverables consistent with the Statement of Work, and that any outstanding issues from the Implementation and Training processes have been addressed or transferred to the Support Team.

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BS&A
CUSTOMER ORDER FORM

This Customer Order Form (this "**Order**") is entered into as of the "**Effective Date**" identified below between BS&A Software, LLC, a Delaware limited liability company with offices located at 14965 Abbey Lane, Bath, MI 48808 ("**BS&A**") and the "**Customer**" identified below. Capitalized terms used but not defined in this Order have the meanings given them elsewhere in the Agreement (as defined below). BS&A and Customer may be referred to herein collectively as the "**Parties**" or individually as a "**Party**". The Parties hereby agree as follows:

Customer Name: City of Alachua, Alachua County FL	**Sponsor Contact**: [__]
Billing Address: [__]	**Sponsor Phone**: [__]
Accounts Payable Email: [__]	**Sponsor Email**: [__]

Platform and Fee Information

Effective Date: [__] 10/1/2025	
Platform Description: Those modules and feature packs of BS&A's proprietary hosted enterprise resource planning service for managing local government functions that are identified in the Pricing Sheet. "**Usage Limitations**": ☐ *Number of Authorized Users*: [INSERT # OF SEATS] ☐ *Other*: [INSERT OTHER USAGE LIMITATIONS, IF ANY]	
"**Initial Subscription Period**": [One (1) year]	**Subscription Fees**: $54,610, payable [annually].
Professional Services (if any): $93,300	**Service Fees (if any)**:
Other Customer Terms:	

The Customer Agreement (the "**Agreement**"), made and entered into as of the Effective Date between BS&A and Customer, includes and incorporates: (i) the above Order; (ii) any Orders previously or subsequently entered into by the Parties; and (iii) the Customer Terms and Conditions, which are attached to this Order (the "**Terms and Conditions**"); and (iv) the Pricing Sheet attached to this Order (the "**Pricing Sheet**").

BS&A SOFTWARE, LLC

DocuSigned by:
Mark Puetz
B3031FE53C404E6...

Name: Mark Puetz

Title: Director of Business Operations

CITY OF ALACHUA, ALACHUA COUNTY FL

Name: Robert Vallaberes

Title: City Manager

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EXHIBIT A

CUSTOMER TERMS AND CONDITIONS

The Parties agree as follows:

1. Definitions.

1.1 **"Authorized User"** means Customer's employees, consultants, contractors, and agents: (i) who are authorized by Customer to access and use the Platform under this Agreement; and (ii) for whom access to the Platform has been purchased hereunder.

1.2 **"BS&A IP"** means the Platform and any and all intellectual property provided to Customer or any Authorized User in connection with the foregoing. For the avoidance of doubt, BS&A IP includes Usage Data and any information, data, or other content derived from BS&A's provision of the Platform but does not include Customer Data.

1.3 **"Business Contact Data"** means Personal Information that relates to BS&A's relationship with Customer, including, by way of example and without limitation, the names and contact information of Authorized Users and any other data BS&A collects for the purpose of managing its relationship with Customer, identity verification, or as otherwise required by applicable laws, rules, or regulations.

1.4 **"Customer Data"** means information, data, and other content, in any form or medium, that is submitted, posted, or otherwise transmitted by or on behalf of Customer or an Authorized User through the Platform, including Business Contact Data; provided that, for purposes of clarity, Customer Data as defined herein does not include Business Contact Data or Usage Data.

1.5 **"Documentation"** means Company's end user documentation relating to the Platform, including any user guides.

1.6 **"Harmful Code"** means any software, hardware, or other technology, device, or means, including any virus, worm, malware, or other malicious computer code, the purpose or effect of which is to permit unauthorized access to, or to destroy, disrupt, disable, distort, or otherwise harm or impede in any manner any (i) computer, software, firmware, hardware, system, or network; or (ii) any application or function of any of the foregoing or the security, integrity, confidentiality, or use of any data processed thereby.

1.7 **"Order"** means: (i) a purchase order, order form, or other ordering document entered into by the Parties that incorporates this Agreement by reference; or (ii) if Customer registered for the Platform through BS&A's online ordering process, the results of such online ordering process.

1.8 **"Personal Information"** means any information that, individually or in combination, does or can identify a specific individual or by or from which a specific individual may be identified, contacted, or located, including without limitation all data considered "personal data", "personally identifiable information", or something similar under applicable laws, rules, or regulations relating to data privacy.

1.9 **"Platform"** 'has the meaning set forth on the Order.

1.10 **"Professional Services"** means training, migration, implementation, integration, or other professional services that are provided to Customer in connection with its use of the Platform hereunder.

1.11 **"Subscription Period"** means the time period identified on the Order during which Customer's Authorized Users may access and use the Platform.

1.12 **"Third-Party Products"** means any third-party products provided with, integrated with, or incorporated into the Platform.

1.13 **"Usage Data"** means usage data collected and processed by BS&A in connection with Customer's use of the Platform, including without limitation test configuration metadata, activity logs, and data used to optimize and maintain performance of the Platform, and to investigate and prevent system abuse. For purposes of clarity, Customer Data is not Usage Data and Usage Data does not contain Personal Information or any other Customer Data.

1.14 **"Usage Limitations"** means the usage limitations set forth in this Agreement and the Order, including without limitation any limitations on the number of Authorized Users (if any), and the applicable product, pricing, and support tiers agreed-upon by the Parties.

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2. Access and Use.

2.1 Provision of Access. Subject to and conditioned on Customer's compliance with the terms and conditions of this Agreement, including without limitation the Usage Limitations, Customer may, solely through its Authorized Users, access and use the Platform during the Subscription Period on a non-exclusive, non-transferable (except in compliance with Section 15.9), and non-sublicensable basis. Such use is limited to Customer's internal business purposes and the features and functionalities specified in the Order. Each Authorized User must have its own unique account on the Platform and Authorized Users may not share their account credentials with one another or any third party. Customer will be responsible for all of the acts and omissions of its Authorized Users in connection with this Agreement and for all use of Authorized Users' accounts.

2.2 Documentation License. Subject to and conditioned on Customer's compliance with the terms and conditions of this Agreement, Company hereby grants to Customer a non-exclusive, non-transferable (except in compliance with Section 15.9), and non-sublicensable license to use the Documentation during the Subscription Period solely for Customer's internal business purposes in connection with its use of the Platform.

2.3 Use Restrictions. Customer shall not use the Platform for any purposes beyond the scope of the access granted in this Agreement. Customer shall not at any time, directly or indirectly, and shall not permit any Authorized Users to: (i) copy, modify, or create derivative works of any BS&A IP, whether in whole or in part; (ii) rent, lease, lend, sell, license, sublicense, assign, distribute, publish, transfer, or otherwise make available the Platform or Documentation to any third party; (iii) reverse engineer, disassemble, decompile, decode, adapt, or otherwise attempt to derive or gain access to any software component of the Platform, in whole or in part; (iv) remove any proprietary notices from any BS&A IP; (v) use any BS&A IP in any manner or for any purpose that infringes, misappropriates, or otherwise violates any intellectual property right or other right of any person, or that violates any applicable law; (vi) access or use any BS&A IP for purposes of competitive analysis of BS&A or the Platform, the development, provision, or use of a competing software service or product, or any other purpose that is to BS&A's detriment or commercial disadvantage; (vii) bypass or breach any security device or protection used by the Platform or access or use the Platform other than by an Authorized User through the use of valid access credentials; (viii) input, upload, transmit, or otherwise provide to or through the Platform any information or materials, including Customer Data, that are unlawful or injurious or that infringe or otherwise violate any third party's intellectual property or other rights, or that contain, transmit, or activate any Harmful Code; or (ix) use any BS&A IP for any activity where use or failure of the BS&A IP could lead to death, personal injury, or environmental damage, including life support systems, emergency services, nuclear facilities, autonomous vehicles, or air traffic control.

2.4 Reservation of Rights. BS&A reserves all rights not expressly granted to Customer in this Agreement. Except for the limited rights and licenses expressly granted under this Agreement, nothing in this Agreement grants, by implication, waiver, estoppel, or otherwise, to Customer or any third party any intellectual property rights or other right, title, or interest in or to the BS&A IP.

2.5 Suspension. Notwithstanding anything to the contrary in this Agreement, BS&A may temporarily suspend Customer's and any Authorized User's access to any portion or all of the Platform if: (i) BS&A reasonably determines that (a) there is a threat or attack on any of the BS&A IP; (b) Customer's or any Authorized User's use of the BS&A IP disrupts or poses a security risk to the BS&A IP or to any other customer or vendor of BS&A; (c) Customer, or any Authorized User, is using the BS&A IP for fraudulent or illegal activities; (d) subject to applicable law, Customer has ceased to continue its business in the ordinary course, made an assignment for the benefit of creditors or similar disposition of its assets, or become the subject of any bankruptcy, reorganization, liquidation, dissolution, or similar proceeding; (e) BS&A's provision of the Platform to Customer or any Authorized User is prohibited by applicable law; or (f) any Customer Data submitted, posted, or otherwise transmitted by or on behalf of Customer or an Authorized User through the Platform may infringe or otherwise violate any third party's intellectual property or other rights; (ii) any vendor of BS&A has suspended or terminated BS&A's access to or use of any Third-Party Products required to enable Customer to access the Platform; or (iii) in accordance with Section 7.1 (any such suspension described in subclauses (i), (ii), or (iii), a "**Service Suspension**"). BS&A shall use commercially reasonable efforts to provide written notice of any Service Suspension to Customer and to provide updates regarding resumption of access to the Platform following any Service Suspension. BS&A shall use commercially reasonable efforts to resume providing access to the Platform as soon as reasonably possible after the event giving rise to the Service Suspension is cured. BS&A will have no liability for any damage, liabilities, losses (including any loss of data or profits), or any other consequences that Customer or any Authorized User may incur as a result of a Service Suspension.

2.6 Business Contact Data and Usage Data. Notwithstanding anything to the contrary in this Agreement,

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BS&A may process Business Contact Data: (i) to manage BS&A's relationship with Customer; (ii) to carry out BS&A's core business operations, such as, by way of example and without limitation, accounting, audits, tax preparation and for filing and compliance purposes; (iii) to monitor, investigate, prevent and detect fraud, security incidents and other misuse of the Platform, and to prevent harm to BS&A, Customer, and BS&A's other customers; (iv) for identity verification purposes; and (v) to comply with applicable laws, rules, and regulations relating to the processing and retention of Personal Information to which BS&A may be subject. BS&A may process Usage Data for any lawful purpose, including to monitor, maintain, and optimize the Platform. '

3. Customer Responsibilities.

3.1 General. Customer is responsible and liable for all uses of the Platform and Documentation resulting from access provided by Customer, directly or indirectly, whether such access or use is permitted by or in violation of this Agreement. Without limiting the generality of the foregoing, Customer is responsible for all acts and omissions of Authorized Users, and any act or omission by an Authorized User that would constitute a breach of this Agreement if taken by Customer will be deemed a breach of this Agreement by Customer. Customer shall use reasonable efforts to make all Authorized Users aware of this Agreement's provisions as applicable to such Authorized User's use of the Platform and shall cause Authorized Users to comply with such provisions.

3.2 Third-Party Products. BS&A may from time to time make Third-Party Products available to Customer or BS&A may allow for certain Third-Party Products to be integrated with the Platform to allow for the transmission of Customer Data from such Third-Party Products into the Platform. For purposes of this Agreement, such Third-Party Products are subject to their own terms and conditions. BS&A is not responsible for the operation of any Third-Party Products and makes no representations or warranties of any kind with respect to Third-Party Products or their respective providers. If Customer does not agree to abide by the applicable terms for any such Third-Party Products, then Customer should not install or use such Third-Party Products. By authorizing BS&A to transmit Customer Data from Third-Party Products into the Platform, Customer represents and warrants to BS&A that it has all right, power, and authority to provide such authorization.

3.3 Customer Control and Responsibility. Customer has and will retain sole responsibility for: (i) all Customer Data, including its content and use; (ii) all information, instructions, and materials provided by or on behalf of Customer or any Authorized User in connection with the Platform; (iii) Customer's information technology infrastructure, including computers, software, databases, electronic systems (including database management systems), and networks, whether operated directly by Customer or through the use of third-party platforms or service providers ("**Customer Systems**"); (iv) the security and use of Customer's and its Authorized Users' access credentials; and (v) all access to and use of the Platform directly or indirectly by or through the Customer Systems or its or its Authorized Users' access credentials, with or without Customer's knowledge or consent, including all results obtained from, and all conclusions, decisions, and actions based on, such access or use. For purposes of clarity, Customer Systems do not include BS&A's information technology infrastructure, including computers, software, databases, electronic systems (including database management systems, and networks operated directly by BS&A and its third-party service providers.

4. Support. Subject to and conditioned on Customer's compliance with the terms and conditions of this Agreement, including payment of applicable Fees, BS&A will use commercially reasonable efforts to provide Customer with basic customer support via BS&A's standard support channels during BS&A's normal business hours.

5. Professional Services. BS&A will perform Professional Services as described in an Order. Customer will provide BS&A all reasonable cooperation required for BS&A to perform the Professional Services, including without limitation timely access to any reasonably required Customer materials, information, or personnel. Subject to any limitations identified in an Order, Customer will reimburse BS&A's reasonable travel and lodging expenses incurred in providing Professional Services. To the extent the Professional Services result in any work product of any kind or character ("**Work Product**"), all such Work Product will remain owned solely and exclusively by BS&A and, to the extent any such Work Product consists of enhancements, improvements, or other modifications to the Platform, such Work Product may be used by Customer solely in connection with Customer's authorized use of the Platform under this Agreement.

6. Insurance. During the Subscription Period, BS&A shall procure and maintain appropriate insurance policies with coverage limits that are commensurate with industry standards and sufficient to protect against potential risks associated with this Agreement. The insurance policies shall be obtained from reputable and financially sound insurance providers, and BS&A agrees to provide proof of such insurance upon request by Customer.

7. Fees and Taxes.

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7.1 Fees. The Platform may be provided for a fee or other charge. Customer shall pay BS&A the fees ("**Fees**") identified in the Order without offset or deduction at the cadence identified in the Order (e.g., monthly or annually). BS&A may increase the Fees annually, provided that BS&A will provide Customer at least thirty (30) days' notice of such increase prior to the end of the then-current Term. The amount of the Fee increase will be in BS&A's sole discretion, provided that Customer agrees that the increase may be at least the greater of: (i) five percent (5%); or (ii) the annual increase in the relevant Consumer Price Index for all Urban Consumers published by the Bureau of Labor Statistics for the then-current calendar year, in each case as compared to the Fees applicable during then-current Term, as applicable. Fees paid by Customer are non-refundable. Customer shall make all payments hereunder in US dollars by ACH or via another reasonable method chosen by BS&A, to such account as BS&A may specify in writing from time to time, or by another mutually agreed-upon payment method. If Customer pays via invoice, Customer payments shall be made in accordance with the Florida Prompt Payment Act. If failure to pay in accordance with the Florida Prompt Payment Act continues for ten (10) days or more, BS&A may suspend Customer's and its Authorized Users' access to all or any part of the Platform until such amounts are paid in full.

7.2 Taxes. All Fees and other amounts payable by Customer under this Agreement are exclusive of taxes and similar assessments. Customer is responsible for all sales, use, and excise taxes, and any other similar taxes, duties, and charges of any kind imposed by any federal, state, or local governmental or regulatory authority on any amounts payable by Customer hereunder, other than any taxes imposed on BS&A's income.

8. Confidential Information.

8.1 Definition. From time to time during the Subscription Period, either Party may disclose or make available to the other Party information about its business affairs, products, confidential intellectual property, trade secrets, third-party confidential information, and other sensitive or proprietary information, whether orally or in written, electronic, or other form or media that: (i) is marked, designated or otherwise identified as "confidential" or something similar at the time of disclosure or within a reasonable period of time thereafter; or (ii) would be considered confidential by a reasonable person given the nature of the information or the circumstances of its disclosure (collectively, "**Confidential Information**"). Except for Personal Information, Confidential Information does not include information that, at the time of disclosure is: (a) in the public domain; (b) known to the receiving Party at the time of disclosure; (c) rightfully obtained by the receiving Party on a non-confidential basis from a third party; or (d) independently developed by the receiving Party without use of, reference to, or reliance upon the disclosing Party's Confidential Information.

8.2 Duty. The receiving Party shall not disclose the disclosing Party's Confidential Information to any person or entity, except to the receiving Party's employees, contractors, and agents who have a need to know the Confidential Information for the receiving Party to exercise its rights or perform its obligations hereunder ("**Representatives**"). The receiving Party will be responsible for all the acts and omissions of its Representatives as they relate to Confidential Information hereunder. Notwithstanding the foregoing, each Party may disclose Confidential Information to the limited extent required (i) in order to comply with the order of a court or other governmental body, or as otherwise necessary to comply with applicable law, provided that the Party making the disclosure pursuant to the order shall first have given written notice to the other Party and made a reasonable effort to obtain a protective order; or (ii) to establish a Party's rights under this Agreement, including to make required court filings. Further, notwithstanding the foregoing, each Party may disclose the terms and existence of this Agreement to its actual or potential investors, debtholders, acquirers, or merger partners under customary confidentiality terms.

8.3 Return of Materials; Effects of Termination/Expiration. On the expiration or termination of the Agreement, the receiving Party shall promptly return to the disclosing Party all copies, whether in written, electronic, or other form or media, of the disclosing Party's Confidential Information, or destroy all such copies and certify in writing to the disclosing Party that such Confidential Information has been destroyed. Each Party's obligations of non-use and non-disclosure with regard to Confidential Information are effective as of the Effective Date and will expire three (3) years from the date of termination or expiration of this Agreement; provided, however, with respect to any Confidential Information that constitutes a trade secret (as determined under applicable law), such obligations of non-disclosure will survive the termination or expiration of this Agreement for as long as such Confidential Information remains subject to trade secret protection under applicable law.

9. Data Security and Processing of Personal Information.

9.1 Customer Data. Customer hereby grants to BS&A a non-exclusive, royalty-free, worldwide license to reproduce, distribute, and otherwise use and display the Customer Data and perform all acts with respect to the Customer Data as may be necessary for BS&A to provide the Platform and otherwise perform its obligations hereunder. Customer

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may export the Customer Data at any time through the features and functionalities made available via the Platform. For the avoidance of doubt, aggregated, de-identified, and anonymized portions, sets, or other combinations of Customer Data that do not contain personally identifying elements of Customer's identity or of any Authorized Users are Usage Data and not Customer Data.

9.2 Security Measures. BS&A will implement and maintain commercially reasonable administrative, physical, and technical safeguards designed to protect Customer Data (including Personal Information provided as part of Business Contact Data) from unauthorized access, use, alteration, or disclosure.

9.3 Processing of Personal Information. BS&A's rights and obligations with respect to Personal Information that it collects directly from individuals (if any) are set forth in BS&A's Privacy Policy (as amended from time to time in accordance with its terms). Personal Information processed by BS&A on behalf of Customer is considered Customer Data and is governed by the terms of this Agreement.

10. Intellectual Property Ownership; Feedback.

10.1 BS&A IP. Customer acknowledges that, as between Customer and BS&A, BS&A owns all right, title, and interest, including all intellectual property rights, in and to the BS&A IP and, with respect to Third-Party Products, the applicable third-party providers own all right, title, and interest, including all intellectual property rights, in and to the Third-Party Products.

10.2 Usage Data. Customer acknowledges that, as between BS&A and Customer, BS&A owns all right, title, and interest, including all intellectual property rights, in and to the Usage Data.

10.3 Customer Data. BS&A acknowledges that, as between BS&A and Customer, Customer owns all right, title, and interest, including all intellectual property rights, in and to the Customer Data.

10.4 Feedback. If Customer or any of its employees or contractors sends or transmits any communications or materials to BS&A by mail, email, telephone, or otherwise, suggesting or recommending changes to the BS&A IP, including without limitation, new features or functionality relating thereto, or any comments, questions, suggestions, or the like (**"Feedback"**), BS&A is free to use such Feedback irrespective of any other obligation or limitation between the Parties governing such Feedback.

11. Mutual Warranties; Disclaimer of Other Warranties.

11.1 Mutual Warranties. Each party hereby represents and warrants to the other that: (i) it has the full right, power, and authority to enter into, execute, and perform its obligations under this Agreement without any conflict with or violation of any other obligations to which it may be subject; and (ii) this Agreement is binding on such party in accordance with its terms.

11.2 Disclaimer of Other Warranties. THE BS&A IP IS PROVIDED "AS IS" AND BS&A HEREBY DISCLAIMS ALL WARRANTIES, WHETHER EXPRESS, IMPLIED, STATUTORY, OR OTHERWISE. BS&A SPECIFICALLY DISCLAIMS ALL IMPLIED WARRANTIES OF MERCHANTABILITY, FITNESS FOR A PARTICULAR PURPOSE, TITLE, AND NON-INFRINGEMENT, AND ALL WARRANTIES ARISING FROM COURSE OF DEALING, USAGE, OR TRADE PRACTICE. BS&A MAKES NO WARRANTY OF ANY KIND THAT THE BS&A IP, OR ANY PRODUCTS OR RESULTS OF THE USE THEREOF, WILL MEET CUSTOMER'S OR ANY OTHER PERSON'S REQUIREMENTS, OPERATE WITHOUT INTERRUPTION, ACHIEVE ANY INTENDED RESULT, BE COMPATIBLE OR WORK WITH ANY SOFTWARE, SYSTEM OR OTHER PLATFORM, OR BE SECURE, ACCURATE, COMPLETE, FREE OF HARMFUL CODE, OR ERROR FREE.

12. Indemnification.

12.1 BS&A Indemnification.

(a) BS&A shall indemnify, defend, and hold harmless Customer from and against any and all losses, damages, liabilities, costs (including reasonable attorneys' fees) (**"Losses"**) incurred by Customer resulting from any third-party claim, suit, action, or proceeding (**"Third-Party Claim"**) brought against Customer alleging that the Platform, or any use of the Platform in accordance with this Agreement, infringes or misappropriates such third party's US intellectual property rights; provided that Customer promptly notifies BS&A in writing of the claim, cooperates with BS&A, and allows BS&A sole authority to control the defense and settlement of such claim.

(b) If such a claim is made or appears possible, Customer agrees to permit BS&A, at BS&A's sole discretion: to (i) modify or replace the Platform, or component or part thereof, to make it non-infringing; or (ii) obtain the

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right for Customer to continue use. If BS&A determines that neither alternative is reasonably commercially available, BS&A may terminate this Agreement, in its entirety or with respect to the affected component or part, effective immediately on written notice to Customer, and as Customer's sole and exclusive remedy therefor, BS&A will provide to Customer a prorated refund of prepaid, unused Fees attributable to the Platform (and not including any one-time Fees for Professional Services).

(c) This Section 12.1 will not apply to the extent that the alleged infringement arises from: (i) use of the Platform in combination with data, software, hardware, equipment, or technology not provided by BS&A or authorized by BS&A in writing; (ii) modifications to the Platform not made by BS&A; (iii) Customer Data; or (iv) Third-Party Products.

12.2 Customer Indemnification. To the extent permitted under applicable laws, Customer shall indemnify BS&A from and against any Losses resulting from any Third-Party Claim alleging that the Customer Data, or any use of the Customer Data in accordance with this Agreement, infringes or misappropriates such third party's intellectual property or other rights and any Third-Party Claims based on Customer's or any Authorized User's (i) negligence or willful misconduct; (ii) use of the Platform in a manner not authorized by this Agreement; or (iii) use of the Platform in combination with data, software, hardware, equipment or technology not provided by BS&A or authorized by BS&A in writing; in each case provided that Customer may not settle any Third-Party Claim against BS&A unless BS&A consents to such settlement, and further provided that BS&A will have the right, at its option, to defend itself against any such Third-Party Claim or to participate in the defense thereof by counsel of its own choice.

12.3 Sole Remedy. THIS SECTION 12.3 SETS FORTH CUSTOMER'S SOLE REMEDIES AND BS&A'S SOLE LIABILITY AND OBLIGATION FOR ANY ACTUAL, THREATENED, OR ALLEGED CLAIMS THAT THE PLATFORM INFRINGE, MISAPPROPRIATE, OR OTHERWISE VIOLATE ANY INTELLECTUAL PROPERTY RIGHTS OF ANY THIRD PARTY.

13. Limitations of Liability. IN NO EVENT WILL EITHER PARTY BE LIABLE UNDER OR IN CONNECTION WITH THIS AGREEMENT UNDER ANY LEGAL OR EQUITABLE THEORY, INCLUDING BREACH OF CONTRACT, TORT (INCLUDING NEGLIGENCE), STRICT LIABILITY, AND OTHERWISE, FOR ANY: (i) CONSEQUENTIAL, INCIDENTAL, INDIRECT, EXEMPLARY, SPECIAL, ENHANCED, OR PUNITIVE DAMAGES; (ii) INCREASED COSTS, DIMINUTION IN VALUE OR LOST BUSINESS, PRODUCTION, REVENUES, OR PROFITS; (iii) LOSS OF GOODWILL OR REPUTATION; (iv) USE, INABILITY TO USE, LOSS, INTERRUPTION, DELAY OR RECOVERY OF ANY DATA, OR BREACH OF DATA OR SYSTEM SECURITY; OR (v) COST OF REPLACEMENT GOODS OR SERVICES, IN EACH CASE REGARDLESS OF WHETHER BS&A WAS ADVISED OF THE POSSIBILITY OF SUCH LOSSES OR DAMAGES OR SUCH LOSSES OR DAMAGES WERE OTHERWISE FORESEEABLE. IN NO EVENT WILL 'EITHER PARTY'S AGGREGATE LIABILITY ARISING OUT OF OR RELATED TO THIS AGREEMENT UNDER ANY LEGAL OR EQUITABLE THEORY, INCLUDING BREACH OF CONTRACT, TORT (INCLUDING NEGLIGENCE), STRICT LIABILITY, AND OTHERWISE EXCEED THE TOTAL AMOUNTS PAID AND/OR PAYABLE TO BS&A UNDER THIS AGREEMENT IN THE TWELVE (12) MONTHS IMMEDIATELY PRECEDING THE CLAIM. THE FOREGOING LIMITATIONS OF LIABILITY WILL NOT APPLY WITH RESPECT TO LIABILITIES ARISING FROM: (A) A PARTY'S BREACH OF ITS CONFIDENTIALITY OBLIGATIONS UNDER SECTION 8; (B) A PARTY'S GROSS NEGLIGENCE, FRAUD, OR WILLFUL MISCONDUCT; OR (C) A PARTY'S INDEMNIFICATION OBLIGATIONS UNDER SECTION 12 (PROVIDED THAT TOTAL AGGREGATE LIABILITY OF ONE PARTY TO THE OTHER IN CONNECTION WITH SUCH INDEMNIFICATION OBLIGATIONS WILL NOT EXCEED THREE TIMES (3X) THE TOTAL AMOUNTS PAID AND/OR PAYABLE TO BS&A UNDER THIS AGREEMENT IN THE TWELVE (12) MONTHS IMMEDIATELY PRECEDING THE CLAIM).

14. Subscription Period and Termination.

14.1 Subscription Period. The initial term of this Agreement begins on the Effective Date and, unless terminated earlier pursuant to this Agreement's express provisions, will continue in effect for the period identified in the Order (the **"Initial Subscription Period"**). This Agreement will automatically renew for additional successive terms equal to the length of the Initial Subscription Period unless earlier terminated pursuant to this Agreement's express provisions or either Party gives the other Party written notice of non-renewal at least thirty (30) days prior to the expiration of the then-current term (each a **"Renewal Subscription Period"** and together with the Initial Subscription Period, the **"Subscription Period"**).

14.2 Termination. In addition to any other express termination right set forth in this Agreement:

(a) BS&A may terminate this Agreement, effective on written notice to Customer, if Customer: (i) fails to pay any amount when due hereunder, and such failure continues more than ten (10) calendar days after BS&A's delivery of written notice thereof; or (ii) breaches any of its obligations under Section 2.3 or Section 8;

(b) either Party may terminate this Agreement, effective on written notice to the other Party, if

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the other Party materially breaches this Agreement, and such breach: (i) is incapable of cure; or (ii) being capable of cure, remains uncured thirty (30) calendar days after the non-breaching Party provides the breaching Party with written notice of such breach; or

(c) either Party may terminate this Agreement, effective immediately upon written notice to the other Party, if the other Party: (i) becomes insolvent or is generally unable to pay, or fails to pay, its debts as they become due; (ii) files or has filed against it, a petition for voluntary or involuntary bankruptcy or otherwise becomes subject, voluntarily or involuntarily, to any proceeding under any domestic or foreign bankruptcy or insolvency law; (iii) makes or seeks to make a general assignment for the benefit of its creditors; or (iv) applies for or has appointed a receiver, trustee, custodian, or similar agent appointed by order of any court of competent jurisdiction to take charge of or sell any material portion of its property or business.

14.3 Effect of Expiration or Termination. Upon expiration or earlier termination of this Agreement, Customer shall immediately discontinue use of the BS&A IP and, without limiting Customer's obligations under Section 8, Customer shall delete, destroy, or return all copies of the BS&A IP and certify in writing to the BS&A that the BS&A IP has been deleted or destroyed. No expiration or termination will affect Customer's obligation to pay all Fees that may have become due before such expiration or termination or entitle Customer to any refund.

14.4 Survival. This Section 14.4 and Sections 1, 5, 8, 10, 11, 12, 13, 14.3, and 15 survive any termination or expiration of this Agreement. No other provisions of this Agreement survive the expiration or earlier termination of this Agreement.

15. Miscellaneous.

15.1 Relationship of the Parties. BS&A performs its obligations hereunder as an independent contractor and not a partner, joint venture, or agent of Customer and shall not bind nor attempt to bind Customer to any contract without Customer's prior written approval on a case-by-case basis. BS&A is responsible for hiring, firing, and supervising its personnel is solely responsible hereunder for its personnel, including without limitation for: (a) payment of compensation to such personnel; (b) withholding (if applicable), paying, and reporting, for all personnel assigned to perform services (including Professional Services) in connection with this Agreement, applicable tax withholding, social security taxes, employment head taxes, unemployment insurance, and other taxes or charges applicable to such personnel; and (c) health or disability benefits, retirement benefits, or welfare, pension, or other benefits (if any) to which such personnel may be entitled. For purposes of clarity, BS&A's personnel will not be eligible to participate in any of Customer's employee benefit plans, fringe benefit programs, group insurance arrangements, or similar programs.

15.2 Entire Agreement. This Agreement, together with any other documents incorporated herein by reference, constitutes the sole and entire agreement of the Parties with respect to the subject matter of this Agreement and supersedes all prior and contemporaneous understandings, agreements, and representations and warranties, both written and oral, with respect to such subject matter. In the event of any inconsistency between the statements made in the body of this Agreement, the related Exhibits, and any other documents incorporated herein by reference, the following order of precedence governs: (i) first, this Agreement; and (ii) second, any other documents incorporated herein by reference.

15.3 Notices. All notices, requests, consents, claims, demands, waivers, and other communications hereunder (each, a "**Notice**") must be in writing and addressed to the Parties at the addresses set forth on the first page of this Agreement (or to such other address that may be designated by the Party giving Notice from time to time in accordance with this Section). All Notices must be delivered by personal delivery, nationally recognized overnight courier (with all fees pre-paid), facsimile or email (with confirmation of transmission) or certified or registered mail (in each case, return receipt requested, postage pre-paid). Except as otherwise provided in this Agreement, a Notice is effective only: (i) upon receipt by the receiving Party; and (ii) if the Party giving the Notice has complied with the requirements of this Section.

15.4 Force Majeure. In no event shall either Party be liable to the other Party, or be deemed to have breached this Agreement, for any failure or delay in performing its obligations under this Agreement (except for any obligations to make payments), if and to the extent such failure or delay is caused by any circumstances beyond such Party's reasonable control, including but not limited to acts of God, flood, fire, earthquake, explosion, war, terrorism, invasion, riot or other civil unrest, strikes, labor stoppages or slowdowns or other industrial disturbances, or passage of law or any action taken by a governmental or public authority, including imposing an embargo.

15.5 Amendment and Modification. No amendment or modification to this Agreement is effective unless it

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is in writing and signed by an authorized representative of each Party.

15.6 Waiver. No failure or delay by either Party in exercising any right or remedy available to it in connection with this Agreement will constitute a waiver of such right or remedy. No waiver under this Agreement will be effective unless made in writing and signed by an authorized representative of the Party granting the waiver.

15.7 Severability. If any provision of this Agreement is invalid, illegal, or unenforceable in any jurisdiction, such invalidity, illegality, or unenforceability will not affect any other term or provision of this Agreement or invalidate or render unenforceable such term or provision in any other jurisdiction. Upon such determination that any term or other provision is invalid, illegal, or unenforceable, the Parties shall negotiate in good faith to modify this Agreement so as to effect their original intent as closely as possible in a mutually acceptable manner in order that the transactions contemplated hereby be consummated as originally contemplated to the greatest extent possible.

15.8 Governing Law; Submission to Jurisdiction. To the extent permissible under applicable laws, this Agreement is governed by and construed in accordance with the internal laws of the State of Florida without giving effect to any choice or conflict of law provision or rule that would require or permit the application of the laws of any jurisdiction other than those of the State of Florida. To the extent permissible under applicable laws, any legal suit, action, or proceeding arising out of or related to this Agreement must be instituted in the federal courts of the United States or the courts of the State of Florida in each case located in Alachua County, Florida and each Party irrevocably submits to the exclusive jurisdiction of such courts in any such suit, action, or proceeding.

15.9 Assignment. Neither Party may assign any of its rights or delegate any of its obligations hereunder (except in the case of either Party utilizing authorized subcontractors and consultants), in each case whether voluntarily, involuntarily, by operation of law or otherwise, without the prior written consent of the other Party. Any purported assignment or delegation in violation of this Section will be null and void. No assignment or delegation will relieve the assigning or delegating Party of any of its obligations hereunder. This Agreement is binding upon and inures to the benefit of the Parties and their respective permitted successors and assigns. Notwithstanding the foregoing, either Party may freely assign this Agreement to an affiliate or successor in interest in the event of a merger, acquisition, sale of all or substantially all of its assets, corporate reorganization, or other change in control, without the prior consent of the other Party.

15.10 Export Regulation. The Platforms utilize software and technology that may be subject to US export control laws, including the US Export Administration Act and its associated regulations. Customer shall not, directly or indirectly, export, re-export, or release the Platform or the underlying software or technology to, or make the Platform or the underlying software or technology accessible from, any jurisdiction or country to which export, re-export, or release is prohibited by law, rule, or regulation. Customer shall comply with all applicable federal laws, regulations, and rules, and complete all required undertakings (including obtaining any necessary export license or other governmental approval), prior to exporting, re-exporting, releasing, or otherwise making the Platform or the underlying software or technology available outside the US.

15.11 US Government Rights. Each of the Documentation and software components that constitute the Platform is a "commercial item" as that term is defined at 48 C.F.R. § 2.101, consisting of "commercial computer software" and "commercial computer software documentation" as such terms are used in 48 C.F.R. § 12.212. Accordingly, if Customer is an agency of the US Government or any contractor therefor, Customer only receives those rights with respect to the Documentation and the Platform as are granted to all other end users, in accordance with (a) 48 C.F.R. § 227.7201 through 48 C.F.R. § 227.7204, with respect to the Department of Defense and their contractors, or (b) 48 C.F.R. § 12.212, with respect to all other US Government users and their contractors.

15.12 Equitable Relief. Each Party acknowledges and agrees that a breach or threatened breach by such Party of any of its obligations under Section 8 or, in the case of Customer, Section 2.3, would cause the other Party irreparable harm for which monetary damages would not be an adequate remedy and agrees that, in the event of such breach or threatened breach, the other Party will be entitled to equitable relief, including a restraining order, an injunction, specific performance and any other relief that may be available from any court, without any requirement to post a bond or other security, or to prove actual damages or that monetary damages are not an adequate remedy. Such remedies are not exclusive and are in addition to all other remedies that may be available at law, in equity or otherwise.

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EXHIBIT B

PRICING SHEET

(Based on quote 1898 dated 6/20/25)

Cost Summary

Software is licensed for use only by municipality identified on the cover page. If used for additional entities or agencies, please contact BS&A for appropriate pricing. Prices subject to change if the actual count is significantly different than the estimated count. Module fees are charged annually and include unlimited support.

Upgrade Cloud Modules - *Annual Fee*

Financial Management		
GL-General Ledger		$3,880.00
AP-Account Payable		$3,175.00
PO-Purchase Order		$3,100.00
CR-Cash Receipting		$3,545.00
AR-Account Receivables		$2,955.00
FA-Fixed Assets		$2,880.00
IM-Inventory Management		$3,025.00
	Total	$22,560.00
Personnel Management		
PR-Payroll		$5,260.00
HR-Human Resources		$3,660.00
	Total	$8,920.00
Community Development		
BD-Building Department		$6,345.00
BL-Business License		$3,025.00
	Total	$9,370.00
BS&A Online		
CD-Building		$2,665.00
	Total	$2,665.00

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Utility Billing		
WO-Work Orders		$3,175.00
UB-Utility Billing + electric		$7,920.00
	Total	$11,095.00
	Subtotal	**$54,610.00**

Project Management and Implementation Planning

Services include:

- *Analyzing customer processes to ensure all critical components are addressed.*
- *Creating and managing the project schedule in accordance with the customer's existing processes and needs.*
- *Planning and scheduling training around any planned process changes included in the project plan.*
- *Modifying the project schedule as needed to accommodate any changes to the scope and requirements of the project that are discovered.*
- *Providing a central contact between the customer's project leaders, developers, trainers, IT staff, conversion staff, and other resources required throughout the transition period.*
- *Installing the software and providing IT consultation for network, server, and workstation configuration and requirements.*
- *Reviewing and addressing the specifications for needed customizations to meet customer needs (when applicable).*

Total	**$32,100.00**

Implementation and Training

- *$1,200/day*
- *Days quoted are estimates, you are billed for actual days used*
- *Training days quoted/billed in full day increments only*

Services include:

- *Setting up users and user security rights for each application*
- *Performing final process and procedure review*
- *Configuring custom settings in each application to fit the needs of the customer*
- *Setting up application integration and workflow methods*
- *Onsite verification of converted data for balancing and auditing purposes*
- *Training and Go-Live*

Setup Days

ITS Setup - FM	Setup Days: 5	$6,000.00
ITS Setup - HRIS	Setup Days: 2	$2,400.00
ITS Setup - CD	Setup Days: 3	$3,600.00
ITS Setup - UB	Setup Days: 3	$3,600.00
	Total Setup Days: 13	Subtotal: $15,600.00

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Training Days

ITS Training - FM	Training Days: 10	$12,000.00
ITS Training - HRIS	Training Days: 11	$13,200.00
ITS Training - CD	Training Days: 10	$12,000.00
ITS Training – UB	Training Days: 7	$8,400.00
	Total Training Days: 38	Subtotal: $45,600.00
	Total Days: 51	**Total: $61,200.00**

Cost Totals

Cloud New Purchase – *Annual Fee*	Subtotal	$54,610.00
Project Management and Implementation Planning	Subtotal	$32,100.00
Implementation and Training	Subtotal	$61,200.00
Total Proposed		**$147,910.00**

Estimated Travel Expenses are not outlined in this proposal. The final invoice will reflect actual expenses following the completion of all training activities based on the Federal Guidelines described below.

$160/$185/$225 per day hotel, varies by state
$90 per day car rental
$70 per day meals
$730 per trip airfare/related expenses
$0.70/mile round trip for drive distance

BS&A Online

Connection Requirements

BS&A Cloud modules require a high-speed internet connection (cable modem or DSL).

Payment Schedule

1st Payment: **$32,100** to be invoiced upon execution of this agreement.
2nd Payment: **$51,945** to be invoiced at activation of customer's site.
3rd Payment: **$61,200** to be invoiced upon completion of training.
4th Payment: **$2,665** to be invoiced upon next renewal of subscription-based BS&A Online features.

SOFTWARE AS A SERVICE ADDENDUM

This Software as a Service ("SaaS") Addendum is entered into by and between BS&A Software LLC ("BSA") a Delaware corporation and the City of Alachua, Alachua County, FL ("Customer") effective the date of the signature of the last Party to sign the Addendum ("Effective Date"). Each party to the Addendum is referred to as a "Party" and the parties, collectively, are referred to as "Parties".

This Addendum modifies the previous SaaS Agreement ("Agreement") between the Parties to change the terms contained in Section 7.1.

1. **Scope of Use.**

Subject to the terms and conditions of the Agreement, as modified by this Addendum, and during the subscription term for the additional modules shown in Exhibit 1 to this Addendum, Customer may use the included BSA Software Products solely for Customer's internal business purposes.

2. **Changes from SaaS Agreement.**
   Section 7.1 of the Agreement is hereby replaced with the following terms.

   Fees. The Platform may be provided for a fee or other charge. Customer shall pay BS&A the fees ("**Fees**") identified in the Order without offset or deduction at the cadence identified in the Order (e.g., monthly or annually). BS&A may increase the Fees no more than once in any twelve (12) month period during the Term, provided that BS&A gives Customer at least forty-five (45) days' notice of such increase prior to the end of the then-current Term.

   The amount of any such Fee increase shall not exceed five percent (5%) of the Fees in effect during the preceding twelve (12) month period. No other automatic or index-based adjustments, including any adjustment tied to CPI, shall apply.

   Fees paid by Customer are non-refundable. Customer shall make all payments hereunder in US dollars by ACH or via another reasonable method chosen by BS&A, to such account as BS&A may specify in writing from time to time, or by another mutually agreed-upon payment method. If Customer pays via invoice, all payments shall be made in accordance with the Florida Prompt Payment Act. If failure to pay in accordance with the Florida Prompt Payment Act continues for ten (10) days or more, BS&A may suspend Customer's and its Authorized Users' access to all or any part of the Platform until such amounts are paid in full.

3. **Addendum Documents and Order of Precedence.** The text of the Agreement, as modified by this Addendum, shall control over any inconsistent text in any of the Exhibits or Schedules. The Addendum includes the following Exhibits and Schedules.

CUSTOMER ACKNOWLEDGES THAT THEY HAVE READ THIS ADDENDUM, UNDERSTAND IT AND AGREE TO BE BOUND BY ITS TERMS, AND THAT THE PERSON SIGNING THIS ADDENDUM HAS BEEN AUTHORIZED TO DO SO.

BS&A SOFTWARE LLC	**CUSTOMER**
By: _____	By: _____
Name: _____	Name: RODOLFO VALLADARES
Title: _____	Title: CITY MANAGER
Date: _____	Date: 3-31-2026

City of Alachua

RODOLFO VALLADARES
CITY MANAGER

G.B. WILSON, J.D.
COMPLIANCE & RISK MANAGEMENT DIRECTOR

Name: Robert Bonetti, Administrative Services and Finance Director
Gardhy Saint-Vil, IT Manager
Department: Administrative Services and Finance

_X_ Approved _____Returned

BS&A Software LLC (Software as a Service "SaaS" Addendum). This document was reviewed and approved by C&RM on 03/31/2026 for City Manager signature.

COMMENT: The attached presented Addendum eliminates the use of the Consumer Price Index (CPI) as a mechanism for establishing a yearly premium increase. The presented Addendum holds any annual premium increase to a maximum of 5%.

G. Wilson
Director
Compliance & Risk Management

March 31, 2026
Date

PO Box 9
Alachua, Florida 32616-0009

"The Good Life Community"
www.cityofalachua.com

Phone: (386) 418-6116
Fax: (386) 418-6176
Rev11/14

Commission Agenda
Item

MEETING DATE: April 6, 2026
SUBJECT: Approval of the March 23, 2026, City Commission Meeting Minutes
PREPARED BY: LeAnne Williams, Deputy City Clerk
RECOMMENDED ACTION:
Approve the March 23, 2026, City Commission Meeting Minutes

Summary

Approval of the March 23, 2026, City Commission Meeting Minutes

FINANCIAL IMPACT

ADDITIONAL FINANCIAL INFORMATION

COMMISSION GOALS

ATTACHMENTS

1. 26.03.23.M.CCM

Regular City Commission Meeting Minutes
March 23, 2026 at 6:00 PM

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

City Manager Rodolfo Valladares
City Attorney Scott Walker

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

CITIZENS PRESENT: James Curington, Kathy Chambers, Tom Tuttle, Owen Kitchens, Ava Sanabria, Connie Meyer, Bill Smith, Julie Smith, Damien Sanders, Scott Butterson, Tom Hubbard, Jackson Youmas.
STAFF ATTENDING: Jeanene Carrillo, Heather Carter, Carson Crockett, Jack Hansen, Lynn Hayes, Janet Knapp, Brent Lanier, Carl Newsome, Jesse Sandusky, Bryan Thomas, LeAnne Williams, Tyler Williams, Cap Wilson, David Wisener

City Commission Meeting

Notice given pursuant to Section 286.0105, Florida Statutes. In order to appeal any decision made at this meeting, you will need a verbatim record of the proceedings. It will be your responsibility to ensure such a record is made.
In accordance with Section 286.26, Florida Statutes, persons with disabilities needing special accommodations to participate in this meeting should contact the Mayor, through the City Clerk's office, no later than 5:00 P.M. on the day prior to the meeting.

CALL TO ORDER

Walter Welch, Mayor

INVOCATION

Jon Rappa, Worship Leader, First Baptist Church

PLEDGE TO THE FLAG

Walter Welch, Mayor, with Commissioner Jacob Fletcher absent.

APPROVAL OF THE AGENDA

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

Passed by unanimous consent.

APPROVE READING OF PROPOSED ORDINANCES AND RESOLUTIONS BY TITLE ONLY

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

Passed by unanimous consent.

I. SPECIAL PRESENTATIONS

A) IRBY ELEMENTARY ARTIST APPRECIATION

Rose Magarino, Art Teacher for W.W. Irby Elementary – received.

B) 2026 GREAT AMERICAN CLEANUP PROCLAMATION

Rodolfo Valladares, City Manager, 2026 Great American Cleanup staff report – filed.

C) HATHCOCK COMMUNITY CENTER - UPDATE

Barnett Chenault, RA, LEED GA, Monarch Design Group, Hathcock Community Center staff report – filed.

II. COMMENTS FROM CITIZENS ON SUBJECTS NOT ON THE AGENDA

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

Tom Tuttle
Stan Solas
Jackson Youmas

III. COMMITTEE REPORTS/COMMITTEE APPOINTMENTS/CITY ANNOUNCEMENTS

IV. PUBLIC HEARINGS AND ORDINANCES

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

A) ORDINANCE 26-06 - AN ORDINANCE OF THE CITY OF ALACHUA,

FLORIDA, RELATING TO THE AMEDNMENT OF SUBPART B OF THE CITY OF ALACHUA CODE OF ORDINANCES, LAND DEVELOPMENT REGULATIONS ("LDRS"); AMENDING SECTION 4.4.4(A) RELATING TO ACCESSORY DWELLING UNIT STANDARDS; PROVIDING A REPEALING CLAUSE; PROVIDING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE (FIRST READING; LEGISLATIVE HEARING).

Carson Crockett, Principal Planner, Ordinance 26-06 staff report – filed.

Commissioner Ringersen moved that, based upon the presentation before this Commission and Staff's recommendation, this Commission finds the proposed text amendment to Section 4.4.4(A) of the City of Alachua Land Development Regulations to be consistent with the City of Alachua Comprehensive Plan and in compliance with the City's Land Development Regulations and (1) adopt Ordinance 26-06 upon first reading and (2) schedule second and final reading for April 6, 2026; seconded by Commissioner Williams.

Passed 4-0 by roll call.

B) ORDINANCE 26-07 - AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA, RELATING TO THE AMENDMENT OF SUBPART B OF THE CITY OF ALACHUA CODE OF ORDINANCES, LAND DEVELOPMENT REGULATIONS ("LDRS"); AMENDING ARTICLE 2, ESTABLISHING SECTION 2.4.25 RELATING TO THE REASONABLE ACCOMMODATION FOR CERTIFIED RECOVERY RESIDENCES; AMENDING ARTICLE 10, ESTABLISHING A DEFINITION FOR CERTIFIED RECOVERY RESIDENCES; PROVIDING A REPEALING CLAUSE; PROVIDING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE (FIRST READING; LEGISLATIVE HEARING).

Carson Crockett, Principal Planner, Ordinance 26-07 staff report – filed.

Commissioner Ringersen moved that, based upon the presentation before this Commission and Staff's recommendation, this Commission finds the proposed text amendment to Article 2 and Article 10 of the City of Alachua Land Development Regulations to be consistent with the City of Alachua Comprehensive Plan and in compliance with the City's Land Development Regulations and (1) adopt Ordinance 26-07 upon first reading and (2) schedule second and final reading for April 6, 2026; seconded by Commissioner Williams.

Passed 4-0 by roll call.

C) 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, SECOND READING).

Bryan Thomas, Planning and Community Development Director, Ordinance 26-04 staff report – filed.

Commissioner Williams moved that, based upon the competent substantial evidence, the presentation before this Commission, and Staff's recommendation, this Commission finds the application for a Small-Scale Comprehensive Plan Amendment for Professional Engineering Consultants, LLC, on behalf of Alachua 441/235, LLC to be consistent with the City of Alachua Comprehensive Plan and approve Ordinance 26-04 upon second and final reading; seconded by Commissioner Ringersen.

Passed 4-0 by roll call.

D) 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, SECOND READING).

Bryan Thomas, Planning and Community Development Director, Ordinance 26-05 staff report – filed.

Commissioner Williams moved 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 approve Ordinance 26-05 upon second and final reading; seconded by Commissioner Ringersen.

Passed 4-0 by roll call.

V. AGENDA ITEMS

VI. COMMENTS FROM CITIZENS ON SUBJECTS NOT ON THE AGENDA

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

Tom Tuttle

VII. COMMENTS FROM CITY MANAGER AND CITY ATTORNEY

VIII. COMMISSION COMMENTS/DISCUSSION

ADJOURN

Commissioner Ringersen moved to adjourn; seconded by Vice Mayor Shirley Green Brown.

Passed by unanimous consent.

Meeting adjourned at 8:00 p.m.

CONSENT AGENDA

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

A) APPROVAL OF THE FEBRUARY 23, 2026, CITY COMMISSION MEETING MINUTES

B) APPROVAL OF THE MARCH 09, 2026, CITY COMMISSION MEETING MINUTES

ATTEST:

CITY COMMISSION OF THE CITY OF ALACHUA, FLORIDA:

_____

Rodolfo Valladares, City Manager/Clerk

_____

Walter Welch, Mayor